


TUESDAY

01 Beverly Hills Single Family

X 1002 N BEVERLY DR	Lunch 11-2	592E6	NEW
\$9,380,000	6+7	2sty-TRADITIONAL	




MLS#14-770997
MICHAEL J. LIBOW 310-285-7509
COLDWELL BANKER-BH S

ULTIMATE REDONE TRADITIONAL GATED ESTATE ON HUGE CORNER LOT!

EXTENSIVELY REMODELED/EXPANDED GRACIOUS TRADITIONAL ESTATE. COVETED OVER-SIZED CORNER LOT JUST N. OF SUNSET. SUNLIT RMS W/TASTEFUL NEUTRAL FINISHES. BEAUT WD FLRS, FRENCH DRS, WAINSCOTING, MLDGS, HI CLNGS. HUGE FORMAL RMS. MASSIVE FAM RM W/BAR/FP & SEP OFFICE/LIBRARY. STUNNING & SPACIOUS CENTER-ISLE KITCH W/TOP BLT-INS. PHENOMENAL MASTER W/FP/BALC/DUAL WALK-INS/ LUXE BA. TREMENDOUS FRONT & REAR YARDS W/LAWNS/ BIG PL/FULL GUEST HOUSE OVER 3 CAR GARAGE. GATED CURB APPEAL WITH A PREMIER BH ADDRESS!

WWW.1002BEVERLY.COM

13984 AUBREY RD	Open 11-2	562B6	NEW
\$7,995,000	6+8	MEDITERRANEAN	



Adelpour & Solomon 310-979-3798
BERKSHIRE HATHAWAY

ELEGANT MEDITERRANEAN W/ VIEWS IN MULHOLLAND ESTATES

Beautifully home on the rim side of Aubrey in exclusive Mulholland Estates. Grand entry w/ regal staircase, step down living room, large formal dining room, and oversized chef kitchen w/ breakfast area facing view. Family room w/ fireplace and French doors lead to yard. Palatial master includes balcony, views, sitting area, spa tub, and large closet space. All junior bedrooms are en suite. Additional family room upstairs. Large yard w/ dining area, pool, spa and views of canyon and valley.

WWW.13984Aubrey.com

1130 SHADOW HILL WAY	Refresh. 11-2	592E6	rev
\$13,800,000	7+14	3sty-TRADITIONAL	



LIBOW / THEIS 310-285-7509
COLDWELL BANKER-BH S

IF YOU'VE SEEN THIS HOME BEFORE, YOU WON'T RECOGNIZE IT NOW!

OPULENT & ELEGANT GRAND GATED CUSTOM-BLT ESTATE JUST N. OF SUNSET ON A PRIME QUIET ROAD. 3 LEVELS OF PURE LUXURY & FINE FINISHES. SUNLIT SPACES W/TASTEFUL USE OF INLAID WD FLRS, FRENCH DRS, MLDNGS. SUPER HI CLNGS. DRAMATIC 2STY ENTRY W/DUAL SWEEPING STAIRCASES. MASSIVE PUBLIC RMS OPEN TO SUNNY YARD W/PATIOS, HUGE PL, WATER FEATURES. MASTER W/FP/LUXE BA/BALCONY W/ TREETOP CITY LIGHT VUS! FAB DUAL-ISLE KITCH W/TOP BLT-INS. ELEVATOR, THEATER, GYM, SPA RM, BILLIARD RM. HUGE GARAGE FOR PARKING GALORE.

WWW.1130SHADOWHILL.COM

709 N BEVERLY DR	Open 11-2	592E7	rev
\$12,900,000	6+7	TRADITIONAL	



Linda May 310-777-6247
COLDWELL BANKER-BH N

BEVERLY HILLS FLATS TRADITIONAL FOR SALE/LEASE!

On one of the most coveted streets in the Flats, rests this exquisite 8,700sf, 6+7 home w/ lrg LR, tall windows, marble FP & a second sitting area. A wood paneled FR w/ bar flows into 2 DR's. The chef's kit has a lrg island, 2 sinks & state-of-the-art appl. Upstairs are 5 lrg bds w/ their own ba. The Master has 2 ba, sitting area, FP & his/hers closets. There is a sprawling lawn, pool, gym & GH/screening rm. Walking distance to restaurants & other BH luxury amenities. A spectacular home indeed.

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

340 S OAKHURST DR	Open 11-2	632H3	rev
\$3,100,000	5+4	CONTEMP MED	



Jennifer Winston 310.944.1167
HILTON & HYLAND

LUXURY CONTEMPORARY MEDITERRANEAN HOME

Located in the heart of Beverly Hills find this luxury Contemporary Mediterranean home. Featuring hardwood floors, stainless steel appliances, crown moldings and designer finishes. The perfect Beverly Hills family home featuring a formal dining room, spacious guest bedrooms, a sun drenched atrium, and large master bedroom with walk in closet. Located a short distance from the Rodeo Drive shops as well as Beverly Vista Elementary School.

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

01 Beverly Hills Condo / Co-op

155 S ELM DR, UNIT 302	Open 11-2	3+2.5	NEW
\$1,595,000	2sty-CONTEMPORARY		



Dan Schott 310-279-2727
RODEO REALTY INC.


CORNER UNIT W/ VIEWS!

Rare offering in The Somerset. Beautiful, bright, 5th floor corner unit facing South & East. Wonderful views in both directions. 2 bedroom and large Den w/ 3.5 baths. Plus 4 assigned parking spaces & 5 storage units! Concierge and valet parking w/ beautiful pool spa area, state of the art gym. Close to trendy Robertson shops and restaurants.

WWW.155SouthElm302.com

Tania Ferris 310-713-8234 **COLDWELL BANKER-BH S**

200 N SWALL DR, UNIT 558	Open 11-2	2+2.5	NEW
\$1,079,000	CONTEMPORARY		



Tracey Hannum 310-488-3836
NELSON SHELTON

STUNNING NEW PRICE AT THE FABULOUS PENTHOUSE IN THE OAKHURST

The moment you enter PH 1 you are impressed by the magnificent 15' ceilings with clerestory windows and open flowing living areas bathed in sunlight. It has the advantage of privacy as it is a corner rear southwest facing location providing views of Century City and Beverly Hills from 3 balconies. The living areas and bedrooms are all on one level and have a perfect configuration for entertaining. The den may also be a 3rd bedroom. The kitchen has an eat-in breakfast area. A truly special home.

2 BEDROOMS PLUS A DEN

WWW.200northswall.com

411 N OAKHURST DR #401	Open 11-2	632H1	rev
\$1,298,500	2+3	MEDITERRANEAN	




Greg Davis/Judy Cycon 310-432-7222
RODEO REALTY - BH

STUNNING 3 BEDROOM TOWNHOUSE STYLE CONDO

Beautiful townhouse in the prestigious Oakhurst building of Beverly Hills. This two story unit has 3BD + 2.5BA, large patio off the living room great for entertaining, hardwood floors, & granite kitchen with stainless steel appliances. Great master with custom walk-in closet. Building includes 24 hours security/concierge/earthquake insurance & 3 car side-by-side parking. Close to Beverly Hills shops, Bristol Farms, and Sunday Farmer's Market. !

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

411 N OAKHURST DR #102	Open 11-2	632H1	rev
\$1,249,000	3+3	MEDITERRANEAN	



James Nasser 310-351-9450
WESTSIDE ESTATE AGEN

LUXURIOUS MEDITERRANEAN STYLE CONDO "THE OAKHURST"

Situated in prime Beverly Hills. 24 hour attendant in lobby, 16 hour bellman. Custom kitchen with granite, slate back splash & stainless steel appliances. Living room fireplace that opens to large private patio. Master suite with custom closets, marble counters & Italian tiling throughout. Entire unit has been updated with American cherry wood floors, new carpet in master bedroom and new paint throughout the entire unit.

Dshwshr, Grbg Disp, Intrcm, Micro, Phone Sys

411 N OAKHURST DR #111	Open 11-2	632H1	rev
\$1,199,000	2+3	MEDITERRANEAN	



James Nasser 310-351-9450
WESTSIDE ESTATE AGEN

LUXURIOUS MEDITERRANEAN STYLE CONDO "THE OAKHURST"

Situated in prime Beverly Hills. 24 hour attendant in lobby, 16 hour bellman. Custom kitchen with granite, slate back splash & stainless steel appliances. Living room fireplace that opens to large private patio. Master suite with custom closets, marble counters & Italian tiling throughout. Entire unit has been updated with American cherry wood floors, new carpet in master bedroom and new paint throughout the entire unit.

Dshwshr, Grbg Disp, Intrcm, Micro, Phone Sys

OPEN HOUSE STATUS LEGEND

NEW - new (Automatic Status)	rev - review (Automatic Status)
NEW* - new not yet listed	bom - back on market
red - reduced	

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

01 Beverly Hills Lease

1050 WOODLAND DR	Open 11-2 592E6	NEW
\$17,900	4+5 CONTEMPORARY	
BEAUTIFUL LEASE LISTING NORTH OF SUNSET		
<p>Located on one of the most prestigious, tree-lined, streets in Beverly Hills this home boasts incredible high ceilings, open floor plan, lush gardens, and immense entertaining space. A home designed for the truly discerning client. This house features 4 bedrooms all with in suite bath, entertainer's bar, formal dining room, formal breakfast room, extremely large den and formal living room, and immaculately maintained grounds. Beverly Hills living at it's finest.</p>		
		
MLS#14-769897 Spencer Payson 310-486-8039 KELLER WILLIAMS BEVE		
Blt-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan		

1441 SUMMITRIDGE DR	Open 11-2 592D5	rev
\$4,695,000	4+5 MODERN	
ABSOLUTELY GORGEOUS NEW CONSTRUCTION		
<p>Stunning architectural with breathtaking views! Perfect for entertaining with open floorplan, spacious living and dining rooms, 12 ft. high ceilings, French oak hardwood floors throughout. Master suite/ lux master bath, designer finishes and walk-in closet. 3 additional en-suite bedrooms, office, media/theater room with surround sound. Modern kitchen with Thermador appliances, glass countertops, custom cabinets. Rooftop deck, firepit, gated courtyard entry. Huge basement. Great BHPO location!</p>		
		
MLS#14-739465 Dominique Jeramaz 310-531-2910 CITY REAL ESTATE		
Cbl,Dshwshr,Frzr,Micro,Rng/Ovn,Other		

TUESDAY

02 Beverly Hills Post Office Single Family

1438 SAN YSIDRO DR	Lunch 11-2 592D5	NEW
\$1,575,000	2+3 2sty-TRADITIONAL	
THE PERFECT HOME WITH A FRESH NEW LOOK FOR 2014!		
<p>EXTENSIVELY REMODELED AND ENCHANTING 1930'S TRADITIONAL GEM IN LOWER BHPO! GRACEFUL & ELEGANT W/WD FLRS, CUSTOM BLT-INS, MLDGS, WAINSCOTING, FRENCH DRS. SWEET GOURMET KITCH W/MARBLE COUNTERS/NEWER APPLIANCES. HUGE MASTER SUITE W/GIANT WALK-IN/BALCONY/AMAZING MRBL BATH. GENEROUS 2ND BDRM W/SEP BALCONY. FRENCH DRS OPEN TO LOVELY WRAP-AROUND BRICK PATIOS W/LUSH LANDSCAPING. QUINTESSENTIAL, TASTEFUL, AND CLOSE-IN PIED-A-TERRIE!</p>		
		
MLS#14-769947 LIBOW / LOVETT 310-285-7509 COLDWELL BANKER-BH S		
WWW.1438SANYSIDRO.COM		

12630 MULHOLLAND DR	Open 11-2 562F7	rev
\$4,195,000	4+4 TRADITIONAL	
BEAUTIFUL EAST COAST TRADITIONAL ON PRIVATE SITE		
<p>Beautiful East Coast Traditional on a very private and rare site. Almost ¼ acre, Gated and set up a long private drive with expansive lawns, mature trees and views north and south. Classic design includes formal living room with fireplace and views, formal dining room, gourmet kitchen with center island, breakfast room, great family room with pitched beam ceilings, fireplace and bookcases opens to expansive stone terrace.</p>		
		
MLS#14-761539 Brett Lawyer 310.858.5402 HILTON & HYLAND		
Dshwshr,GbgDsp,HoodFn,Intrcm,Rng/Ovn,Othr		

2845 ROYSTON PL	Open 11-2 592C1	red
\$2,750,000	2825000 4+6 TRADITIONAL	
STUNNING TRADITIONAL IN BHPO!		
<p>On a prime cul-de-sac w great curb appeal. 3 bedroom suites upstairs plus maids downstairs. Great high ceiling entry hallway floor plan, step-down living room w fireplace. Spacious dining room, country kitchen overlooking beautiful garden, breakfast area. Family room has wet bar and fireplace. Recessed lights, marble flooring and French doors. Master suite has his/hers closets and baths. Solar heated pool and hot tub. Grassy yard, fruit trees, patios for entertaining. Warner Elementary School.</p>		
		
MLS#14-739937 Moji Hakim 310-387-8500 COLDWELL BANKER BHN		
WWW.2845ROYSTONPLACE.COM		

9455 READCREST DR	Open 11-2 592F5	rev
\$3,695,000	4+5 TRADITIONAL	
GORGEOUS EXTREMELY PRIVATE "CREST STREETS" HOME		
<p>Sited on a covered with sunlight promontory-like private knoll surrounded with mature trees. The sophisticated 4 bedroom, 4.5 bathroom entertainer's home features modern floor plan and conveniences with detailed traditional accents. Upon entering the home you will find a huge living room with high beamed ceilings, a beautiful wood burning fireplace, stylish herring bone pattern hardwood floors, French doors that lead to pool.</p>		
		
MLS#14-745775 St. James + Canter 310-291-1029 BERKSHIRE HATHAWAY		
WWW.9455READCREST.COM		

9901 KIP DR	Open 12-2 592C4	rev
\$7,595,000	5+7 MEDITERRANEAN	
Stunning Tuscan Villa with "Architectural Digest" quality finishes.		
<p>Gated and very private this home will take your breath away. Entering into the 2 story entry you will be struck by its magnificent winding stairway flooded by light from the floor to ceiling windows looking onto the gardens. The use of stone and distressed hardwood floors create a seamless flow from the formal living room and family room with fireplaces, office library and the formal dining room.</p>		
		
MLS#14-738113 Valerie F. Kathy V. 310-285-7515 COLDWELL BANKER-BH N		
BBQ,Blt-Ins,Cent Vac,Dshwshr,Grbg Disp		

1414 DAWNRIDGE DR	Open 11-2 592D5	rev
\$2,599,000	5+6 CONTEMPORARY	
MOTIVATED SELLER SAYS BRING OFFERS!		
<p>The best priced new construction in BHPO. Sleek, modern, contemporary home with bright open spaces, voluminous living areas, huge master suite and fantastic roof deck and garden. Leave Melrose behind and come up to the quiet rural setting of Beverly Hills Post Office where this sophisticated brand new home awaits its next owner.</p>		
		
MLS#14-759121 Melissa Macfadyen 3106638061 TELES PROPERTIES		
Blt-Ins,Cbl,Cent Vac,Dshwshr,Elvtr,Other		


9560 SHERWOOD FOREST LN	Open 11-2 592F3	rev
\$2,295,000	4+4 POST MODERN	
UP LONG PRIVATE DRIVE-BRING YOUR DECORATORS		
<p>Tucked behind gates is this one of a kind two story Mod style Home. Living room with fireplace, den/library, large dining, roomy office, and master bedroom suite plus spa-like bath. Updated kitchen with eating area and huge pantry/laundry, and second level guest quarters or teen suite. Amazing layered decks and terraces with several seating areas. Pleasing vistas of potted plantings and gazebo. A truly unique, one-of-a-kind habitation.</p>		
		
MLS#14-765009 Brenda Catalano 310-777-6240 COLDWELL BANKER-BH N		
Blt-Ins,Cbl,Dshwshr,Grbg Disp,Hood Fan		

Why Advertise? Large Distribution Area

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

TUESDAY

9520 DALEGROVE DR	Open	11-2	592F2	rev
\$2,085,000	3+4	TRADITIONAL		



GORGEOUS ENTERTAINERS POOL VIEW HOME WITH VAULTED CEILINGS

At the end of a small quiet road awaits this Gorgeous Entertainers home that has sun all day over the pool & views from your bdrm facing the West. Vaulted ceilings add depth & drama, an RA2 smart home w/ipad included. Sonos Sound System installed inside/poolside. A Meticulous renovation; practically brand new. Picturesque & peaceful, walls of glass,Pella windows & doors that swivel open bringing the outside in.This home captures you every time you step inside & only minutes away from Sunset Blvd

MLS#14-755045
Lehoa Miller 424-276-7587
TELES PROPERTIES

www.9520dalegrovedrive.com

7080 MULHOLLAND	Lunch	11-2	593D2	NEW
\$7,388,000	3+5	3sty-CONTEMPORARY		



IMPRESSIVE SEAMLESS DESIGN

Brand New contemporary Masterpiece in the Hollywood Hills completed in 2014. Sleek, modern architecture.Floor-to-ceiling sliding glass panels open completely to expose panoramic city views. Featuring state of the art smart home technology & LED lights with assorted colors for light controls. Fabulous gourmet kitchen offering Miele appliances & Italian cabinetry Master suite offers FP lg walk-in closet, steam shower, heated floors. Infinity edge pool, spa & swim up bar. Perfect for entertaining.

MLS#14-768171
Bob Hurwitz 310-477-8865
HURWITZ JAMES CO

Dshwshr,Elvtr,Intrcm,Micro,Rng/Ovn,Other

2664 HUTTON DR	Open	11-2	592C2	bom
\$6,995,000	6+6	CONTEMPORARY		



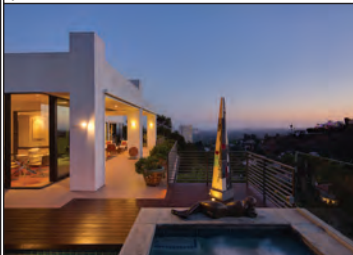
BACK ON MARKET

Nestled & hidden up a private drive, this spectacular gated estate combines polished refinement w/a clean inviting design. Blending arch elements w/contemporary styling & renovated w/great attention to detail, this stunning home has reinvented the art of living w/expansive rooms that seamlessly transition to outdoor spaces creating the ultimate in California sophistication. Spacious open floor plan thoughtfully designed for both the casual & formal entertainer & features a media rm, den, formal

MLS#14-753989
Brian Joy/Fran Chavez 818-590-7303
BERKSHIRE HATHAWAY

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

9141 THRASHER AVE	Open	11-2	NEW
\$7,000,000	3+4.5		



MODERN ARCHITECTURAL RETREAT ABOVE THE SUNSET STRIP

Nearly 6,000' architectural in the bird streets where neighboring homes are \$40,000,000+. Arrive to a gated entry with motor court & 3-car garage. Indoor & outdoor spaces flow in harmony as Fleetwood glass doors in living & dining room open to expansive city & ocean views. The pool, spa, tranquil waterfall, & abundant entertaining space offer a 5-star resort atmosphere. Spa-like master suite offers his & her baths a secluded courtyard & soaking tub. Lower level features a media room + gym.

Gary Gold 310.741.0505
HILTON & HYLAND

02 Beverly Hills Post Office Lease

14039 AUBREY RD	Open	12-2	562B6	red
\$29,500	6+8	CONTEMPORARY		



You won't believe your eyes when you see the total transformation of this gorgeous home in guard gated Mulholland Estates. Freshly remodeled w today's look. Beautiful Mediterranean w stunning entry, high ceilings, 2 story living rm w FP huge windows, gorgeous grey oak stained hardwood floors.Library, office & formal dining rm to die for. Kitchen w huge center island, breakfast rm, wine refrigerator, all open to enormous family rm w FP movie theater & built ins.

MLS#14-747895
Valerie Fitzgerald 310-285-7515
COLDWELL BANKER-BH N

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

1544 N DOHENY DR	Lunch	11-2	NEW
\$3,399,300	4+3.5	2sty-ARCHITECTURAL	



DYNAMIC SOPHISTICATED ARCHITECTURAL W/ CITY 2 OCEAN VU,&POOL

Another truly unparalleled living experience presented by LUXE Standard development group. Sophisticated, dynamic architectural in the "Bird Streets".Completely renovated, modern space where inspired minimalist style & abundant natural light play off dynamic linear design. 3 en-suite Bds, 3.5 Ba, Theater, Fleetwood stackable doors, Pool w/outdoor FP & Rooftop deck with views from Century City to the ocean.

D. Middono & J. Gaio 213 880 2901
JOHN AAROE GROUP SS

Lunch by Harajuku Crepes Beverly Hills

03 Sunset Strip - Hollywood Hills West Single Family

1734 N DOHENY DR	Open	11-2	592H4	NEW
\$10,400,000	5+6	ARCHITECTURAL		




SENSATIONAL VIEW ARCHITECTURAL

This trophy property is a sensational offering of contemporary architecture that makes an unparalleled statement of vision & design, uniquely constructed to showcase the explosive city & ocean views. Flawlessly designed & crafted by renowned European designer Luca Colombo with the highest quality materials & finest details. Dramatic 2-story living room, indoor & outdoor master room, dining room, & sophisticated kitchen. Exquisite master suite. Huge outdoor space comparable to 5-Star hotel.

MLS#14-757971
Jade Mills/ Dena Luciano 310-285-7508
COLDWELL BANKER & KW

BBQ,Blf-Ins,Cbl,Dshwshr,Grbg Disp,Other

1354 LONDONDERRY PL	Open	11-2	NEW
\$3,100,000	4+3.5	MID-CENTURY	



STUNNING MID CENTURY IN LOWER SUNSET PLAZA

Mid-Century featuring Moderne influence renovated w/ integrity & timeless appeal. Style dominates w/reception rm, LR & den w/bar. Dining room overlooks patio & grassy lawn. 3 Beds, incld Master feat expansive city views. Open & updated eat-in kit w/ample counter space, & utility area leading to guest suite w/pvt access. Pvt pool w/decking & flagstone patio areas. Expansive and functional, this home meets the demand of modern convenience and scale for a refined buyer.

Bryant | Reichling 323-395-9084
SOTHEBY'S INT'L RLTY

www.1354Londonderry.com

3055 NICHOLS CANYON RD	Open	11-2	593B1	NEW
\$2,895,000	5+4	MID-CENTURY		



NICHOLS CANYON "COLONY"

Elegant, private, and tastefully redone, this mid-century modern located in the exclusive Nichols Canyon "Colony" is hidden from the street behind soaring hedges. This home is turnkey and ready to move in! This is truly a rare opportunity as homes seldom become available in this enclave. This spectacular property is not yet on the market.

MLS#14-768675
Scott Segall 310.480.4823
DOUGLAS ELLIMAN

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


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


1559 N GENESEE AVE		Open	11-2	NEW
\$2,150,000	4+3	MODERN		
LUXURIOUS TWO STORY HOUSE ON CORNER LOT IN SUNSET SQUARE				
 <p>This Spanish-style home was rebuilt in 2011 with modern interiors and a new second floor. Dark wood floors add rich character as high ceilings with skylights and recessed lighting enliven the atmosphere. The entrance foyer has a 2-story domed ceiling with a winding staircase that leads to the master bedroom suite. The kitchen has marble countertops, limestone floors and Viking appliances. Walls of glass doors at the house's back lead to the large grassy yard and detached garage with a home gym.</p>				
Jason Woodruff KELLER WILLIAMS HH		310-623-1366		
Alarm System, Dishwasher, Oven, Fridge				

1329 N GENESEE AVE		Open	11-2	593B5	red
\$1,469,900	3+2	CALIFORNIA BUNGALOW			
SPAULDING SQUARE HISTORIC BUNGALOW					
 <p>Property is under the Mills Act with a reduced transferable tax benefit. Current taxes are \$4,049. Nestled in L.A.'s Historic Spaulding Square. This bright spacious 3 bed/2 bath home has been tastefully remodeled and is perfect for the most discerning home buyer looking for privacy, comfort and rich character. Set above the street with a large grassy lot, room for a pool & plenty of space for sunny L.A. al fresco entertaining, an artist's workshop/home office, good storage & detached garage.</p>					
Brian Ades SOTHEBY'S SUNSET STR		3105038080			
Dshwshr,Grbg Disp,Micro,Rng/Ovn,Fridg					

7900 HOLLYWOOD		Lunch	11-4	593B4	NEW
\$1,750,000	3+3	2sty-ARCHITECTURAL			
AMAZING HOLLYWOOD HOME! LOCATION LOCATION LOCATION!!!!!!					
 <p>APPETIZERS FROM THE ADDICTION BISTRO! THIS HOME IS PRIVATE IN THE MIDDLE OF HOLLYWOOD! BALCONY, VIEWS, SPACE AND PRIVACY ON HOLLYWOOD BLVD.</p>					
Megan Zucaro KELLER WILLIAMS BEVE		424.332.2003			
MLS#14-765731					

1637 N GARDNER ST		Refresh.	10:30-2	593C4	red
\$1,228,000	4+3	TRADITIONAL			
JAW DROPPING VIEWS					
 <p>Price reduced! Gated Contemporary Craftsman is a wonderful opportunity to own a beautiful and updated home; well-maintained & remodeled. One of LA's most desirable areas; "sunset square neighborhood"; is just blocks to Runyon Canyon. This generous home has over 2400 SF; 2 master suites, and 2 additional bedrooms, and 3 full bathrooms. many upgrades, like electrical, plumbing, new heat, A/C, new double pane windows, dry wall and crown molding. This is a must see! Priced to sell!</p>					
Robert Erickson RODEO REALTY - BEVER		310-806-0708			
Blt-Ins,Cbl,Clnng Fan,D/W,Rng/Ovn,Other					

2860 PACIFIC VIEW TRL		Open	11-2	593C1	NEW
\$1,585,000	2+2	1sty-CALIFORNIA BUNGALOW			
SWEEPING CITY VIEWS AND AN AMAZING GARDEN SETTING					
 <p>Absolutely Charming 2BD + 2BA Bungalow hidden up a Long, Gated Driveway in a Magical Setting with Sweeping City Light Views and a Lush Garden with mature Trees and Beautiful Views. You can even peek at the Hollywood Sign from the Master Bedroom or the brick patio. First time on the market in over 30 years! Ideal celebrity hide-away. Quick commute to Warner Brothers, Universal, Disney, and Paramount. Walking distance to Runyon Canyon Park. Move-in condition! Room for a Pool.</p>					
Robert Eilbacher ROBERT EILBACHER		310-770-0221			
MLS#14-769667					

1271 ST IVES PL		Open	11-2	592H5	rev
\$5,495,000	3+5	ARCHITECTURAL			
JAW DROPPING VIEWS					
 <p>Panoramic City to Ocean Views, Stunning Architectural, completely remodeled from head to toe. An Entertainers Paradise! Large Balconies, custom two hole putting green. Three bedroom suites! Gourmet Kitchen, designer Hardwood Floors, Professional Theater, Elegant Office, Master Suite "To Die For" with Jaw Dropping Views! Resort Style Pool and Spa with waterfall and amazing pool cabana! Secluded private view estate not far from Sunset Blvd.</p>					
Joe Convery SIGNATURE PROPERTIES		310-806-0708			
Dshwshr,Grbg Disp,Rng/Ovn,Fridg,Wshr					

8518 APPIAN WAY		Refresh.	11-2	592J3	NEW
\$1,300,000	3+2	ARCHITECTURAL			
WARM CONTEMPORARY WITH THE FEEL OF AN ISLAND RESORT					
 <p>Charming light & bright Architectural with a fine blend of warm contemporary textures. Set high above the street surrounded by oak trees, private gardens, yard & patios. Spacious 2nd story master suite with incredible views to the San Gabriel Mountains. Formal dining area opens to living room with fireplace and yards. Secluded and private reader's nook with skylight. Bring your fussiest Buyer's. This is a gem in the Wonderland School District. Great privacy for those who want to get away. L</p>					
Thomas O'Rourke BERKSHIRE HATHAWAY H		310.770.0221			
Blt-Ins,Cbl,Dshwshr,Dryer,Grbg Disp,Othr					

1429 DEVLIN DR		Open	11-2	592H5	rev
\$5,450,000	3+5	CONTEMPORARY			
WARM CONTEMPORARY WITH THE FEEL OF AN ISLAND RESORT					
 <p>Moments above Sunset and sited behind gates, this warm contemporary home focuses on a resort-like garden with pool, spa, outdoor dining, cabana, fire pit - and a stunning,unobstructed view to Century City and the Pacific Ocean. Living, dining, den and kitchen all open to each other and to all outdoor features. Extra large master with vaulted ceiling, two guest bedroom,two guest baths and two powder rooms plus office.</p>					
Bennett Carr SOTHEBYS INT. REALTY		310.995.5251			
BBQ,Blt-Ins,Grbg Disp					

2810 OAK POINT DR		Open	11-2	NEW
\$849,000	2+1.5	CONTEMPORARY		
INCREDIBLE VALUE IN THE HOLLYWOOD HILLS				
 <p>Stunning, sophisticated and redone with exquisite taste. Sunken living room enjoys high ceilings with exposed beams. Renovated kit opens to a romantic entertaining patio, feat. native plants, natural stone surfaces, outdoor FP, & plenty of seating. Two large bedrooms, one with peaceful views to the professionally landscaped backyard, and the other with built-in desk & custom closets. With newer kitchen, baths & frs, & newer systems, this property is a significant value in prime Cahuenga Pass.</p>				
Bryant Reichling SOTHEBY'S INT'L RLTY		323-395-9084		
www.2810OakPoint.com				

1422 DEVLIN DR		Open	11-2	592H5	rev
\$5,250,000	3+3.5	CONTEMPORARY			
EXTRAORDINARY CITY VIEW SITE					
 <p>Crest Real Estate has produced an exciting development plan for this extraordinary view site on a Devlin Drive promontory surrounded by newer homes having sold from to \$10-20 million. The plan is available upon request with 2 views of the projected residence. Currently, there is a move-in quality home from the 60's, remodeled 10 years ago on this site in impeccable condition and producing \$216,000 gross annual rental from a tenant in place for 3 years, now on a month to month basis.</p>					
Bennett Carr SOTHEBYS INT. REALTY		310.995.5251			
Blt-Ins,Cbl,Dshwshr,Dryer,Hood Fan,Other					


TUESDAY


1130 N WETHERLY DR	Open	12-2	592H6	rev
\$3,695,000	4+5	TRADITIONAL		
	Very cool, hip remodeled Traditional home with contemporary flair and classic finishes. Private and tucked behind a gated motor court which opens to a pool centered courtyard with multiple areas for relaxing or entertaining with fire pit, living room seating, dining and barbeque. The mail house has wonderful living entertaining spaces, large living room with bar, chef's kitchen and dining all with city views. Master is beautiful with city views and an outdoor patio, movie screen.			
MLS#14-761405				
Valerie Fitzgerald 310-285-7515		BBQ,Dshwshr,Rng/Ovn,Fridg		
COLDWELL BANKER-BH N				

8419 EDWIN DR	Open	12-12	592H1	rev
\$2,157,000	5+4	CONTEMP MED		
	Fabulous contemporary mediterranean oasis with great ambiance and style. Residing on the best Cul de Sac in Lauren Hills, this gem has everything. The open floor plan flows room to room with great details, openness, and privacy. The entry into living areas provides great art spaces and sitting areas.			
MLS#14-769037				
Randy Forbes Jr. 310-622-7411		BBQ,Blt-Ins,Cbl,Cing Fan,Cent Vac,Other		
GIBSON INTERNATIONAL				


8291 PRESSON PL	Open	11-2	593A4	rev
\$3,456,000	5+5	OTHER		
	NEW REDUCED PRICE!! Enchanting home filled with Old Hollywood history on quiet cul-de-sac street. Amazing central location behind Chateau Marmont. Spectacular city views. Original restored materials in immaculate condition with some modern upgrades. Storybook English Garden in private, tranquil & lush setting with spacious grass yard. Owners have meticulously maintained the property with attention, love and care.			
MLS#14-759329				
A. Lobel & J. Mandile 424.230.7807		THE AGENCY		

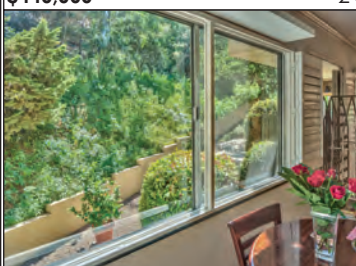
8017 HIGHLAND TRL	Open	11-2	593B3	rev
\$1,850,000	3+4	VILLA		
	SPACIOUS SUNSET STRIP CONTEMPORARY VILLA Space, light and volume define this contemporary villa in the lower Hollywood Hills. Expansive main level has a large great room with fireplace, spacious dining area and custom designed kitchen. Balconies overlook the City. Private master with walk-in closet, updated spa-style bath, and large private sun deck. Large scale second bedrooms. Well-appointed in a quiet location; away from it all yet ideally suited to complement a Sunset Strip lifestyle, close to restaurants, shops and nightlife.			
MLS#14-767361				
Sam Ploucharf 424-230-7803		THE AGENCY		
		Blt-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan		


1505 VIEWSITE TER	Lunch	11-2	592J4	rev
\$2,999,000	2+2	CONTEMPORARY		
	GATED AND PRIVATE WITH EXPLOSIVE VIEWS Exceptional contemporary with explosive west facing city and ocean views on privileged cul-de-sac street. With a grand scale, this home has a 2 story living room, gourmet chef's kitchen with top-of-the-line appliances, luxurious master suite and designer details throughout. Lush landscaped grounds include grassy yard, sunny swimmers pool and dining / entertaining pavilion to enjoy the city below which offers the best of in and outdoor living to enjoy the ultimate Southern California lifestyle.			
MLS#14-746499				
Aaron Kirman Paul Stukin 424-249-7162		JOHN AAROE GROUP		
		www.1505VIEWSITE.com		

2416 APOLLO DR	Refresh.	11-2	593B2	rev
\$1,678,000	3+4	CONTEMPORARY		
	Panoramic Sunlit Views by day & Twinkling Lights at night at this chic modern split-level home. Open-Space plan, sophisticated neutral design, & a huge Outdoor Entertaining area await. Center-island Stainless Kitchen opens to Dining & Living Rooms with Views in all directions. Upstairs has Master Suite, 2 more Bedrms, & Den/ Office - All with fabulous Views! Home also offers a Gym, Family Rm, & Computer Workspace. Oversized outdoor deck adds spacious area for relaxation or play.			
MLS#14-756797				
Elayne Ceder 424-249-7170		JOHN AAROE GROUP		
		BBQ,Dshwshr,Dryer,Fridg,Wshr		

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

2220 ASTRAL PL	Open	11-2	593B3	rev
\$2,695,000	3+4	CONTEMPORARY		
	JAW-DROPPING VIEWS FROM RUNYON CANYON TO THE OCEAN Newly renovated three bed & three & a half bath home with jaw-dropping views from Runyon Canyon out to the ocean! The views fill the home through an amazing sliding glass wall by Fleetwood creating a fluid indoor/outdoor space - ideal for entertaining. During the long LA summer cool off in the pool surrounded by a completely private courtyard. The light & airy floor plan boasts a designer Italian kitchen by Effeti with generous island, high-end appliances, & state of the art espresso machine.			
MLS#14-767455				
Josh & Matt Allman 323.791.9398		HILTON & HYLAND		
		BltIns,Dshwsh,Frzr,GrbgDsp,Ntwrk,Othr		

6740 HILLPARK DR #203	Open	11-2	593D2	NEW
\$440,000	2+2	CONTEMP MED		
	WATCH THE DEER GRAZE WITH YOUR MORNING COFFEE Tired of condos where you're looking at wires, poles, rooftops or your neighbors? At this spacious, pvt unit @ LA's sleeper complex; "The Highlands", you'll be watching deer graze on the hillside from your Living Room. No common walls/no one below/250+ sq ft pvt patio/Birch wood flrs/SxS pkgng. Resort amenities incl. 2 pools, 2 saunas, tennis ct, exercise rm, spa & clubhouse. Close to the Studios, Metro, Hollywood & the Valley. The last 2-bedroom's sold for \$432K (6700 #203) & \$446K (6748 #208).			
MLS#14-771171				
Michael Tunick 323-646-3893		BERKSHIRE HATHAWAY		
		SEE FULL PG B&W AD 6740hillpark203.com		

1660 QUEENS RD	Open	11-2	592J4	rev
\$2,495,000	3+4	ARCHITECTURAL		
				
MLS#14-759163				
Eric Lavey (310) 908-6800		THE AGENCY		
		Rng/Ovn,Fridg		

6724 HILLPARK DR #104	Open	11-2	593E2	rev
\$415,000	2+2	CONTEMP MED		
	CONDO LIVING SURROUNDED BY NATURE AT AN UNBEATABLE PRICE! Tired of condos where you're looking at wires, poles, rooftops or your neighbors? At this spacious unit @ LA's sleeper complex; "The Highlands" you'll be watching the deer graze on the hillside from your Living Room. Double door entry/hwd flrs/nu paint & carpeting/SxS pkgng/great storage space. Resort amenities incl. 2 pools, tennis ct, exercise rm, spa & clubhouse. Close to the Studios, Metro, the Valley & the New Hollywood. The last 2-bedroom's sold for \$432K (6700 #203) & \$446K (6748 #208).			
MLS#14-768993				
Michael Tunick 323-646-3893		BERKSHIRE HATHAWAY		
		COME SEE 6740 #203 WHILE YOU'RE HERE...		

TUESDAY


03 Sunset Strip - Hollywood Hills West Lease

8241 LINCOLN TER	Open 12-2 593A4	NEW
\$20,000	4+5 CONTEMPORARY	
		
FURNISHED CONTEMPORARY VILLA W/ VIEWS, POOL & GUEST STUDIO		
Private villa offers incredible head-on city views & gorgeous designer furnished interiors near all desired locations. 3 minute walk to the historic Chateau Marmont . Just completed construction provides the ultimate amenities: Kit w/marble-topped counters, hi end appliances & solid wood cabinetry; luxury bath suites in every bdrm & wide plank hrdwd flrs. Master Suite supplies commanding views of the city, hi ceilings and very spacious bath w/ marble shower & freestanding soaking tub. Superb!		
MLS#14-771085 Ernie Carswell 310.345.7500 TELES PROPERTIES		
Blt-Ins,Dshwshr,Dryer,Grbg Disp,Rng/Ovn		


1358 MILLER DR	Open 11-2 592J5	NEW
\$8,900	3+4 TRADITIONAL	
		
MOVE-IN READY FURNISHED LEASE!		
This beautifully updated Traditional estate is located in the famed Sunset Strip area just above Sunset Blvd. and minutes to restaurants/nightlife. Featuring a gated entry and grassy front yard plus an amazing over sized terrace offering incredible city lights views, the property has not been lived in since renovations. The interiors are chic and sophisticated with hardwood floors, built-in cabinetry, updated kitchen and baths, high end finishes and contemporary furnishings.		
MLS#14-770695 S. Gottula/M. Ficarra 310-281-4365 COLDWELL BANKER-BH S		
Dshwshr,Dryer,Frzr,Grbg Disp,Micro,Other		


04 Bel Air - Holmby Hills Single Family

772 SARBONNE RD	Open 11-2	NEW
\$7,250,000	5+5 TRADITIONAL	
		
Located near the end of a private cul-de-sac on one of lower Bel Air's finest streets and surrounded by \$25M+ estates. This is truly an exceptional property with explosive views from downtown Los Angeles to Palos Verdes and the Pacific Ocean. The existing home is a 4,368 square foot traditional that sits on a 25,532 square foot lot with a pool. The lot offers incredible frontage, which is situated to maximize the sweeping views. This is a tremendous opportunity to own one of the premier view pro		
Hugh Evans 310.801.4201 PARTNERS TRUST BW		

937 CHANTILLY RD	Open 11-2 591 J6	NEW
\$4,395,000	5+7 2sty-TRADITIONAL	
		
STUNNING REMODELED TRADITIONAL REDONE WITH MEDIA & FAM ROOMS		
Elegantly remodeled Traditional w/almost 5,700 sf boasting top designer finishes. Formal living & dining rms. Eat-in gourmet kitchen w/butler's pantry & Viking appl., maids & powder. Sumptuous master suite boasts over-sized walk-in closet & master bath w/steam shower, sauna & heated floors. Classic library/office, huge media/game room & a stunningly outfitted home theater. Almost 1 acre of privacy & seclusion w/cascading waterfall & spa.Top rated Roscomare or Warner schools. Ipad Vantage System		
Mark Goldsmith (310)777-6291 COLDWELL BANKER		
Remodeled Traditional w/almost 5,700 sf		

11455 THURSTON CIR	Open 11-2	NEW
\$2,949,000	5+5 1sty-CONTEMPORARY	
Remodeled family home in lower Bel Air,5+5+family rm,hrwd flrs,large kit with blt-ins,marble flrs,granite cnts,3 fps,frm dining-rm,master suite,A/C,marble baths,pool,spa,large yard,great views.		
range, dishwasher,A/c,refrigerator		
Faye Sarafian-Erdman 310-386-2497 NELSON SHELTON		

1823 ROSCOMARE RD	Open 11-2 591H4	NEW
\$2,900,000	4+4 CONTEMP MED	
		
Serene Bel Air Canyon living is offered here on an extraordinarily large lot with an uncommon amount of flat, useable area. A gated 4 Bedroom + 3.5 Bath Mediterranean embraces the So Cal lifestyle with outdoor living/dining areas, saline pool, wine cellar & grassy yard. Completely updated & remodeled with a great room, cook's kitchen with all the upgrades, master suite with a glass-tiled soaking tub & steam shower & bonus/media room are just a few of the added amenities.		
MLS#14-770525 Nadia Narges Saad 310.777.2879 WISH SOTHEBY'S INTL		
BBQ,Blt-Ins,Dshwshr,Grbg Disp,Hood Fan		

2130 LINDA FLORA DR	Open 11-2 591H3	NEW
\$2,849,000	4+4 MEDITERRANEAN	
		
BEAUTY IN BEL AIR		
Romantic Mediterranean that has been extensively remodeled with exquisite finishes on coveted cul de sac. 4 bedrooms, 3.5 baths with gorgeous pool, spa, and deck. Gourmet kitchen with Thermador Professional Series Stainless Appliances, custom cabinetry, hand chiseled granite island & hammered copper farm sink. Highest grade travertine, marble, slate, shell, mosaics, and hardwood floors used throughout. 25 foot ceilings in living room. Direct city skyline & expansive coastline & mountain views.		
MLS#14-769669 Raphaella Dreyer 310-926-6980 KELLER WILLIAMS RLTY		

949 CHANTILLY RD	Open 11-2 591/J6	NEW
\$2,795,000	5+3 2sty-MONTEREY COLONIAL	
		
CHARMING COLONIAL IN LOWER BEL AIR		
Located only two minutes from Sunset. Charming and graceful colonial-style family home in the heart of lower Bel Air. Formal living room and dining room. Additional large family/TV room. Top-of-the-line Viking appliances, granite countertops, beautiful cabinetry and breakfast area featured in a cook's kitchen. Huge private pool and large grassy area. Move in as is, or take advantage of the plans with permits and bids in hand to enhance this already gracious home.		
Leslie Kavanaugh 310 860-4516 SOTHEBY'S BH		
Pool, Chef's Kitchen, Built-ins		

15585 AQUA VERDE DR	Open 11-2 591G2	NEW
\$2,395,000	5+5 2sty-OTHER	
Remodeled home in the guarded Bel-Air Park area is ~4,000 sf, w/ great open floor plan. Formal dining room overlooks the formal living room w/ its soaring ceilings. Lovely pool and yard. 3 car garage.		
MLS#14-768711 Farrah Aldjufrie 310.467.9542 THE AGENCY		
BBQ,Blt-Ins,Clng Fan,Dshwshr,Grbg Disp		

15585 AQUA VERDE DR	Open 11-2 591G2	NEW
\$2,395,000	5+5 OTHER	
		
BEL AIR PARK BACK ON THE MARKET		
Bel Air Park home features spacious Master suite with large bath and walk in closet. Great open floor plan, with a bright kitchen and breakfast room updated and overlooking the cozy family room. The dining room and living room each provide comfort and warmth for more intimate occasions. Backyard is ideal for entertaining, with barbeque, lawn, and swimming pool. Beautiful foliage throughout the yard will provide added privacy. 2 fireplaces, separate maid's quarters, 3 car garage! ~4,000 SF		
MLS#14-768711 Farrah Aldjufrie 310.467.9542 THE AGENCY		
BBQ,Blt-Ins,Clng Fan,Dshwshr,Grbg Disp		

REMINDER

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

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

TUESDAY

11718 FOLKSTONE LN		Open	11-2	591G2	NEW
\$1,795,000	3+2.5	CAPE COD			




UPDATED HOME BEHIND THE GATES OF THE BEL AIR CREST!

Home is light and bright, offers vaulted ceilings, sky lights, recessed lighting and hardwood floors throughout. Spacious living room with fireplace, formal dining room, updated open kitchen with granite counter tops and stainless steel appliances that leads to a step down family room. Second floor offers a master suite with balcony and two additional bedrooms. Backyard has an amazing pool and spa. The perfect home for entertaining!

MLS#14-771049
Steve Sawai 310.899.3584
COLDWELL BANKER-MONT

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

1280 STONE CANYON RD		Open	11-2	592A5	rev
\$13,295,000	6+7	COUNTRY ENGLISH			



ROMANTIC HOLLYWOOD CLASSIC

This Romantic Hollywood Classic Estate has been home to a long list of celebrity royalty. Set behind private gates, with park-like grounds,the utmost private setting on just under an acre. The 2 story entrance features a dramatic period wood staircase and a gracious foyer lined with original leaded windows.The over sized living room is anchored by a stone fireplace, original European French doors and a coffered ceiling.The updated kitchen is fully equipped for gourmet cooking.

MLS#14-765993
A Lascano, B Farrugia 424.253.5489
HILTON & HYLAND

BBQ,Blt-Ins

1035 STRADELLA RD		Open	11-2	591J6	rev
\$6,895,000	4+5	VILLA			



DRAMATIC VILLA IN PRIME BEL AIR

Dramatic villa located in prime Bel Air overlooking spectacular city & ocean views. Gated, private furnished estate which features 4bd/6th on over an acre. The interiors are sophisticated and elegantly executed with the highest quality materials and finishes. The beautifully manicured grounds include a pool, spa and grassy yard. Also offered for lease \$26,950/month

MLS#14-765961
J. Babajian/J.Flagg 310-623-8800
RODEO REALTY - BH

www.1035stradellaroad.com

04 Bel Air - Holmby Hills Lease

2724 AQUA VERDE CIR		Open	12-2	591G1	red
\$10,750	5+5	TRADITIONAL			



REDUCED!!!

WONDERFUL FAMILY 5 BED/5 BATH HOME IN PRESTIGIOUS GUARD GATED BEL AIR PARK. FORMAL ENTRY LEADS TO OPEN FLOOR PLAN W/BEAUTIFUL LIVING RM WITH HIGH CEILINGS & HDWD FLOORS, DINING ROOM, FABULOUS CHEFS KITCHEN WITH NEW APPLIANCES INCLUDING WOLF RANGE, BREAKFAST AREA & FAMILY ROOM GREAT FOR FAMILIES AND ENTERTAINING. ALL OPEN TO THE PRIVATE LUSHLY LANDSCAPED YARD W/ POOL, SPA, FIREPIT & LG GRASS AREA. LAVISH MASTER SUITE WITH BALCONY, 3 ADDITIONAL BDRMS & KIDS STUDY AREA & TV ROOM COMPLETE 2ND FLOOR

MLS#14-765059
Lori Hashman Berris 310-880-3061
SOTHEBYS REALTY

BBQ,Cbl,Dshwshr,Dryer,Frzr,Other

TITLE 365

BUILD ON TRUST & PERFORMANCE

05 Westwood - Century City Single Family

11137 MONTANA AVE		Open	11-2	631J2	NEW
\$3,250,000	5+3	COUNTRY ENGLISH			



WESTWOOD HILLS ENGLISH COUNTRY MANOR

Prominently positioned high above Montana Avenue in Westwood Hills, is the meticulously designed masterpiece by the talented Architect, Harry Hayden Whiteley. This stately 5 Bed/3 Ba home embodies warmth and style with updated features; hardwood flrs throughout, a formal living rm w/fireplace, French doors leading to covered veranda, elegant formal dining rm that opens to kitchen and charming breakfast nook. 4 bdrms up overlook lushly landscaped front and bk yards, & expansive pool/cabana.

MLS#14-770289
Lise Selznick 310.902.1541
BERKSHIRE HATHAWAY

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

1315 HOLMBY AVE		Open	11-2	632/C2	NEW
\$2,275,000	3+2	1sty-TRADITIONAL			




BEAUTIFUL, CHARMING TRADITIONAL IN ONE OF THE BEST STREETS

BEAUTIFUL TRADITIONAL 3 BEDROOM, 2 BATH HOME, SITUATED IN ONE OF THE MOST CHARMING, QUIET, BLOCKS OF HOLMBY.GENEROUS LIVING AND DINING ROOMS ALL SURROUNDED BY BEAUTIFUL LARGE WINDOWS, MAKING ALL THE ROOMS LARGE, LIGHT AND BRIGHT. RECESSED LIGHTING THROUGHOUT, UPDATED BATHROOMS AND KITCHEN WITH GRANITE COUNTER TOPS, VIKING STOVE AND LOTS OF WOOD CABINETRY OVERLOOKING THE FAMILY NOOK. LARGE LOT, WITH A SPACIOUS BACKYARD. PLENTY OF ROOM FOR KIDS TO PLAY, AND OUT DOOR ENTERTAING.THIS WILL GO FAST

VAHE SHAGHZO 310-777-6388
CBBHN

Viking Range/ Microwave/ Fridge

10818 ROCHESTER AVE		Open	11-2	NEW
\$1,795,000	3+2	1sty-SPANISH		



MODERN SPANISH OASIS

Remodeled single level Spanish home mixing modern lines with original period detail work including: gated courtyard entry; gleaming hardwood floors; grand formal living and dining rooms; updated gourmet kitchen with high-end stainless appliances and separate cozy breakfast room; gracious master; opulent redone baths with French limestone; and drought tolerant yard including cabana, and saline pool/ spa. Conveniently located near Westwood Blvd/ village shops in the Fairburn School district.

James Bremner 310-622-7445
GIBSON INTERNATIONAL

www.10818rochester.com

10370 LOUISIANA AVE		Open	11-2	NEW
\$1,399,000	2+2	1sty-SPANISH		



STORYBOOK SPANISH CHARMER

Spanish charmer nestled on a quiet tree lined street in Century City. Front living room w/ fireplace and storybook window welcomes you into the home. Remodeled kitchen features granite countertops, viking appliances, center island, breakfast table, and adjacent dining room. Master bedroom w/ walk in closet and remodeled bathroom connects to a private grassy backyard. 2nd bedroom w/ closet and side facing windows. Refinished hardwood, custom tile, and carpet flooring.

Rick Ojeda 310-902-7676

10437 ILONA AVE		Refresh.	11-2	632D5	NEW
\$1,349,000	3+2	MEDITERRANEAN			



COME CHECK OUT THIS WESTWOOD HOME OPEN 11-2PM

Delightful light-filled Mediterranean home with over 2,100 sq. ft. High cove ceilings,and new HW floors in living room, dining area and hallway. Large open and airy kitchen with cheery breakfast nook and laundry room. Spacious step down master suite with walk in closet, soaring ceiling and access to the tranquil backyard w/custom wood pergola. Second bedroom is 2-stories - upstairs has views of the city, downstairs could use as computer/play room and shares 2nd full bath with 3rd BR downstairs.

MLS#14-770039
Cynda and Roberf 310-293-8529
GIBSON INTERNATIONAL

Great Location Close to All!

733 MALCOLM AVE	Open	11-2	632B2	rev
\$3,450,000	5+5.5	2sty-CONTEMPORARY		



LITTLE HOMBY ENTERTAINER'S PARADISE

A 2009 remodel by Warren Wanger, this 5 bed/5.5 bath contemporary home, incl. guest house, is an entertainer's delight. Upon entering, the open floor plan, archways, and natural light create a warm interior. The central stereo system fills the home, patio, and pool area with music. No expense was spared in this remodel. From the solar-powered radiant heated floors, the 100+ year-old wood shipped from a barn in New England, T-1 lines, or lpe wood patio, this home is a true dream home!

MLS#14-757295
Oron Maher 310-281-3917
COLDWELL BANKER-BH S

www.733MalcolmAve.com

05 Westwood - Century City Condo / Co-op

10450 WILSHIRE BLV, UNIT 11J	Refresh.	11-1	632/C2	NEW
\$1,550,000	3+3			



EXCEPTIONAL & TURN-KEY!

Beautifully remodeled condo featuring custom parquet flooring and detailed crown moldings. Situated in the Southwest corner w/ city to ocean bedroom views. Designer kitchen with Viking & Miele appliances. Venetian plaster, marble & onyx compliment this home. Master bathroom has spa bath and rain shower making for pure relaxation. Features walk-in closets, washer/dryer, large balcony and no common walls. Full service building. Pool area being remarkably re-done. Exceptional & turn-key!

Angel White 310-484-4300
SOTHEBYS INT. REALTY

1277 S BEVERLY GLEN BLVD #405	Open	11-2	632C2	NEW
\$850,000	2+3	CONTEMPORARY		



REMODELED IN A GREAT LOCATION!

Large 2bd/2.5ba back, end unit. Extensively remodeled including gorgeous wood floors and updated kitchen and bathrooms. Spend evenings relaxing by the fireplace in the spacious, contemporary living room. The kitchen has granite counters, stainless steel appliances, and a breakfast area. The master suite has a fireplace, two walk-in closets, and marble bathroom with spa tub and separate shower. Additional features include inside laundry, recessed lighting, and a separate dining room.

MLS#14-770937
Pam Szabo 310.481.4320
SOTHEBY'S-BRENTWOOD

Dshwshr, Dryer, Rng/Ovn, Fridg, Wshr

1521 GREENFIELD AVE #204	Open	11-2	632B4	NEW
\$849,000	2+3	ARCHITECTURAL		




GORGEOUS & IMMACULATE WESTWOOD CONDO!

Upscale Westwood single level condominium in a beautiful luxury building! A formal entry opens into a wonderful, open & spacious floor plan with over 1,700 square feet featuring exquisite custom & Oak Plank Wood floors throughout. Additional features include a wonderful cooks kitchen with Viking stove, granite counters, a lovely marble fireplace in the living room, & a laundry room for side by side laundry and storage. There is a Balcony, earthquake insurance, a fabulous gym & a meeting room!

MLS#14-764527
Nili Hudson (310) 622-7422
GIBSON INTERNATIONAL

www.1521Greenfield.com

10336 WILSHIRE #402	Open	11-2	632D2	NEW
\$849,000	3+2.5	1sty-MODERN		



A MODERN MASTERPIECE!

A remodel of this 3 bedrooms, 2 bathrooms and a powder room condo provides for plenty of comfort in over 1,600 square feet. A well designed layout starts with a hallway leading to an open floor plan encompassing a casual seating & TV area by the fireplace, a formal leaving room and a large dining area looking out onto a balcony with a view of the LA Country Club and Hollywood Hills. As expected, a very functioning and slick kitchen opens to an eating area for casual dining.

MLS#14-771095
AMINE 310-849-2805
TELES PROPERTIES

Wshr, Dryer, Fridge, Dshwr, Oven, Hood

1650 VETERAN AVE #307	Lunch	11-2	632B4	NEW
\$775,000	2+3	CONTEMPORARY		

Quiet luxury Penthouse w/ French doors. Balconies facing east w/city views+ hills. Large master bath w/Jacuzzi tub, bidet. 3/4 guest bath downstairs, 1/2 bath upstairs/2nd bedroom, private sun deck w/ views

MLS#14-769583
Noel Boix 310-463-4242
Dshwshr, Microwave, washer & dryer,
ZIP REALTY INC.

1828 HOLMBY AVE, UNIT 204	Open	11-2	632D4	NEW
\$739,000	2+2			



WWW.1828HOLMBYAVE.COM

If you are looking for a spacious home close to everything the city has to offer then look no further! This extremely well maintained building has an impressive entry, updated hallways, a pool, bike room, extra private storage and gym with updated equipment and sauna. Use the secure elevator to ascend to your unit that opens to your double door entry. Step inside and you will be impressed by the extremely bright wide-open space. There are no adjacent buildings to block your views or light.

Sherri Noel 310-994-8721
KELLER WILLIAMS - SM

Dshwshr, Grbg Disp, Micro, Rng/Ovn,

1220 MANNING AVE, UNIT 4	Open	11-2		NEW
\$699,000	2+3	CONTEMPORARY		



UNIQUE WESTWOOD TOWNHOUSE

Bright and inviting, this mod and stylish property is a great alternative to a single family home without the Westwood sticker price. Downstairs the home boasts an open floor plan, an inviting entry patio, cozy fireplace, a generous dining room, private solarium/breakfast area, and a bright kitchen. The bedrooms upstairs are both en-suite and the master features high ceilings and a spacious loft with access to a private rooftop patio. Parking is gated and secure and laundry is in-unit.

Anthony Diaz-Perez 213-948-7964
TELES PROPERTIES

11099 OPHIR DR #105	Open	11-2	631J2	NEW
\$644,000	2+3	ARCHITECTURAL		



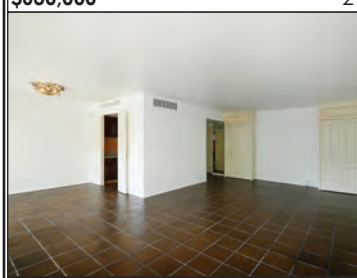
SINGLE LEVEL UNIT IN ARCHITECTURAL BUILDING!

Spacious front unit! 2 Bedrooms, 2.5 bathrooms, formal dining, large living room, hardwood floors, patio. Close to both UCLA and Westwood Village! Great lifestyle!

MLS#14-768719
D. Mann & K. Marshall 310-740-1812
COLDWELL BANKER BHN

www.11099Ophir105.com

10450 WILSHIRE BLVD #3H	Open	11-2	632C2	NEW
\$630,000	2+2	MODERN		



TWO BEDROOM CONDO AT THE CHURCHILL

Amazing single level space with elegant tile floors and fine detailing throughout. Located on the fabulous Wilshire Corridor. Overlooks the pool. Beautiful balcony. Gracious kitchen and baths. Freshly painted and prepared for a new owner. HOA Dues include utilities and basic cable.

MLS#14-769325
Jason Sturman 310-837-1424
SOTHEBY'S INT'L RLTY

Dshwshr, Elvtr, Grbg Disp, Hood Fan, Fridg



THE MLS .COM

Most Accurate Real Estate Source

TUESDAY

2122 CENTURY PARK LN #210	Open	11-2	632E3	red
\$775,000	2+3	CONTEMP MED		



BEAUTIFUL PARK PLACE

1727 sq. ft. Priced to Sell. 2 bedrooms, 2 baths plus power room. Located in 24 hour guard gated community, North facing unit is a must see. The best priced sq. footage in the complex. Marble entry, eat in kitchen, plus separate dining area, 2 fireplaces, huge master with walk-in closet, and spacious master bath. Many upgrades, bright and cheerful. Complex has 24 hr. guard gate, 3 pools, 4 tennis courts, barbecue's,sauna's, exercise rooms. Walk to century City.

MLS#14-760839
Marcia Taylor 310-777-6219
COLDWELL BANKER-BH N

Blt-Ins,Cbl,Dshwshr,Dryer,Grbg Disp.

429 N KENTER AVE	Open	11-2	NEW
\$4,250,000	5+6	2sty-TRADITIONAL	




BEAUTIFULLY RENOVATED BRENTWOOD TRADITIONAL

Large Country Colonial by Gerard Colcord north of Sunset. Full complement of entertainment rooms including living, dining and family. Updated kitchen. Five spacious bedrooms + 6 updated baths. Three handsome fireplaces. Huge bonus room. Original details. Luxurious pool & landscaping. Large parcel. Minutes from Kenter Canyon Elementary School. Twilight Open 6/24 from 5-7pm.

Bret Parsons 310.497.5832
JOHN AAROE GROUP

www.429NorthKenter.com

875 COMSTOCK AVE #4D	Open	11-2	632D2	rev
\$1,399,000	3+3	CONTEMPORARY		



FABULOUS CONTEMPORARY UNIT ON WILSHIRE CORRIDOR

Fabulous and completely remodeled, this Southwest contemporary unit is located on the prestigious Wilshire Corridor and boasts panoramic city views overlooking Century City and the Wilshire High Rises. This home has a great layout of 3 bedrooms and 3 full baths all together, and features beautiful white marble flooring throughout, chef's kitchen, complete laundry unit, pantry, linen closet, breakfast area, full bar with wine refrigerator, and a large dining room.

MLS#14-769433
Adi Werthman 310.598.0260
HILTON & HYLAND


CIngFn,Dshwshr,Dryr,GrbgDisp,Micro,Other

2089 SUNRISE HILL DR	Open	11-2	591F4	NEW
\$3,485,000	5+6.5	CONTEMP MED		

****SEE TODAY'S FULL PAGE AD** RARE OFFERING**24HR GUARD GATED MOUNTAINGATE**5BR,6.50 BA**FABULOUS FAIRWAY VIEWS**INFINITY POOL**HUGE REC RM+3-CAR GAR**ELEVATOR**TOTAL PRIVACY**MUST SEE, THIS IS GREAT!****

www.2089Sunrise.com
Tania Ferris 310-713-8234
COLDWELL BANKER-BH S

108 S WOODBURN DR	Open	11-2	NEW
\$3,399,000	4+3	TRADITIONAL	




SPACIOUS TRADITIONAL CLOSE TO BRENTWOOD VILLAGE

Behind high hedges is this charming traditional home on a large flat lot. Gated for privacy & security this home features a large formal living rm with a wood burning fireplace. The kitchen is updated with a professional grade range & Miele appliances. There are 4 BR, including a peaceful master suite with French doors that open to the pool. The grounds feature flat lawns & a detached guest house with a full bath & fireplace. This property is an ideal family home in a prime Brentwood location.

B.Sloane, M. Silver 310.786.1844
SOTHEBYS INT. REALTY

1260 S BEVERLY GLEN #201	Open	11-2	632C2	rev
\$729,000	2+2	CONTEMPORARY		




1260 S BEVERLY GLEN #201

MLS#14-763947
Eric Lavey (310) 908-6800
THE AGENCY

Dshwshr

515 N BUNDY DR	Open	11-2	631-	NEW
\$2,995,000	4+4	TRADITIONAL		



OPEN TUESDAY 11-2PM

Connecticut in Brentwood. Very beautiful & charming stone clad home w/exceptional gardens. Live in, expand, remodel. Large, flat lot (12,237sf per assessor w/ 130 foot frontage). Flexible flr plan w/3 bdrm (1 tandem) plus guest bdrm w/ 3.5ba. 4 fireplaces, fine wood details, French doors & more. Liv rm w/stone fp, FDR, pretty redone kitchen w/brkfst area & office. Master has newer three quarter bath & small walk-in. Fam. rm w/fp has upstairs guest bdrm w/fp. Attached large art studio w/fp.

MLS#14-770513
Kathleen Owens 310-489-2640
COLDWELL BANKER - BW

Blt-Ins,Rng/Ovn,Fridg

06 Brentwood Single Family

526 N CARMELINA AVE	Open	11-2	631F2	NEW
\$14,995,000	6+5	ARCHITECTURAL		



The Schnabel House 1989. Noted as one of the 20 greatest houses of the 20th century this California architectural piece of history has been lovingly remastered as a livable piece of art for generations to come. Upon entering, one is engulfed in architectural splendor as well as a thoughtful and intentional layout and design. Multiple gardens, pools and structures form a compound that functions as an irreplaceable piece of Architectural history.

MLS#14-759167
Cory Weiss 310-595-3890
DOUGLAS ELLIMAN

Blt-Ins,Micro,Rng/Ovn,Fridg

3404 MANDEVILLE CANYON RD	Open	11-2	591/D4	NEW
\$1,795,000	4+3.5	RANCH		



"A CREATIVE TOUCH" DEFINES THIS REMODELED CUSTOM CNTRY RANCH

Broad open space, pitched beamed ceilings, FP & skylights characterize the living, dining, family gr8 rm. Chef's kitch w/brkfst bar, cust cabinetry, SS apps. Bdrm wing w/3 lrg bdrms: 1 enste, 2 share a full bath. Open stairwell to master ste, studio or gst ste w/prv deck, his/hers closets, full ba w/doub sinks, bath & lrg shower. Deftly placed clerestory wndws, skylights, & numerous bay drs showcase the grass yard w/koi pond & fountain. Tasteful quality & fixtures throughout, landscaped garden.

Susan Stark/Joan Caplis 310-345-7450
GIBSON INTL. / CB BW

www.3404Mandeville.com

1769 WESTRIDGE RD	Open	11-2	NEW
\$7,695,000	5+7	2sty-MEDITERRANEAN	



STATELY MEDITERRANEAN IN LOWER WESTRIDGE CANYON

This stately 2 story home sits on approximately 1 acre flat lot offers 5 bedrooms and 6 baths. The main level features living room, family room, dining room and kitchen with breakfast area and 1 bedroom suite. Upstairs features the grand master bedroom suite with his/hers baths and closets along with 3 additional bedroom suites, office and sitting area. Backyard with pool, spa, gazebo and BBQ. Guesthouse with living room, kitchen and bedroom suite. Gated circular driveway for privacy.

Arana / Umansky 424-231-2400
THE AGENCY

NEW! The MLS Stats

Get Statistics for ANY Listing Search.

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


TUESDAY

13172 BOCA DE CANON LN Refresh. 11-2 631D1		red
\$3,595,000	4+5 CONTEMPORARY	
PRICED TO SELL		
 <p>Modern Contemporary, light filled home w/top of the line finishes on a very secluded private street. 4 bedrooms, 4.5 baths in lower Mandeville Canyon offers over 4,000 sq/ft. Great rm w/high ceilings & walls of glass. Beautiful hardwood flrs & skylights. Gourmet kitchen w/stainless steel appliances. Open floor plan, family rm/media rm is perfect for entertaining opens into a beautiful outdoor seating area and backyard. 4th BR doubles as a maids/office. Attached 3-car garage. Truly turn key!!!</p>		
MLS#14-741705		
Myra N/Nicole C 310.888.3333		
NOURMAND&ASSOCIATES		www.BocaDeCanon.com

13172 BOCA DE CANON LN Open 11-2 631D1		rev
\$3,595,000	4+5 2sty-CONTEMPORARY	
SELLER SAYS BRING ALL OFFERS		
 <p>Modern Contemporary, light filled home w/top of the line finishes on a very secluded private street. 4 bedrooms, 4.5 baths in lower Mandeville Canyon offers over 4,000 sq/ft. Great rm w/high ceilings & walls of glass. Beautiful hardwood flrs & skylights. Gourmet kitchen w/stainless steel appliances. Open floor plan, family rm/media rm is perfect for entertaining opens into a beautiful outdoor seating area and backyard. 4th BR doubles as a maids/office. Attached 3-car garage. Truly turn key!!!</p>		
MLS#14-741705		
Myra Nourmand 310-888-3333		
NOURMAND & ASSOCIATE		Blt-Ins,Dshwshr,Dryer,Grbg Disp,Micro

2542 PESQUERA DR Open 11-2 591-C7		red
\$2,390,000	4+4 3sty-CONTEMPORARY	
CUSTOM CONTEMPORARY ON ALMOST AN ACRE W/MOUNTAIN VIEWS!		
 <p>On nearly an acre sits a custom contemporary in a quiet cul-de-sac w/mountain views, 4 beds & 3.5 baths. Enter the private courtyard to a fire pit, pool & patio. 1st flr has a fam rm/office, bdrm & bath that would make a perfect guest suite. The chic black/white kitchen & breakfast rm opens to a great rm w/powder, dining area, living rm area w/firepl & den area that all open to a covered porch to enjoy the views & dining al fresco. A splendid retreat-like master w/a spac patio & beautiful views.</p>		
MLS#14-756751		
Mary Beth Woods 310-571-1358		
COLDWELL BANKER		www.2542Pesquera.com

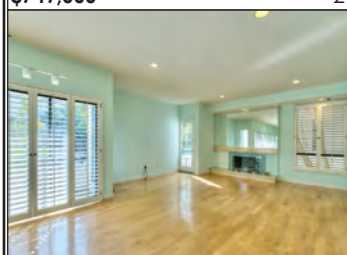
06 Brentwood Condo / Co-op

11959 MAYFIELD AVE #2 Open 11-2 631H5		NEW
\$899,000	2+2.5 3sty-CONTEMPORARY	
BRIGHT & LIGHT TOWNHOUSE IN THE HEART OF BRENTWOOD		
 <p>An abundance of natural light permeates this tri level architectural townhouse w/2bd+2.5ba+loft/den. Recessed lighting, 4 balconies, skylights, hardwood flrs. Kitchen w/granite counters, stainless steel appliances & custom cabinetry. Dining & living rm have soaring ceil & huge picture windows that makes this unit very bright & airy. Master features high ceil, 2 closets. Master bath w/dble sinks, oversized soaking tub & separate shower. Brand new air-con. Building w/EQ insurance. 2 car SxS parking.</p>		
MLS#14-771245		
Brett Silver 310-458-4024		
PARTNERS TRUST SM		Built-ins

1223 N KENTER AVE Open 11-2 631-E1		red
\$1,799,000	3+2 1sty-MID-CENTURY	
OCEAN AND CANYON VIEWS!		
 <p>A stunning one story mid-century architectural with fabulous ocean and canyon views. High beamed ceilings, gorgeous hardwood floors and fireplace in the Living room, Family room and a separate Dining room. A remodeled kitchen opens to the Family room, patios and views. The expansive patios and handsome viewing deck are perfect for dining alfresco. This is part of the Prestigious Crestwood Hills Architectural Association. This home is also in the coveted Kenter School district.</p>		
MLS#14-748011		
Mary Beth Woods 310-571-1358		
COLDWELL BANKER		www.1223kenter.com

1000 S WESTGATE AVE #208 Open 11-2 631H5		NEW
\$829,000	2+3 CONTEMP MED	
FANTASTIC BRENTWOOD TOWNHOME!!!		
 <p>Fantastic townhome in the heart of Brentwood, these corner units rarely come up for sale!! The unit features beautiful light wood floors, a cook's kitchen, designer finished bathrooms, in-unit laundry, two parking spaces, plantation shutters, and a fantastic private patio. The unit features two bedrooms, three bathrooms and a bonus room. The resort like complex features a gorgeous pool and a BBQ area. Located within walking distance to all the best that Brentwood has to offer!!!</p>		
MLS#14-770855		
Thomas Hilal 310-300-3362		
NOURMAND & ASSOCIATE		Blt-Ins,Dshwshr,Micro,Rng/Ovn,Fridg

12311 11TH HELENA DR Refresh. 11-2 631G4		rev
\$4,495,000	4+6 2sty-CONTEMPORARY	
STUNNING REMODELED CONTEMPORARY W/. OPEN VIEWS!		
 <p>A Remodeled Contemporary in one of the most desirable & quiet locations in Brentwood. Sun-filled Living Room with extra High Ceiling looks over an exceptionally serene, Oasis-like Zen garden with matured vegetation, water fall and spa. Sensational & private 2nd. floor Master Suite with sitting area/office, Fire Place, His & Hers Bathrooms, large walk-in closets and a private deck/ balcony. Great kitchen with Center Island leads to Dining & Family Room area with superb flow. A true retreat !!</p>		
MLS#14-764743		
Mazda Hoghoughi 310-271-4040x1		
ELITE PROPERTIES REA		BBQ,Blt-Ins,Dshwshr,Dryer,Grbg Disp,Othe

11733 MONTANA AVE #102 Open 11-2 631H4		NEW
\$749,000	2+2.5 CONTEMPORARY	
BEAUTIFUL ELEGANTLY UPDATED 2BD, 2.5BA CONDO		
 <p>Bright, sunny south facing 2bd, 2.5ba unit with a large well laid out floor plan. Separate den & family room with custom built-ins. Double door and formal entry. Stunning powder room. Great use of glass tile on fireplace in the living area. Hardwood floors, plantation shutters & recessed lights thru-out. Beautifully appointed kitchen with Caesar stone counters. Amenities include pool, spa & exercise room. Only a few steps to Brentwood's finest shops, restaurants & markets.</p>		
MLS#14-770707		
Gary Limjap 310-586-0339		
COLDWELL BANKER - SM		Blt-Ins,Dshwshr,Dryer,Elvtr,Grbg Disp

1033 S GREINA GREEN WAY Open 11-2 631H5		rev
\$3,995,000	5+6 2sty-TRADITIONAL	
FINELY-CRAFTED NEWER BRENTWOOD TRADITIONAL		
 <p>Quality craftsmanship, keen attention to the finest architectural details and the use of tasteful, interesting materials & finishes are all the hallmarks of this stunning Traditional. Open floor plan w/ an abundance of natural light. Wide-planked wood floors. High ceilings, paneled walls, tray ceilings, marble and very pretty fixtures. Formal Living & Dining Rooms. Great Room/Gourmet Kitchen/Breakfast Area. Study. 4 BD's up including large Master Suite. Outdoor living & dining areas + spa.</p>		
MLS#14-764837		
Laurence Young 310.777.2879		
BERKSHIRE HATHAWAY		Blt-Ins

530 S BARRINGTON AVE, UNIT 108 Refresh. 11-2 631/H3		NEW
\$530,000	1+2 1sty-TRADITIONAL	
EXTRA LARGE 1 BD PLUS DEN/OFFICE		
 <p>Extremely spacious 1 Bedroom + Den/Office (possible 2nd bedroom) and 2 BA located on the quiet side of a well maintained building. Freshly painted w/ plantation shutters, crown molding, new HVAC units, fireplace, recessed lighting and bamboo flooring throughout. Kitchen features S/S appliances including new dishwasher and granite counter tops. Community laundry on each floor, parking in gated garage, pool/spa,</p>		
MLS#14-764837		
Laura Marie 213-840-5353		
COLDWELL BANKER -SS		Refrigerator, Dishwasher, Range/Oven

TUESDAY

725 S BARRINGTON AVE #108	Open	11-2	631H4	NEW
\$497,500	1+1	OTHER		



EXTRA LARGE REAR CONDO

Remodeled kitchen & bath. Hardwood floors in living, dining area, kitchen and entry. Master Bedroom with walk in and newer carpet. Fireplace, large balcony, central air, light west facing unit. Pool with sunning area. Close to everything.

MLS#14-770157

Bill Greer 310.922.7809
COLDWELL BANKER-PAC.

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

2724 ARMACOST AVE	Open	11-2	672B1	NEW
\$889,000	3+2	TRADITIONAL		



CHARMING 3 BR HOME IN GREAT WEST LA LOCATION!


Stunning 3 bedroom and 2 bathroom traditional home in great West LA location! Open concept floor plan with a large light & bright living area that opens to a tremendous gourmet kitchen with stainless steel appliances, granite countertops and large center island. Also features hardwood floors, updated bathrooms, central heat & A/C, new windows, plantation shutters, new carpet, laundry room, private back yard, 1 car garage and more! Great West LA location!

MLS#14-770387

WALKER SPANIER GROUP 310-709-6807
KELLER WILLIAMS

SCOTT WALKER & NEIL SPANIER

11750 W SUNSET BLV, UNIT 118	Open	11-2	631/G2	NEW
\$350,000	1+1	CONTEMPORARY		



BRENTWOOD STUDIO CONVERTED TO 1 BED 1 BATH

Marvelous Brentwood studio converted to a 1 bed 1 bath condo. Walking distance to Brentwood village shops/restaurants and easy access to the 405 freeway. The unit's main features include a full size kitchen with ceramic countertops, hardwood floors, pocket door to separate bedroom, and view facing garden courtyard with fountain. The building's amenities include gym, sauna, conference room, pool and sun deck.

Jack Blifton 310.954.0533

2511 BUTLER AVE	Open	11-2	632B7	NEW
\$699,000	3+2	TRADITIONAL		



WEST LOS ANGELES HOME IN MOVE-IN CONDITION!

Lowest priced house in West Los Angeles. 3 bedrooms, 1.75 baths. Great outdoor patio and lots of backyard. Double detached garage. Remodeled kitchen with custom cherry cabinets and recessed lighting. Top of the line appliances. Forced air heating and air conditioning, copper plumbing, dual-pane windows. Move-in condition. The price should get your attention!

MLS#14-770461

Ron Wynn 310-963-9944
COLDWELL BANKER-MONT

06 Brentwood Lease

12625 HOMEWOOD WAY	Open	11-2	631-F2	rev
\$11,500	3+4	1sty-CONTEMPORARY		



MOVE-IN READY FOR SHORT TERM RENTAL, FURNISHED, PARTIALLY FURNISHED OR UNFURNISHED. ONE STORY CALIFORNIA RANCH W/ A LOVELY YARD. OPEN FLOOR PLAN, SPACIOUS LIVING ROOM & VERY LARGE DINING ROOM EACH W/ FIREPLACES OPENING TO THE PATIO, YARD & POOL. "MAD MEN" BAR & COOK'S KITCHEN W/ THE BEST APPLIANCES. FAMILY/ MEDIA ROOM W/ HIGH CEILINGS OPENS TO THE YARD & POOL. 3 BEDS & 4 REMOD BATHS. MASTER HAS DUAL CLOSETS, A SPA-LIKE BATH & ITS OWN ZEN GARDEN. NORTH OF SUNSET LOCATION. KENTER CHARTER SCHOOL.

MLS#13-716967

Mary Beth Woods 310-571-1358
COLDWELL BANKER

www.12625Homewoodway.com

07 West L.A. Condo / Co-op

11967 NEBRASKA AVE #1	Open	11-2	631J6	NEW
\$695,000	3+3	CONTEMP MED		



FRONT FACING TOWNHOME!

Spacious light, bright front facing townhouse unit with direct entry from garage. Wood floors in living areas. Open living/dining rooms with great flow. Open kitchen with garden window. Master suite with cathedral ceilings, plantation shutters and large walk in closet. 2 additional spacious bedrooms. 2 loft spaces for office and gym and two outdoor rooftop decks. South facing unit takes up the entire front of the building. Great West LA location close to restaurants, shopping and beaches.


MLS#14-770823

Gavin Fleming 310-300-3397
NORMAND & ASSOC

Dshwshr,Grbg Disp

07 West L.A. Single Family

2818 CEILHUNT AVE	Open	11-2	672C1	NEW
\$899,000	3+2	TRADITIONAL		



WELL-MAINTAINED 3BED/2BATH - YOUR SLICE OF AMERICANA CHARM

Spacious 3+2 filled w/ warmth & character. Pristine curb appeal. Open living rm w/ picture window offers natural light & lovely views. Sunny kitchen w/ eat-in area. Big family rm for game nights, family gatherings or relaxing. Private master ste w/ walk-in closet. Hardwood floors & plantation shutters, fresh paint, new roof. Nice indoor-outdoor flow to quaint deck & grassy yard. Quiet tree-lined street in terrific neighborhood, near Whole Foods, Starbucks, parks & all the Westside has to offer!

MLS#14-770137

Pete Castro (310) 482-2100
KELLER WILLIAMS

www.2818ceilhunt.com

1827 S BARRINGTON AVE #206	Open	11-2	632A6	NEW
\$575,000	3+2	OTHER		



A THRILLING COMBINATION!

Peaceful, light filled, top floor rear condo! Stepping through the entrance you will find an open floor plan joining the living room, balcony and dining area. Newly remodeled kitchen has stainless steel appliances, marble counter tops and back-splash. Custom cabinets, a built-in wine rack and soft close drawers finish out the galley impeccably. The laminated flooring throughout will lead you to the master bedroom with a location that assures you of peace and quiet!

MLS#14-769257

Thomas Marvich 310-281-5555
BERKSHIRE HATHAWAY

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

Do RIGHT by Your Sellers
Put their Property in the MLS

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



08 Cheviot Hills - Rancho Park Single Family

10330 LORENZO DR	Open	11-2	632F6	NEW
\$3,295,000	5+6	MEDITERRANEAN		



CHEVIOT HILLS BEAUTY!

Newer Cheviot Hills custom home with luxurious appointments and architectural flair. Vaulted two-story ceilings in entry and family room. Step down bar. Gourmet kitchen, plus four more convenience refrigerators. Granite/Travertine counters and custom cabinetry throughout. Ground floor master! Each bedroom with en-suite full bath. Outside kitchen. Oversized 2-car garage. Additional equipment: monitored security system, exhaust fans, built-in speakers, intercom, whole-house water filter,

MLS#14-770941

Ron Wynn
COLDWELL BANKER-MONT

BBQ,Cbl,Dshwshr,Grbg Disp,Hood Fan,Other

10289 BANNOCKBURN DR Open 11-2 632/F6 **NEW**

10289 BANNOCKBURN DR	Open	11-2	632/F6	NEW
\$1,699,000	6+4	CONTEMP MED		



CONTEMPORARY MEDITERRANEAN IN GREAT LOCATION!

Call to discuss condition prior to showing. Mediterranean w/ City Views in Great Location of Cheviot Hill! Private bamboo fence w/ lush gardens surround home complete, gas fire pit, & outdoor shower! Covered patio deck with granite outdoor bar perfect for entertaining. 6 BD 4 BA home boasts wood floors, large FDR, formal living, maids quarters, office, lg kitchen w/ center island, outdoor laundry room, gas burning fp, breakfast area & plenty of storage space throughout.

Refrigerator, Hood/Range,Oven, Grbg Disp

Benjamin S. Lee 310-858-5489
COLDWELL BANKER-BH N

09 Beverlywood Vicinity Single Family

2430 S BEVERLY DR	Open	11-2	NEW
\$1,695,000	4+3.5	2sty-TRADITIONAL	



EXQUISITELY RENOVATED TWO-STORY TRADITIONAL!

Boasting an open floor plan flooded w/natural light & exceptional upgrades throughout. Featuring an elegant formal living room w/fireplace; cozy family room w/custom built-ins; gorgeous gourmet kitchen w/black granite countertops, s/s appliances & Bertozzoni range; Master suite w/luxurious en-suite bath. Meticulously groomed outdoor space features an expansive patio w/sport court & art station, terraced yard w/vegetable gardens & elevated dining terrace creating the perfect alfresco retreat!

www.RoryPosin.com

Rory Posin/Kristian Bonk 310-839-8500
RE/MAX BEVERLY HILLS

9701 KIRKSIDE RD Open 11-2 **NEW**

9701 KIRKSIDE RD	Open	11-2	NEW
\$1,599,000	3+2	1sty-TRADITIONAL	



PRIME BEVERLYWOOD HOA LOCATION

Large Traditional Home on Cul-de-Sac in BHA. Original Crown moldings in spacious LR and DR. Bright kitchen with large breakfast area. Den overlooks backyard and has dry bar. Ample closet and storage space throughout. Remodel using the existing foot print on build your dream home. Home is over 2300 square ft.

Savitsky/Zamos 310-500-1395
PARTNERS TRUST-BH

09 Beverlywood Vicinity Lease

1482 S REXFORD DR	Open	12-2	632G4	NEW
\$4,900	3+2	SPANISH		



MLS#14-767965


Craig A. Brick 310-275-1908
BHRG

There is nothing like this HUGE, COMPLETELY REMODELED, Stunning 1st Floor Apartment located in this 1929 Beverly Hills Adjacent Duplex which is now for Lease for a minimum of one year. Lower Unit is approximately 2,257 Sq. Ft. Completely Remodeled & Updated. NEW Updated Plumbing & Electrical, Vaulted & Coffered Ceilings, Hardwd Flrs, Wd-Burning FP in Living Room, A/C & F. A. Heat, Updated Bathrms, Gourmet Kitchen w/ Stainless Steel Appls, Laundry Rm, a BKF Rm+ F. Dining Rm plus 3 Large Bedrms.

BH-Ins,DW,Wshr,Dryer,Grbg Disp,Rng/Ovn

10 West Hollywood Vicinity Single Family

912 N WEST KNOLL DR	Open	11-2	592J6	NEW
\$2,888,000	3+3	2sty-ARCHITECTURAL		



MODERN MASTERPIECE DESIGNED BY JACQUES & MARQUEZ ARCHITECTS!

This affluent avant-garde abode indulges its owners w/ a spacious open floor-plan & natural lighting, countless modern luxuries + prime West Hollywood location to boot. Designed by Jacques & Marquez Architects in 2003, remodel design in 2014 by C & P Design, Interior design by Mina Javid. This 3BR/3BA gated architectural home rests on a spacious 6,098 sq.ft. lot w/ a bamboo-lined perimeter for exceptional privacy. The yard presents professional landscaping w/ stunning pool & spa!

WEHOHomeForSale.com

Christophe Choo 310 777-6342
COLDWELL BANKER-BH N

7606 NORTON AVE Open 11-2 593-C5 **NEW**

7606 NORTON AVE	Open	11-2	593-C5	NEW
\$899,000	2+2	SPANISH		



AMAZING SPANISH HOME!


This amazing Spanish home is located in one of the trendiest areas of West Hollywood and near Whole Foods, Trader Joe's, Hollywood Theater District, The Grove, restaurants, coffee houses, and shopping! This nicely updated home offers 2 bedrooms + large bonus room (which may be a great 3rd bedroom) + an office niche and 2 bathrooms! The kitchen and bathrooms have been re-imagined for today's living. The living room, dining room and bonus room all have direct access to a large private patio.

www.RandyAndTomHomes.com

Tom Scrocco/Randy Isaacs 310-887-0255
COLDWELL BANKER - SS

1301 N FAIRFAX AVE Lunch 11-2 593B5 **NEW**

1301 N FAIRFAX AVE	Lunch	11-2	593B5	NEW
\$850,000	2+3	1sty-SPANISH		



COME FOR LUNCH AND 3 % CSO !!!

Spacious and updated SFR in central West Hollywood location with open floor plan. This is a perfect starter home or condo-alternative in one of LA's trendiest neighborhoods, close to the famous Sunset Strip and popular cafe's, bars, and shopping on Santa Monica Blvd. This home is completely fenced/gated and has been upgraded with double-pane windows for a peaceful environment. Kitchen and bathrooms have been updated and huge master suite includes an attached home office.

1301NFairfax.com

MLS#14-771265

Allie Joel Riley 310-467-4567
COLDWELL BANKER-BH N



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TUESDAY

854 N ORLANDO AVE	Open	11-2	593/A6	rev
\$4,495,000	3+4	TRADITIONAL		



URBAN OASIS

Stunningly updated and newly remodeled traditional on the best street in this bustling, vibrant area considered to be West Hollywood's 50 yard line - 3,800+ square foot guesthouse, cabana and pool on a 12,450 square foot lot. Contemporized for today's lifestyle with new kitchen, baths, floors and more. A true retreat in the epicenter of the city.

MLS#14-766133
Brent Watson 310-600-9119
COLDWELL BANKER BHN

www.854northorlandoave.com

723 WESTMOUNT DR #203	Open	11-2	592J7	NEW
\$579,000	2+2	CONTEMPORARY		




COME FOR LUNCH 11-2! PARKING WILL BE PROVIDED!

2 BED 2 BATH SINGLE LEVEL CONDO WITH RECENT UPDATES IN THE HEART OF WEST HOLLYWOOD. OPEN AND BREEZY FLOOR PLAN FLOODED WITH NATURAL LIGHT. LIVING ROOM & MASTER SUITE EACH OPEN TO PRIVATE BALCONY OVERLOOKING POOL AND PACIFIC DESIGN CENTER. STAINLESS STEEL APPLIANCES, GRANITE COUNTER TOPS, WASHER/DRYER HOOK-UPS IN UNIT. SECURED GATED SIDE BY SIDE PARKING W/ ELEVATOR, POOL & GYM! JUST UP THE STREET FROM URBAN CAFE, PACIFIC DESIGN CENTER, SHOPS, AND RESTAURANTS. VA APPROVED!

MLS#14-771073
Gwen Tanguay 310-390-6655
REDWOOD REALTY

Parking will be Provided!

7737 NORTON AVE	Open	11-2	593B5	rev
\$849,000	3+1.75	COTTAGE		



MLS#14-767243
Eric Lavey
THE AGENCY

Rng/Ovn

999 N DOHENY DR, UNIT 208	Open	11-2	592H6	NEW
\$549,000	1+1	MODERN		



SLEEK & MODERN IN PRIME WEST HOLLYWOOD

Gorgeous and extensively renovated 1 bdrm condo located in one of WeHo's most sought after Luxury high rise. Features include wide plank maple hardwood floors, modern kitchen with Caesarstone counters, top of the line stainless steel appliances, spacious balcony with city views. Full service building w/24 hr doorman, concierge, heated pool and spa, gym & valet parking for guests. Phenomenal location mins away from the Sunset Strip, shopping, nightclubs and some of LA's most popular restaurants!

Michael Holguin 310.407.9585
SOTHEBY'S INT'L RLTY

10 West Hollywood Vicinity *Condo / Co-op*

8960 CYNTHIA ST, UNIT CL7	Open	11-2	592/H6	NEW
\$725,000	2+2	ARCHITECTURAL		



BEAUTIFULLY REMODELED NORMA TRIANGLE GEM

Spacious living/dining area with fireplace opens to large balcony with pleasant view of greenery. Spacious master suite with walk-in closet, generous 2nd bedroom. Recessed lighting, crown moldings, laminate wood floors and plantation shutters. Recently updated building with attractive lobby, pleasant patio, pool & sauna. 2 car side-by-side parking. HOA dues includes EQ insurance. Convenient and quiet Norma Triangle location!

Peter & Nora Wendel 310.979.3927
COLDWELL BANKER - BW

970 PALM AVE #118	Refresh.	11-2	592H6	NEW
\$410,000	1+1	MEDITERRANEAN		



DESIGNER DONE CONDO

Perfectly situated on one of the best streets of West Hollywood, this 1 bed, 1 bath condo is thoughtfully updated with modern, high-end touches throughout. Features include Master Suite, updated bath, dining area, and cooks kitchen with granite counter tops, private 100 Sq. Ft patio, Designer concrete floors, abundant custom designed closet space with central air and heat. Gated off street parking with storage closet space above

Shayn Scott 310-482-8296
SOTHEBY'S INT.

Dshwshr,Grbg Disp,Fridg

8787 SHOREHAM DR #305	Open	11-2	592H5	NEW
\$699,000	1+1	CONTEMPORARY		



THE BEST PRICED CONDO WITH CITY VIEWS IN SHOREHAM TOWERS

THE FULL SERVICE SHOREHAM TOWERS. THIS CONDO HAS SOUTH FACING CITY VIEWS WITH FLOOR TO CEILING TELESCOPIC DOORS. KITCHEN WITH GRANITE COUNTER TOP & SUB ZERO. BATHROOM WITH GRANITE COUNTER TOP & DOUBLE SINKS. BEDROOM WITH LARGE WALK IN CLOSET AND FLOOR TO CEILING GLASS DOOR TO APPRECIATE THE VIEW & ACCESS THE BALCONY. ALL UTILITIES INCLUDING BASIC CABLE IN H.O.A. DUES. POOL, SPA, 24HR. RESIDENT & GUEST VALET PKG., GYM, CONCIERGE, DOG PARK. ONE BLOCK FROM SUNSET PLAZA SHOPS RESTAURANTS & CLUBS.

Guy Fedele 310-770-4444
GOLD STAR REALTY

Cbl,Dshwshr,Frzr,Grbg Disp,Sub Zero, Fan

1351 N CRESCENT HEIGHTS #314	Open	11-2	593A5	red
\$449,000	1+1	TRADITIONAL		



JUST REDUCED! REMODELED CONDO UNIT IN A+ LOCATION!!

Tucked away from the street, this quiet, nicely remodeled interior top floor unit overlooks one of the best courtyards & pool you will find in a WeHo condo. Black & white diamond tiled kitchen with large skylight, granite floor & espresso stained cabinets. Remodeled bath, also with skylight and cabinets w/slide out shelving. Recessed lighting, plantation shutters, central heat and air, gas burning fireplace, low HOA's and private deck over pool. PRIME location, 1/2 block from the Sunset Strip.

Ned Brown 310-270-9288
TELES PROPERTIES, IN

Dshwshr,Rng/Ovn

8960 CYNTHIA ST, UNIT 302	Refresh.	11-2	592	NEW
\$610,000	1+1	3sfy-CONTEMPORARY		



STUNNING TOP FLOOR CORNER W/ DRAMATIC CITY VIEWS-POOL,2 PARKN

One of the finest Top Floor Corner Condos in West Hollywood available right now w/Dramatic City Views, Gorgeous Hardwood flooring throughout, Top-line Stainless Appliances, rich granite counter tops, formal entry, Huge balcony, Spa-like bathroom, 2 sideXside parking, in the coveted Beverly Regency Bld 3 blocks from Beverly Hills w/enchanting Pool area and sun deck, blocks to fine dining (BOA, Soho etc)- A must see before it is gone!

Jeffrey Hobgood 310-305-7653
SOTHEBY'S BEV HILLS

Top line Stainss Applnces

1424 N CRESCENT HEIGHTS #61	Open	11-2	593A5	rev
\$1,124,000	3+2	FRENCH NORMANDY		



GRANVILLE TOWERS CONDO W/OPEN FLOOR PLAN & STUNNING VIEWS

Price reduction! Come see our "new fresh" look. Tenant has vacated! Elegant West Hollywood corner unit in the historic Granville Towers. This luxury unit features stunning views overlooking the city, hardwood floors, quality finishes, open floor plan, bright spaces throughout, and an overall vibe great for entertaining guests. Located at a convenient distance to restaurants, shopping, theatres, and nightlife. Secure 24 hour doorman building.

David Solomon 310-979-3798
BERKSHIRE HATHAWAY

www.1424CrescentHeights61.com

11 Venice Single Family

635 OXFORD AVE	Open	11-2	671J6	NEW
\$1,850,000	2+2.5	2sty-ARCHITECTURAL		



STUNNING ARCHITECTURAL BY LEE & MUNDWILER ARCHITECTS

Close to the ocean, this stunning modern architectural home is surrounded by bamboo so you can enjoy exceptional privacy. Your front yard boasts an open fire pit & picturesque water feature that is perfect for summer get togethers. Offers wall to floor windows & glass pocket doors w/ a contemporary open floor plan that takes advantage of an interior courtyard, a step down living rm, ample dining rm, masterfully designed kitchen & immense master suite. Only blocks away from Marina Del Rey!

Christophe Choo	310 777 6342	www.VeniceBeachModernHomeForSale.com
COLDWELL BANKER-BH N		

X 2801 OCEAN AVE	Lunch	11-2	671J6	NEW
\$1,349,950	3+1	1sty-TRADITIONAL		



TRADITIONAL ON CORNER LOT IN GREAT AREA

Awesome corner property in best neighborhood in Venice. Traditional home with 3 Br, 1 Ba, Dining Area, Laundry Room, Central Heat&A/C, Hardwood Floors, Crown Moulding, Double Pane Windows, Mirrored Closet Doors, Built-in Kitchen, Ceiling Fans, Copper Plumbing, Newer Roof, Completely Fenced Rear Yard, 2 Car Detached Garage, Hot Tub in patio, Fruit Trees, and designated Monarch Butterfly way station. Located just 5 blocks to the Beach and adjacent to Marina and historic Venice Canals and eats!

Terry Ballentine	310-577-5300	www.TerryBallentine.com
RE/MAX ESTATE PROPER		

1308 PACIFIC AVE	Refresh.	11-2	671G6	red
\$2,785,000	2945000	4+5 ARCHITECTURAL		



ARCHITECTURAL W/ OCEAN VIEWS

REDUCED! Ocean views abound from this stunning new Bill Adams architectural home in the heart of Venice, just seconds to the Beach & Abbot Kinney. Main living space w/ soaring ceilings, oversized windows that fill the home with natural sunlight & walls of glass sliders that open to your wrap around deck from the living room. Entertaining is seamless around a sleek gas fireplace & fire pit outside. This home is the ultimate beach house with all the luxuries one could ask for- an absolute must see!

Tami Pardee	310-907-6517	Blf-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg
PARDEE PROPERTIES		

2420 GRAND CANAL	Open	11-2	671H6	rev
\$3,895,000	3+2.5	ARCHITECTURAL		




VENICE CANALS ARCHITECTURAL STUNNER...

Dazzling 3 story custom, waterfront home designed by acclaimed architect, Stephen Ehrlich, located on coveted SW corner of Grand and Howland canals. This home is designed for indoor/outdoor living with walls of triple sliding doors opening to garden, fire pit & canals. Cooks kitchen with open dining area & patio access. Master suite with water views occupies 3rd level & includes 2 viewing decks. 2nd level has 2 guest rooms, full BA, utility area & loft doubles as office/den/FR.

Susan Stark	3103457450	www.GrandCanalVenice.com
GIBSON INTERNATIONAL		

829 OXFORD AVE	Open	11-2	672A6	rev
\$1,200,000	2+3	TRADITIONAL		



Beautiful Oxford Triangle Home with Two Master Suites and a powder room. Home Features Hardwood Floors, Granite Kitchen Counter Top, Two FPs., French Door Leads to the Garden, DD Garage off Back Alley. Great Location surrounded by more expensive Homes. Home with lot of potential, with A Little Imagination, make it a Winner! Tenant Occupied on a Month2Month rental, need ample notice to show. This area is under acclaimed Couer D'Alane School District.

Stuart Banerjee	3103996277	Blf-Ins,Rng/Ovn
D.G. REALTY		

11 Venice Condo / Co-op

1046 PRINCETON DR #107	Open	11-2	672A6	NEW
\$699,000	Prjct	1sty-ARCHITECTURAL		



ASSUMABLE SELLER FINANCING AVAILABLE*

18 of 30 Lofts left, Silicon Beach Lofts in the Oxford Triangle of Venice near shopping/entertainment. Work/Live spaces, select units offering SS Appliances, Italian Cabinets, Marble Counter Tops, 9'-30' Bow Truss Ceilings, Private Interior Elevator, Large Windows & Commercial roll up Doors, Skylights, Steel Beams, Large Balcony/Patio Final CofO 2010, Square footage listed is rentable sf and includes the interior and exterior space. Pictures are of Model units, Marina Del Rey post office*Restrictions Apply

Lee Johnson	310-892-2244	Blf-Ins,Cbl,Dshwshr,GrbgDisp,Micro,Other
SOTHEBY'S		

22 NAVY ST, UNIT 106	Open	11-2	671 F5	NEW
\$649,000	1+1	1sty-CONTEMPORARY		




OCEAN VIEW CONDO-ON SITE PARKING PROVIDED FOR BROKER'S OPEN!

Location, location! Hipster condo with white water ocean views only a few hundred feet from the sand of the Pacific. Walk out of your private covered patio and directly into the year round heated pool and spa, which also has ocean views. Hardwood floors, fireplace, updated kitchen with stainless steel appliances, Large Hip bathroom with recessed lighting, spa tub & Separate Steam Shower. Secure building, Laundry inside unit, 2 car secure pkgng. Small roof top viewing balcony w/ 360 degree views!

KJ Marmon	310.749.4995	High End Stainless Steel Appliances
HILTON & HYLAND		

11 Venice Income

X 945 MARCO PL	Lunch	11-2	671	NEW
\$2,385,000	Triplex	CALIFORNIA BUNGALOW		




EXTRAORDINARILY ENCHANTING CRAFTSMAN COMPOUND ON DOUBLE LOT

Extraordinarily enchanting Craftsman Compound on double lot on one of the best walk streets! Open your gate into the delightful surprise of 3 charming freestanding 1 BD, 1 BA homes in a dramatically landscaped, very private environment. Rambling gardens w/ Art installation & Fountain add to the enchantment of the property. Diverse uses - short or long term rentals, or a magical single family compound. 2 Car Garage w/ 4 more parking spots. Close to Abbot Kinney, the beach, & new restaurants.

Tami Pardee	310-907-6517	Refrigerator, Washer/Dryer, Oven/Range
PARDEE PROPERTIES		

238 HORIZON AVE	Open	11-2	671H6	NEW
\$2,250,000				



Exquisite Venice Beach Craftsman Duplex! This impeccably maintained property offers the beautiful décor of a vintage craftsman with today's modern amenities. The interior of both units feature bright and spacious living areas with hardwood floors, recessed lights and open floor plans. Each unit offers its own charm and both are equipped with washer and dryers, SS appliances and offices. This gem is ideally located 2 blocks to Abbot Kinney and the beach!

Matthew O'Keefe	310-622-7447	Cbl,Grbg Disp,Rng/Ovn
GIBSON INTERNATIONAL		

NO TAX RETURN NEEDED TO QUALIFY!

CHRIS FURIE

BRE 1004991 | NMLS 357449

DAMON GERMANIDES

BRE 1794261 | NMLS 317894

310-859-0488

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TUESDAY

11 Venice Lease

44 DUDLEY AVE	Refresh. 11-2	671G5	NEW
\$13,750	5+3	2sty-CRAFTSMAN	



BEACH WALK STREET COMPOUND

Stunning Craftsman Compound consists of two remodeled structures. Located on a walkstreet, the 3bd/2ba main house has newer appliances, w/d, oak floors, wood burning fp, formal dining room and 2nd story Master Suite w/ vaulted ceilings, 2 decks, oversize shower, soaking tub and 3 closets. Guest unit is 2 bed and large bath. Oak floors, s/s appliances, two decks, French doors and its own washer/dryer and dishwasher. Gated, covered parking for 6 cars! Fully wired for sound, security and Internet!

MLS#14-761593

Abe Sassoon 310-795-4367
BULLDOG REALTORS, IN

Grbg Disp,Rng/Ovn,Fridg,Wshr

11 Venice Residential Manufactured/Mobile Home

1902 SHELL AVE	Open 11-2	671	NEW
\$1,595,000	2+2	CALIFORNIA BUNGALOW	



1920'S WALK STREET BEACH BUNGALOW

Located in the heart of Abbot Kinney is this 1920's walk street beach bungalow. Front courtyard is an outdoor oasis to enjoy California outdoor living at its finest. Wrap around porch greets you as you enter the open living area w/ dining area & cozy fireplace w/ french doors opening onto your porch. Hardwood floors throughout w/ vaulted ceilings. Kitchen is open to the living space & is perfect for entertaining. 2 BD, 2 BA & a bonus room.

MLS#14-761593

Tami Pardee 310-907-6517
PARDEE PROPERTIES

Refrigerator, Oven/Range

13 Palms - Mar Vista Single Family

12035 DEWEY ST	Refresh. 5-8	672B2	NEW
\$2,150,000	4+3	2sty-CONTEMPORARY	



BACK OF THE CUL DE SAC WITH VIEWS GALORE

Magnificent custom contemporary home unique in so many ways! Talk about curb appeal! From the massive amounts of vault and natural light to its large usable lot and oh so quiet end of the cul de sac location you will not want to miss out on this very special home. It boasts spectacular views from the Getty Museum to Downtown LA.. Very large vaulted upstairs master suite w 3 bedrooms and 2 bathrooms downstairs. Please join us for an evening open house to see what everyone is talking about!

MLS#14-768945

Robert Valandra 310-428-7172
THE FLYING V REALTY

Rng/Ovn,Fridg

3489 GREENWOOD AVE	Open 11-2	672 A3	NEW
\$1,995,000	4+3.5	2sty-MODERN	



PRIVATE MODERN OASIS

Brand New Construction/2014 AIH Development. High Ceilings & Walls of Glass Create Indoor/Outdoor Garden Rooms & Tree Top Views w/Natural Light! Spacious Open Floor Plan has a Masterful Blend of Warm Woods; from Hand Oiled Oak Floors to White Oak Doors. Custom Kitchen w/ built in Pantry & Center Island. Bathrooms have a variety of Calcutta Marble, Glazed Japanese Ceramic Tile, Deep Soak Tub & Grohe Fixtures This Cal Green Home has Oversized 2 Car Garage, Fire Sprinklers, Eco Cistern & More!

MLS#14-765121

Ann Beck & Terri Davis 310-391-6853
RE/MAX ESTATE PROP

Viking Appliances, Tankless, Cat5, LED

4582 ALLA ROAD	Refresh. 11-2	3+2	CONTEMPORARY	NEW
\$849,000				



FEEL THE ZEN IN DEL REY! 3+2 SFH


Tranquil & Zenlike Traditional in Del Rey. 3 bedrooms, 2 bath home. 1,510 sq ft. Features hardwood floors, a large fireplace, master bedroom suffused with natural light. Zero-scaping in both yards. Step out your French doors to a lovely "Zen garden". Large 2 car garage. Indoor/outdoor space perfect for entertaining. Feel the ocean breeze in the summer. Just 1 mile to Marina del Rey Harbor, Venice Beach, Ballona Creek Wetlands bike path. . Move-in as is or build your dream home.

MLS#SR14125173CN

Carl Izbicki 310-384-9957
RE/MAX ESTATE PROP.

Coffee & Delicious Pastries

11417 CHARNOCK RD	Lunch 11-2	672	NEW
\$0	3+2	TRADITIONAL	



SUNNY BUNGALOW

Sunny 3 BD home on charming Charnock Rd w/ working recording Studio! Charming home w/ hard wood throughout & infused w/ light. Living room has built ins & fireplace. Dining area leads to the updated kitchen. Master bed features wood floors & plenty of closet space w/ over-sized en suite leading to the backyard. Lovingly landscaped yards w/ brick patio perfect for alfresco dining. There is a separate studio in the back that is a working sound studio. Check MLS for price.

MLS#14-758525

Tami Pardee 310-907-6517
PARDEE PROPERTIES

Refrigerator, Washer/Dryer, Oven/Range

12105 DEWEY ST	Open 11-2	672B2	rev
\$2,295,000	4+5	CONTEMPORARY	



BEAUTIFUL NEW CONTEMPORARY HOME WITH AMAZING VIEWS

4 Bedrooms, 5 Baths in 3,366 square feet, including family room and great room. Walk into the double-height foyer with tons of natural light and enjoy the custom, recessed wall and door detail. Designed as a "Smart Home," this new home comes complete with a Control 4 Smart Home System, built-in audio speakers, in-wall iPad, and is prewired for cable TV, and Cat5 data and telephone. Amazing, French Oak, Hardwood Floors

MLS#14-758525

Ron Wynn 310-963-9944
COLDWELL BANKER-MONT

Dshwshr,Dryer,Frzr,Grbg Disp,Micro,Other

11341 ROSE AVE	Open 11-2	672D1	rev
\$1,495,000	4+4	TRADITIONAL	



TRADITIONAL STYLE HOME - GORGEOUS MAR VISTA REMODEL

Lovely open floor plan with an abundance of natural light fills this luxurious home. Beautiful French Oak wood flooring throughout. The house contains 4 spacious bedrooms and 4 luxurious bathrooms, including a master suite with a finished walk-in closet and adjoining bathroom, office, attached two car garage, dining area and a living room complete with a fireplace. Gourmet kitchen is complete with Granite and Marble counters and European stainless steel appliances. Beautiful grassy fenced yard.

MLS#14-765121

Ron Wynn 310-963-9944
COLDWELL BANKER-MONT

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

3741 WADE ST	Lunch 11:30-1:30	672B4	rev
\$1,275,000	4+3	CONTEMPORARY	



WOW! NEW PRICE NEWLY STAGED! JOIN US FOR LUNCH!

Wow! Exciting New Price and phenomenal value in Mar Vista!! Warm and inviting remodeled home on beautiful street in very desirable area of Mar Vista. Classic covered front porch entrance leads to Living/Dining area with recessed lighting and wood floors. Spacious family room with brick fireplace opens to large, wonderful grassy yard with extra bonus room attached to two-car garage for office/gym/studio or play. Sunny kitchen with granite counters. Co-listed with Jackie Cohenca.

MLS#14-754589

Rona Kaufman 310-962-8797
TELES PROPERTIES

CingFan,Dshwshr,Dryer,Grbg Disp,HoodFan



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TUESDAY

14 Santa Monica Single Family

609 PALISADES BEACH RD	Open	11-2	NEW
\$29,000,000	9+12	3sty-CONTEMP MED	



ONE OF A KIND BEACH HOME

This 3 level beach estate has 9 beds, 12 baths with the ocean and sand as the backyard. The main level offers an open floor plan ideal for entertaining featuring large living room, family room and dining room. There are 3 kitchens throughout the home for convenience. The master suite has gorgeous ocean views and sounds of waves to lull you to sleep. Grassy backyard with pool. 6 car garage. Steps to the Santa Monica Pier, Third Street Promenade, trendy shops, restaurants and entertainment.

Santiago Arana	424-231-2400
THE AGENCY	

225 22ND ST	Refresh.	11-2	NEW
\$5,980,000	5+8	3sty-CAPE COD	



NEW CONSTRUCTION IN GILLETTE REGENT SQUARE

Newly Built! This 5Bed/8Bath Cape Cod style home is located in highly sought-after Gillette Regent Square. It features 3 levels serviced by elevator. The lower level is comprised of a luxxe guest suite, gym, over-sized bonus, wine cellar, bar & stylish theatre. The main level offers formal living/dining rms+elegant library. The kitchen opens to family rm w/cozy fireplace. Upstairs, the master bath features soaking tub, steam shower+2 walk-in closets. 3 Additional en-suite beds complete the home.

Smith & Gunn	310-500-1373
PARTNERS TRUST	
Theatre, Library, Wine Cellar, Guest	

1043 24TH ST	Open	11-2	631/F6	NEW
\$2,299,000	3+2	1sty-TRADITIONAL		




UPDATED TRADITIONAL IN PRIME NORTH OF WILSHIRE LOCATION!

Beautiful 3 bedrooms & 2 bathrooms, spacious open floor plan, new doors and windows, light and bright throughout, Central A/C and hardwood floors. Lovely master opens to landscaped private yard, updated kitchen and baths complete this gracious home in sought after location!

Melanie Sommers	310-418-0343
PARTNERS TRUST	

1006 PINE ST	Lunch	11-2	NEW
\$2,295,000	4+3	2sty-CRAFTSMAN	



1914 REIMAGINED CRAFTSMAN IN SUNSET PARK

1914 Craftsman maintained beautifully and reimagined with all of the modern conveniences! Enter into an authentic parlor w/ cozy fireplace. Two toned hardwood floors throughout. Additional living space is perfect for a den/play room off kitchen. Remodeled kitchen has custom designer finishes. 3 BD & 2 BA are downstairs. Upstairs is a Master Retreat w/ walk in closet, bath & private balcony. Backyard is a private oasis w/ a deck & hot tub. Garage can be an exercise room/ alternate living space.

Tami Pardee	310-907-6517
PARDEE PROPERTIES	
Refrigerator, Oven/Range, Hot tub	

1060 HARVARD ST	Open	11-2	631	NEW
\$2,195,000	2+1.5	1sty-SPANISH		



BEAUTIFUL SPANISH NORTH OF WILSHIRE ON A GREAT LOT

Beautifully renovated and restored 1936 Spanish in prime Santa Monica location on a great lot North of Wilshire. Features include courtyard entry, authentic details, wood floors, great kitchen with top of the line appliances, breakfast room, and updated systems. Lush landscaping and Western exposure add to the benefits of this ideal property in the Franklin School district. Live in this warm and inviting home, add on, or build new. Close proximity to local shops, restaurants, and the beach.

Emil Schneeman	310-230-3731
BERKSHIRE-HATHAWAY	
Range, oven, fridge, dishwasher,	

1127 BERKELEY ST	Refresh.	11-2	631, G6	NEW
\$1,895,000	3+2	1sty-TRADITIONAL		



LARGE LOT, GREAT LOCATION!

Charming, well maintained home, in the "college streets" of Santa Monica, w/in coveted Franklin School dist. This Traditional home has hwd flrs, an updated kitchen w/ granite cntertps, newer 2nd ba, fam rm and a large deck to enjoy al fresco dining. Cozy liv rm w/ FP. Add'l creative space. Great opportunity to apply your personal touches or, build dream home. Large grassy lot, room for pool, variety of fruit trees. Conveniently located near Bristol Farms & shopping on Wilshire/Montana Ave.

Mary Young	310.255.3416
BERKSHIRE HATHAWAY	
Refrigerator, Washer, Dryer, Stove	

416 ENTRADA DR	Open	11-2	631C7	NEW
\$1,450,000	3+1.75	TRADITIONAL		



BRIGHT & LIGHT TRADITIONAL WITH BEAUTIFUL VIEWS!

Don't let the days on market concern you! The Seller had not identified his replacement property. This is the least expensive home in the 90402 zip code! Move-in or expand/remodel. 3bd+1.75 ba w/treetop views, north west facing canyon views and property that extends up to Adelaide Dr. Hardwd flrs, living room w/frpice, 2-car garage. Huge upper deck w/hot tub, canyon & sunset views. Updated bath in main house, 3/4 ba & laundry are in lower level bonus rm w/separate entrance. Canyon Elementary.

MLS#14-770539	
Loraine Silver	310-458-4024
PARTNERS TRUST SM	
Built-ins	

1345 CEDAR ST	Lunch	11-2	671G3	NEW
\$1,229,000	2+1	SPANISH		



Few & far between, the Spanish style homes of Sunset Park rarely come to market. Even rarer, a class of unspoiled authentic character offered here. Classic Spanish facade leads you through the courtyard to a formal entry. Orig architectural details adorn living & dining rooms; carved wood beamed ceilings, vintage wood & tile floors, curved corner-set fireplace, arches - the hallmarks of quality craftsmanship & detail from a by-gone era. Ideal flow from a rear facing kit & b-fast room to yard.

MLS#14-770915	
Jennifer Field	424-202-3239
TELES PROPERTIES, IN	
Cbl,Dshwshr	

333 12TH ST	Open	11-2	631D6	rev
\$4,295,000	5+4.5	3sty-MEDITERRANEAN		



HANDSOME CALIFORNIA SPANISH IN NORTH SANTA MONICA

Contemp interpretation of authentic CA Spanish on qt st North of Montana. Lofty, sun-filled spaces, hrdwd & Saitlito tile flrs, rich sandblasted beamed ceilings & French drs thru-out lead to lush gardens, balconies & roof top terraces. Soaring dble hght LR w/ FP & lbrly loft, den/office w/ built-ins, inviting FDR, & kit/brkfst/fam rm. Master w/ sitting rm, 2 terraces, lavish BA & fitted closet. Lg grsy yd w/ rm for pl. Distinctive design inside & out w/in close to shops, restaurants & Ocean Ave.

MLS#14-765275	
David Offer	310-820-9341
BERKSHIRE HATHAWAY	
www.333-12th.com	

2117 6TH ST	Open	11-2	671F3	rev
\$2,399,000	2+1.5	SPANISH		



VINTAGE, SPANISH HOME W/ 2 RENTAL UNITS - OCEAN VIEWS!

Vintage, Spanish hm + 2 income unts in Ocean Park. Head-on ocean vws frm hme & both units. SF hm has 2 bds, 1.75 ba, frml liv rm, din rm, fam rm, hrdwd flrs, 2 frplaces, vintage full ba, vintage ceiling design & sunny kit. This west-facing property sits perched up on a hill for privacy, views and glorious ocean breezes. At north end of Ocean Park & away from flight path of Santa Monica Airport. Rental units, above garages are 1.charming 1 +1 & equally charming studio, both w/ head-on ocn vws.

MLS#14-767607	
Kate Bransfield	310-395-1133
COLDWELL BANKER-MONT	
Dshwshr,Dryer,Rng/Ovn,Wshr	


TUESDAY

14 Santa Monica Condo / Co-op

701 OCEAN AVE #210	Open 11-2 671C1	NEW
\$2,335,000	2+3 CONTEMPORARY	
	A rare opportunity to own in this prime building on Ocean Avenue North of Montana! Gorgeous, clean and updated with peek-a-boo ocean views in one of the best buildings on Ocean Avenue. This building offers a spectacular rooftop pool, spa, BBQ and more, an ideal atmosphere for parties and gatherings.	
MLS#14-766865	Roof Top Pool and Deck	
Magnus Hellberg PARTNERS TRUST BH		

833 OCEAN AVE, UNIT 105	Open 11-2 671 C1	NEW
\$1,595,000	2+1.75 1sty-CONTEMPORARY	
	OCEAN VIEW CONDO - BROKER'S ONLY! SEE FULL PAGE AD. Beautiful 2 BD/ 1.75 BA (1145 sq ft) Condo w/ Ocean Views from Kitchen, Dining Area, Living Room, & Huge Private 464 sq ft Terrace attached to a 460 sq ft Garden! This spacious condo has tiled floors throughout, updated kitchen, floor to ceiling windows/sliders. Walk in closet in Master plus an additional interior private patio. Laundry inside the unit, & secured parking for 2 cars plus one guest spot for building. Perfect location on northern Ocean Ave across from the Palisades Park and Ocean!	
KJ Marmon / Charles Neal HILTON & HYLAND	310.749.4995	Huge Ocean View Terrace and Garden!

1534 17TH ST, UNIT 105	Open 11-2	NEW
\$1,275,000	1+2	
	MODERN ARCHITECTURAL LOFT Modern architectural loft with industrial-style and premium finishes. 1,600 SF of flexible living space, as well as an enclosed custom teak wood and polished concrete patio. Authentic loft details figure prominently throughout the space including high ceilings, exposed duct work, recessed lighting, polished concrete floors, and floor-to-ceiling windows which fill the space with natural light. Gourmet kitchen equipped with premium stainless-steel appliances.	
Michael Fenton HILTON & HYLAND	310.339.9052	www.drewfenton.com

1338 STANFORD ST #A	Lunch 11-2 631G6	NEW
\$1,125,000	2+3 CONTEMPORARY	
	MODERN SANTA MONICA TOWN HOME Remodeled contemporary front facing townhouse in ideal location, close to many great urban options incl the upcoming light rail. This updated & bright 2 bd, 2.5 bth features an open floor-plan & designer kitchen w/ custom cabinetry, caesar stone countertops, st stl appliances, wine fridge, & window seat. The rich wood floors lead you into today's preferred layout w/ open kitchen, dining & living room housing a fireplace & custom sound system. Patio off dining makes for easy grilling.	
Dan Nessel BERKSHIRE HATHAWAY	310-365-0195	Blf-Ins,Dshwshr,Micro,Rng/Ovn


833 21ST ST #6	Open 11-2 631F6	NEW
\$749,000	2+2 SPANISH	
	WELCOME TO CASA DE COLORES CONDOMINIUMS! Extremely bright top floor 2bd, 2ba condo located on a quiet tree lined street, steps to Montana Avenue's famous shops, café restaurants. Good quality hardwood floors, smooth ceilings, remodeled kitchen - granite counter tops, stainless steel appliances & tiled back-splash. Tastefully remodeled bathroom with great use of granite & tile. Bedrooms are on opposite ends of the unit. Good size balcony overlooking greenery. Inside laundry. 2 car parking.	
Gary Limjap COLDWELL BANKER - SM	310.586.0357	Blf-Ins,Dshwshr,Dryer,Grbg Disp,Rng/Ovn

821 BAY ST, UNIT B1	Open 11-2 671F3	NEW
\$749,000	3+2 ARCHITECTURAL	
	DRAMATIC 3-STORY CONDO NEAR THE BEACH Dramatic tri-level unit w/ only one common wall in a spectacular architectural building, designed by renowned architect, Michael Folonis. Small 15-unit building w/ a security gated entry & two SxS spaces & private storage unit in a security gated garage. Abundant natural light, open kitchen to dining area & living room w/ fireplace & high ceiling. Two open terraces, w/ city lights & mountain views from the top floor terrace. HOA includes EQ Insurance. Close to the beach, Whole Foods & dining.	
Bill Parks RODEO REALTY INC.	310-892-3499	Refrigerator, stove, washer and dryer

1429 26TH ST #18	Open 11-2 631G7	NEW
\$739,000	2+3 CONTEMPORARY	
	Spacious, Bright, Quiet Rear 2 BD 2.5 BA Twnhse. Large open living & dining area w/ hrdwd flrs & fireplace. Private patio runs length of the unit. Remodeled kitchen has stone counter tops & stainless steel appliances. Kitchen has peninsula & nice breakfast area. Upstairs - 2 bedroom suites w/vaulted ceilings. Master bath has 2 sinks. Direct access from gated parking garage. 2 Side x Side parking spaces. Bonus Room w/ laundry area inside unit. Central AC/Heat. EQ insurance.	
Nina Kleinert SIMONE KLEINERT	310 433 8646	Blf-Ins,Clng Fan,Dshwshr,Rng/Ovn

1144 17TH ST #8	Lunch 11-2 631F7	NEW
\$688,000	2+2 TRADITIONAL	
	AMAZING TOWNHOUSE! GREAT PRICE! A Townhouse North of Wilshire under 700k! Amazing Value! Decorator-Perfect! Soaring Ceilings in Living Room Give Home Great Open Feel. Warm, Wonderful & Cozy w/Fireplace Make this the Perfect Place To Call Home. LR Opens to Spacious Patio; Great for Entertaining. Master Suite w/Walk-in Closet has Treetop Views. Prime East-Facing Location in Quiet Area. Parking is 2-Car Side-by-Side w/Extra storage. Close to Montana Ave, Douglass Park, Shopping and Restaurants; Enjoy Best the City Has to Offer.	
Dean Jubas COLDWELL BANKER-MONT	310-415-0005	Dshwshr,Dryer,Grbg Disp,Fridg,Wshr

2002 4TH ST #104	Open 11-2 671F3	NEW
\$399,000	1+1 TRADITIONAL	
	GREAT LOCATION BLOCKS AWAY FROM THE BEACH & MAIN ST. Fantastic location just blocks away from the beach and Main St. and 3rd St promenade. Enjoy the ocean breezes and the convenience of being close to all of Santa Monica's offerings. Pool level condo with 1 bedroom & 1 bath. Feels like you're on vacation all year round. Beautiful large sunny pool with ample space to sunbath. The building has strong reserves and earthquake insurance.	
Brett Silver PARTNERS TRUST SM	310-458-4024	Built-ins

201 OCEAN AVE #1608B	Open 11-2 671C1	rev
\$3,650,000	2+2 CONTEMPORARY	
	STUNNING OCEAN VIEWS! EXQUISITELY DONE FROM TOP TO BOTTOM! Exceptional remodeled 2 bdrm unit on the 16th flir of famed Ocean Towers. Renovated w/a nod to the Art Deco period w/ views to Catalina & the Santa Monica Pier. Originally 2 units, a studio & 2BD were seamlessly combined. Nothing has been overlooked; gorgeous decorative moldings, unique wood finishes, limestone flrs, & more! Every corner has been utilized to its fullest potential. Step out to the pvt. balcony & marvel at the jaw dropping views. Valet, security, pool, gym, & extra parking.	
Sally FJ / Melanie Lewis JOHN AAROE GROUP	310-691-7888	www.201ocean1608b.com

TUESDAY

1338 STANFORD ST #E	Open	11-2	631G6	rev
\$1,099,000	2+3	CONTEMPORARY		




BEAUTIFUL ARCHITECTURAL TOWNHOUSE

Beautiful south facing 2B/2.5BA townhouse with office/bonus room, large rooftop deck with city views. Open living, dining room has bamboo floors. Living room has a gas fireplace and recessed lighting; private patio off dining room and kitchen. Master bedroom has a large walk-in closet, fireplace and a small balcony. Master bathroom has double sinks and oversized bathtub. Spacious bonus room has ample storage and laundry area. Private entry garage.

MLS#14-760851
Cheryl Lynne McInnes 310-721-4052
JOHN AAROE GROUP

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

1120 CUMBRE ALTA CT	Open	11-2	NEW
\$3,395,000	5+4.5	2sty-ARCHITECTURAL	



NEW LOOK - NEW PRICE - SAME AMAZING VIEWS


Contemporary luxury nestled in a private, tranquil post-card setting. Breathtaking ocean views & canyon vistas. Offering a blend of timeless sophistication and comfortable living, this home enjoys a wonderful floor plan with tremendous light & vaulted architectural ceilings. The gourmet kitchen w/breakfast bar, casual dining area & walk-in pantry. Beautiful office with custom built-ins & a fireplace. Swimmer's pool, spa, outdoor kitchen/bbq bar & putting green. This is the ideal entertaining home!

Michael Edlen 310-230-7373
CB - PAC PAL

Refrigerator, freezer, range, built-ins

14 Santa Monica Income

2117 6TH ST	Open	11-2	671F3	rev
\$2,399,000	Triplex	SPANISH		




OCEAN VIEWS - SPANISH HOME + 2 RENTAL UNITS IN OCEAN PARK!

Vintage, Spanish hm + 2 income units in Ocean Park. Head-on ocean vws frm hme & both units. SF hm has 2 bds, 1.75 ba, frml liv rm, din rm, fam rm, hrdwd flrs, 2 frplaces, vintage full ba, vintage ceiling design & sunny kit. This west-facing property sits perched up on a hill for privacy, views and glorious ocean breezes. At north end of Ocean Park & away from flight path of Santa Monica Airport. Rental units, above garages are 1.charming 1 +1 & equally charming studio, both w/ head-on ocn vws.

MLS#14-767215
Kate Bransfield 310-395-1133
COLDWELL BANKER-MONT

Dshwshr,Dryer,Rng/Ovn,Wshr

408 SURFVIEW DR	Open	1-2	630F5	NEW
\$2,495,000	4+3	2sty-TRADITIONAL		



Great family home with 4 bedrooms up, family room ,den and office down.Hardwood and slate floors, new carpeting upstairs, some ocean and mountain views.Huge private parklike landscaped yard!

MLS#14-771023
Tom Hackett 310-400-4140
KELLER WILLIAMS PAC

Blt-Ins

15 Pacific Palisades Single Family

1535 UMEO RD	Open	11-2	NEW
\$9,995,000	6+9	3sty-CONTEMPORARY	



DISTINCTIVE RIVIERA VIEW HOME

Rarely does a custom home built for today's lifestyle incorporate so many facets for gracious, elegant enjoyment and down right fun.The house is oriented to capture impressive views to the ocean with decks and outdoor spaces that are most impressive. The kitchen is a chef's delight; media room, family room, each bedroom is en suite and the master bedroom, befit with a massive walk in closet and sumptuous bath opens up to views through the canyon to the Pacific blue.

Segal and Wesley 310-500-1388

17144 AVENIDA DE SANTA YNEZ	Open	11-2	630F2	NEW
\$1,895,000	4+5	2sty-CONTEMP MED		



GRACIOUSLY APPOINTED HIGHLANDS HOME!

Breathtaking mountain views in this pristine 2 story Palisades Highlands home. Tastefully updated w/fabulous1st floor master suite. Dramatic 2 story entry w/interior 2nd floor gallery. Remodeled kitchen w/tile floor, granite + center island & upscale appliances. Pella windows throughout most rooms. Membership in Santa Ynez community recreation center w/pool, 3 tennis courts + gym is added bonus. Complete privacy is enjoyed from beautiful landscaped front, rear and side yards.

MLS#14-768809
Dottie Weiler 310-496.5944
GIBSON INTERNATIONAL

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

715 NAPOLI DR	Open	11-2	631C6	NEW
\$8,995,000	7+9	3sty-CAPE COD		



AMAZING DETAIL!

Beachy Cape Cod, this brand-new magnificent estate is set on one of the most sought-after streets in the Riviera. World class finishes accentuate the magnificent flow of this masterpiece! This spacious 7,200 sqft designer-done 7 bed, 7 full baths and 2 half baths residence offers every amenity desirable: Exquisite rooms overlooking front and backyard, gracious kitchen, 3 fireplaces, hand-carved detailed bar on lower level, wine cellar, etc.

MLS#14-763847
Marco Rufo 3104886914
BERKSHIRE HATHAWAY

True Media Room for Entertaining

17822 TRAMONTO DR	Open	11-2	NEW
\$1,795,000	3+2	CONTEMPORARY	



THE DEFINITION OF COASTAL LIVING - 3% CSO

Incredible views from nearly every room! Set on the rim of the desirable Castellammare neighborhood, this Trad/Contemp is bright, open and in move-in condition. Gated with charming landscape and mtn views from the front. Incredible view deck with sweeping ocean, coastline and island views in both directions from the back. Open and bright liv/din rm off kit. Three bedrooms (one is a pass-through to the converted garage, which is now a media/play room. Wd flrs, beautifully updated kit and baths.

Michael Edlen 310-230-7373
CB - PAC PAL

Built-ins, frig, stove, dishwasher

1018 KAGAWA ST	Open	11-2	631B5	NEW
\$1,795,000	2+2	2sty-CALIFORNIA BUNGALOW		



DRIVE BY ONLY PLEASE DO NOT DISTURB OCCUPANTS

This extraordinary flat lot is 7203 square feet (50' X 143'/145') The home on this lot was built in 1947, has been in the same family for over 65 years, and is in original condition. Tract 9300.This property is being sold for lot value only. This is a fabulous opportunity. Showings will be with an accepted offer only. Please see Buyer's package in MLS DOC Manager or request a copy by email. Please do not disturb occupants.

MLS#14-770263
Sanda Alcalay 310-200-6472
SOTHEY'S INTERNATIO

None

**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

1161 EMBURY ST	Open	11-2	631A4	red
\$2,995,000	4+6	COUNTRY FRENCH		



JUST REDUCED!!

Renovated 4bd/4.5ba Country French in the 1100 block of the Alphabet Streets. This lovely home offers the floor plan so popular with today's lifestyle... easy flow from room-to-room...a Fam Rm/Gour Kit orienting out to the backyard... family bedrms together upstairs. Exquisitely detailed w/ beautiful architectural elements. Formal Liv & Din Rooms. Study. Well-appointed Cooks Kitchen. Three bedrooms up including tranquil Master. Washed brick patio & grassy backyard. Casita-style guest quarters w/ bath.

MLS#14-761363
Dan Urbach 310-230-3757
BERKSHIRE HATHAWAY

www.1611Embury.com

900 ILIFF ST	Open	11-2	631B5	rev
\$2,695,000	3+3	2sty-SPANISH		



CLASSIC SPANISH IN THE ALPHABET STREETS


Classic 2-story Spanish courtyard home. 1st level: 2 bed & 2 bath, living rm w/ fireplace, dining, center island cook's kitchen w/ breakfast area, family rm, office/gym, and laundry rm. 2nd Level: master suite w/ adjacent office/nursery. Guest Suite w/ private courtyard. Very close proximity to town.

MLS#14-766227
Dustin Hall 310.625.1971
BERKSHIRE HATHAWAY

Cook's Kitchen w/ Center Island

15 Pacific Palisades Condo / Co-op

18057 COASTLINE DR #5	Open	11-2	630E6	NEW
\$1,250,000	2+2	CONTEMPORARY		



SPECTACULAR OCEAN VIEWS!

Enjoy panoramic ocean and Santa Monica Bay views from this rarely available unit in award winning building. First time on market since built. Large view balcony along whole length of condominium, with own bbq area. Private, inside laundry room. Two car garage, with side by side parking and extra storage. Easy access to the unit (few steps). Close to beach, Palisades, Malibu, and Santa Monica centers. HOA includes earthquake insurance, water and garbage.

MLS#14-769029
Marta Samulon 310-230-2448
COLDWELL BANKER-PAC.

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

16123 W SUNSET #12	Lunch	11-2	630J5	NEW
\$879,000	2+2	CONTEMP MED		




Newer construction 2+2 Palisades condo close to the Village, Temescal Cyn & the beach! Finished w/luxury quality thru out incl: recessed lighting, surround sound, natural stone floors, central air/heat & more! The chefs kit feats SS appls, granite counters, Kohler fixtures & 5 seat bfast bar. The formal DR opens to spacious LR featuring a fp & built-in surround sound & priv balcony. Master suite w/ftp, priv balcony, walk-in closet, linen closet. Prime gated complex w/fitness room & rec room.

MLS#14-769337
Lydia Simon 3103178383
COLDWELL BANKER

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

16 Mid Los Angeles				Single Family
1724 S HARVARD	Lunch	12-3	633J5	NEW
\$750,000	4+2.5	2sty-CRAFTSMAN		



CLASSIC CRAFTSMAN IN HARVARD HEIGHTS HPOZ


Open Sunday June 22, 2:00 -5:00 PM and Tuesday, June 24 NOON-3:00 PM

This spacious vintage beauty has details galore! 4 BR, 2.5 Ba, center hall plan, music rm, Large living rm with wood-burning stove, flanked by the fireplace with custom tiles, window seat, crown molding, plate rails, too many features to list! Formal dining rm has china cabinet. upstairs 4 BR, plus sleeping porch/studio workroom & 1.75 BA... BIG attic space, electric car charging station, greenhouse, and MORE!

MLS#14-769825
Natalie Neith 323 317-9696
JOHN AAROE GROUP

Cbl

16 Mid Los Angeles				Income
1513 S ORANGE GROVE AVE	Open	11-2	633B4	NEW
\$1,250,000	Triplex	2sty-ARCHITECTURAL		



MASTERFUL ARCHITECTURAL TRIPLEX

The architect-owner has preserved the original bungalow street-view, while adding modern structures that offer indoor/outdoor living, dramatic spaces, high-end finishes. The rear unit is a 2-story 2 Bed 2.5 Ba, with a 3rd-story deck having 360 degree views, and a private landscaped rear yard. The center unit is a single-story 2 Bed 2 Ba with a large 2nd-story roof deck and private enclosed side yard. The front unit is a 1 Bed 1 Ba bungalow with an enclosed private front yard.

MLS#14-770231
J Pauley, T.Galbraith 323-252-4310
HAUSANGELES

Many amenities and High-end finishes.

18 Hancock Park-Wilshire				Single Family
514 N MCCADDEN PL	Open	11-2	NEW	
\$1,795,000	3+2.5	1sty-TRADITIONAL		



GEORGIOUS HANCOCK PARK HOME

Warm and inviting home on a beautiful tree-lined street in desirable Hancock Park . Wide brick lined drive, charming ivy and rose accented curb appeal welcomes you to this single story home featuring nice sized living and dining room, leaded glass windows, kitchen with attached family room, huge attic, outdoor space with built in BBQ and a terrific guest suite/office above the bonus room/garage. Make this your home, enjoy some of the best that Los Angeles has to offer.

Sharona Alperin 310-888-3708
SOTHEBY'S SUNSET

850 S BRONSON AVE	Open	11-2	633G3	NEW
\$1,295,000	4+2.5	CALIFORNIA BUNGALOW		



WILSHIRE PARK COLONIAL REVIVAL CIRCA 1922

Wilshire Park Colonial Revival Circa 1922. Gorgeous vintage restoration. 4 nice sized bedrooms 1.5 baths in the main house. Original Bachelder fireplace in the living room, beautiful moldings and hardwood floors throughout. The library has built in bookcases. A formal dining room next to the eat in kitchen adjoins a large deck over looking the yard, pool / spa and outside gazebo. Separate guest house / studio has its own full bath, and stone floors. Located in Wilshire Park HPOZ.

Jeffrey Young 213 819.9630
SOTHEBYS SUNSET

Pool / Spa , Guest house,

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.



920 S VICTORIA AVE	Open	11-2	633F3	NEW
\$985,000	3+2.5	2sty-TRADITIONAL		



WELCOME HOME!

This gracious Traditional 2-story home sits on one of the prettiest tree-lined streets in historical Windsor Village (HPOZ). An updated cooks-kitchen with French doors leads to a relaxing deck and patio. Its large center-island invites family and friends to gather around for snacks, meals and daily updates. The formal dining room and large living room have original hardwood floors with windows that frame a picturesque front garden and street. The original charm remains in this home.

MLS#14-770923
Terri Mccortney (323) 251-7792
COLDWELL BANKER HPN

Dshwshr,Grbg Disp,Rng/Ovn

124 S ROSSMORE AVE	Open	11-2	633-F1	rev
\$5,999,000	7+8	MEDITERRANEAN		



MAJESTIC MEDITERRANEAN HOME

Architectural beauty done to perfection in Hancock Park & was completely renovated in 2008. 7BR 8BA (6,020 SF) in main house plus two story (1,500 SF) guest house with 2BR 2BA plus two car garage, master bedroom with open patios, sweeping rotunda entry with spiral staircase. Living rm with fireplace, family room, state of the art kitchen with top of the line appliances & custom cabinetry leads to lushly landscaped garden. Sparkling swimming pool, gazebo with fireplace and two story guest house.

MLS#14-744537
June Ahn (323) 855-5558
COLDWELL BANKER - HP

Open Saturday & Sunday 2:00-5:00PM

639 N JUNE ST	Open	11-2	593E7	rev
\$1,799,000	5+4	2sty-TRADITIONAL		

Great Value! Upgrade this 3359 SF home situated on a double corner lot. Large private backyard, room for pool; garage converted. Bring your imagination & contractors! HPOZ, non-contributing home.

MLS#14-744905
N.Hartman/L. Brenner 323-860-4259
COLDWELL BANKER - HP

18 Hancock Park-Wilshire Condo / Co-op

585 N ROSSMORE AVE #202	Lunch	11-2	593F7	NEW
\$670,000	3+2			



AMAZING 3BR 2BA. BRIGHT, QUIET, EXCELLENT OUTDOOR SPACE!

This beautifully updated bright condo is located just 3 blocks from Larchmont Village. Some of the notable features of this unit are the kitchen's granite countertops, the living room's beautiful hardwood floors, the owner-installed recessed lighting, and the largest patio in the building. Great closet space, laundry in unit, and all of the windows are double paned to create a calm, quiet, and peaceful living space. Building amenities: rooftop pool and BBQ, gym, garage. Also, pet friendly!

MLS#14-770531
Eli Schneider 323-250-2020
KW LARCHMONT

BBQ,Cbl,Dshwshr,Dryer,Grbg Disp,Other

109 N SYCAMORE AVE, UNIT 404	Refresh.	11-2		NEW
\$585,000	1+1	1sty-MEDITERRANEAN		



WONDERFUL OPPORTUNITY!

Behold, here is the most gorgeous unit The Warwick has even seen! This beautifully renovated home by Lewis Interiors of Boston. The 4th floor condo features custom solid fir cabinetry and hand milled, solid wood doors. Ann Sacks tiles grace the kitchen backsplash. The black marble slab for the kitchen counter was hand selected from the Walker Zanger. Waterworks farm house sink. A Subzero fridge, 4 burner Viking range complete the kitchen. In the exquisite bathroom: Waterworks tub & tile.

Brian & Laura Moore 3108494990
SOTHEY'S LOS FELIZ

Fridge, stove, dishwasher

18 Hancock Park-Wilshire Income

524 N SYCAMORE AVE	Open	11-2	593D7	NEW
\$1,300,000	Duplex	2sty-SPANISH		



VACANT SPANISH DUPLEX IN PRIME LOCATION!

Lower Unit 3 bedroom 2 Bathroom Hardwood Floors, Coved Ceilings, Character Details, Central AC and Heat, Upper Unit Extra Large 1 bedroom 1 Bath with Separate Breakfast Room, Hardwood Floors, Original Detail, Great Income or mother in Law Unit, 3 Car Garage with an adjoining Guesthouse on a 5944 Square Foot Lot. Both Units ready for your remodeling - Bring your contractor ! Middle of the Block, Quiet Tree Lined Street and Close to Places of Worship. Vacant, Vacant, Vacant

MLS#14-770261
Steven & Zee Spezzano 213-494-3999
KELLER WILLIAMS

The Integrity Team

19 Beverly Center-Miracle Mile Single Family

6316 W 5TH ST	Open	11-2	633	NEW
\$3,195,000	5+5.5	2sty-CONTEMPORARY		



AMAZING DESIGNER HOME WWW.63165THSTREET.COM

Exceptional cutting edge new construction design in prime Beverly Grove location. Expansive open plan with stunning designer finishes and attention to detail, this home features an Italian kitchen with Miele appliances, 5 spacious bedrooms, 5.5 designer bathrooms, private bedroom balconies, and design features expected by today's lifestyle buyer. Outdoor living room, private entertainer's backyard, gorgeous infinity edge pool and spa. This is a must see property!

Omega Group-Rande Gray 310.614.2839
KELLER WILLIAMS

www.OmegaGroup.LA

321 N LA JOLLA AVE	Open	11-2		NEW
\$2,699,000	4+4.5	2sty-SPANISH		




STUNNING, NEW SPANISH HOME!

New stunning 2-story, Spanish home offers 4 bedrooms & 4.5 baths, den, family room, wood floors, 2 car attached garage, w/superior quality accessories. Professional kitchen w/Thermador appliances, custom made cabinets, Caesar stone countertops, & oversized island. Gorgeous, private outdoor space w/lush, mature landscaping, pool, spa, & glass lined fire pit, make it ideal for entertaining. Just a stroll away from the high-end boutiques & restaurants on Melrose Ave, Beverly Blvd & The Grove.

Alex Lombardo 310.623.1345
KW HOLLYWOOD HILLS

www.321LaJolla.com

316 N LA JOLLA AVE	Open	11-2	593A7	NEW
\$1,195,000	2+2	TUDOR		



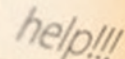
BUILDER'S DELIGHT IN PRIME BEVERLY GROVE

Rebuild, Reimagine, Redesign. Available for the first time in 40 years, the opportunity you've been waiting for has finally arrived. 1920s Tudor situated on an expansive 6500+ sq ft corner lot. Located near The Grove and Beverly Center on a highly desirable street filled with new construction and begging for more. A developer's dream with endless possibilities, this one won't last.

MLS#14-769761
A. Acuff / J. Okhovat 818-720-8875
JOHN AAROE GROUP

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

1110 S RIDGELEY DR		Open	11-2	633/C3	NEW
\$1,150,000	3+3	1sty-SPANISH			



REMODELED 3 BD 3BA - OVER 2000SF!

Spacious 3bd house remodeled less than 2 years ago. En-suite bedrooms, large open kitchen with beautiful carrera marble countertops and fantastic family room/den. Master Bedroom with French doors leading to outdoor living space with gorgeous master bathroom.

Susan Lau
COLDWELL BANKER 213-220-5466

www.1110Ridgeley.com

6270 W OLYMPIC		Open	11-2	633A3	NEW
\$995,000	4+2	SPANISH			



TWO STORY CHARACTER SPANISH WITH GUESTHOUSE!

This wonderful home in Carthay Square features a large dramatic living room with a vaulted, wood beamed ceiling and fireplace, an eat-in kitchen, a formal dining room great for entertaining leading to a large back outdoor area. New fixtures and lighting compliment the hardwood floors and original details throughout. The separate guesthouse features a kitchen area, private bath and patio. Excellent opportunity for an owner/user or investor!

MLS#14-766245
Allison Schwarz 310-433-0056
COLDWELL BANKER-SUNS

WWW.ALSESTATES.COM

464 N FULLER AVE		Open	11-2	593C7	rev
\$3,795,000	6+7	3sty-CONTEMP MED			



NEW MIRACLE MILE CONTEMPORARY SPANISH WWW.464FULLER.COM

Spectacular new designer home features over 6300 sq ft, six bedrooms, six and one-half baths. This home is positioned on an 8551 sq ft corner lot complete with swimmer's pool, spa, water features and huge flat grassy walled and gated yard. Located in highly desired Miracle Mile neighborhood.

MLS#14-769273
Omega Group-Rande Gray 310.614.2839
KELLER WILLIAMS

www.OmegaGroup.LA

19 Beverly Center-Miracle Mile Condo / Co-op

122 N CLARK DR #402		Open	11-2	632H1	NEW
\$898,000	2+3	CONTEMP MED			



RARE OFFERING FOR A GORGEOUS 2BR+DEN, 2.5BA PENTHOUSE


Rare offering for a gorgeous 2BR+den, 2.5BA penthouse unit in one of LA's premier neighborhoods. Located in the Clark Regency, this stunning courtyard building was completed in 2005. A circular skylit entry beckons you into an open floor plan. The large kitchen with granite counters and stainless steel appliances opens onto the den and living room with hardwood floors and recessed lights. Both bedrooms have en suite bathrooms and the master has a large walk-in closet.

MLS#14-770251
Eli Karon 424.202.3262
TELES PROPERTIES, IN

ClarkRegencyPenthouse.com

19 Beverly Center-Miracle Mile Income

806 S DETROIT ST		Open	11-2	633D3	NEW
\$1,495,000		MEDITERRANEAN			



LARGE DUPLEX DELIVERED VACANT IN THE MIRACLE MILE

Large duplex available in the Miracle Mile to be delivered vacant. 3 bedrooms 2 baths per unit in a total of 4,310 sq.ft. Located close in proximity to shops and restaurants at the new renaissance of La Brea Ave., Miracle Mile and close to The Grove. Upper unit has newly redone hardwood floors throughout and the unit has been freshly painted. Live in one unit and rent the other. Three car covered parking. First showing Tues 6/24 11-2

MLS#14-771123
Bob Day 323 821 4820
COLDWELL BANKER - HP

[Grbg Disp.Rng/Ovn.Fridg.Wshr/dryer hkup](http://GrbgDisp.Rng/Ovn.Fridg.Wshr/dryer hkup)

1636 & 1638 S HAYWORTH AVE		Open	11-2	633A5	red
\$875,000	Duplex	SPANISH			



JUST REDUCED! STUNNING SPANISH FAIRCREST HEIGHTS DUPLEX

Price reduced to sell NOW - Selling commission now 3%! Welcome to Casa Hayworth. This exceptional side by side duplex can be delivered vacant. Hardwood floors throughout. The living room and formal dining room feature period details such as designer sconces, French windows and a built-in buffet. Wood interior doors include period hardware. A spacious backyard with two-car garage is perfect for entertaining or further expansion. Each unit is 1 bedroom & 1 bath.

MLS#14-757433
The Carrabba Group 323-899-2900
KELLER WILLIAMS RLTY

www.Faircrest-Heights.com

20 Hollywood Condo / Co-op

6250 HOLLYWOOD #12H		Refresh.	11-2	593F4	rev
\$1,970,000	2+3	MODERN			




THE BARKLAY BUTERA PENTHOUSE AT THE W HOLLYWOOD

The "Rockin' Luxury" Penthouse designed by Barclay Butera is now available for purchase at the stylish W Hollywood Residences! SW corner suite w/ views of Century City, Pacific Ocean and spectacular sunsets from the living area and terrace. Private amenities for owners only include rooftop pool, dog park, screening room, concierge staff, 24 hour valet and much more. This suite can be purchased furnished. Enter hotel from Argyle st.
COMPLIMENTARY VALET PARKING FOR OPEN HOUSE TOURS

MLS#14-762691
Michelle Montany 323-476-1826
POWERPLAY DEST. PROP

21 Silver Lake - Echo Park Single Family

3248 DESCANSO DR		Refresh.	11-2	594/C6	NEW
\$979,000	3+2.5	3sty-ARCHITECTURAL			



SILVER LAKE NEW CONSTRUCTION

New construction from Sunia Homes, who's previous project was featured on the 2012 Dwell tour! This light filled 3 bedroom, 2 bath home is unique and highly energy efficient. Offers 3 floors, two separate office spaces, solar panels and sky light. Features include custom windows, grey-water system and a great usable outdoor space. Approximately 1,800 sq.ft. and dynamic views of DTLA! All within a short distance to all that Sunset/Descanso have to offer!

Fridge, stove, dishwasher

Dan Ortega 323.839.3936
SOTHEBY'S LOS FELIZ

NEW! The MLS Stats

Get Statistics for ANY Listing Search.

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



1806 ASHMORE PL	Refresh.	11-2	594E6	NEW
\$549,900	2+1	SPANISH		



EXQUISITE SPANISH STYLE HOME WITH MODERN SOPHISTICATION

This Spanish style home is the perfect blend of charm & modern sophistication. It includes 2 bedrooms, 1 bath with its own private parking. This newly remodeled beauty sits on a corner hill, providing the ideal location to watch the sun set. Its extra-large balcony offers additional space for relaxing and entertaining while enjoying the eye soaring views throughout the neighborhood. Upon entering its front doors you will find beautiful bamboo floors, an Eco-smart fire place, and modern finishes.

MLS#14-769451
Jonathan Anozie 310-216-9077
THE REALTY EXCHANGE

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

22 Los Feliz Single Family

3356 LEY DR	Open	11-2	594C2	NEW
\$1,524,900	3+3	SPANISH		




STUNNING SPANISH STYLE HOME!

Gorgeous Spanish style home located in the prime area of Los Feliz. This gracious residence includes 3 bedrooms, 3 baths, step-down living room, dark wood floors, ornate beamed ceilings, and elegant fireplace. Upstairs features a separate entrance to the street, balcony with stunning mountain and city views. Bright kitchen with arched doorways, and French doors that open to the lush yard and pool. Close to Griffith Park, shopping, and dining areas.

MLS#14-770737
Joyce Essex Harvey 310-777-6375
COLDWELL BANKER-BH N

www.EssexHarvey.com

1942 N NEW HAMPSHIRE AVE	Lunch	11-2		NEW
\$1,495,000	3+2.5	2sty-TRADITIONAL		



MODERN LIVING FOR TODAY'S DISCERNING BUYER

Sophisticated uplift by SIMO Design uses traditional accents that impart elegant and welcoming feel. Bespoke fittings w/thoughtful lighting, white oak floors & striking European design details throughout. Array of entertainment space inside & out; new pool, front/rear yards, outdoor eating area, patio, garage/screening room & charming front porch. Formal Dining & LR rest adjacent to chic Kitchen. A convenient location paired with modern interiors near the Los Feliz Village.

Bryant | Reichling 323-854-1780
SOTHEBY'S INT'L RLTY

www.1942NewHampshire.com

2514 N COMMONWEALTH AVE	Open	11-2	594B2	red
\$2,899,000	5+6	ARCHITECTURAL		



LOS FELIZ CONTEMPORARY WITH POOL

Contemporary home poised up and above the street with gated entry this one of a kind architectural home is perfect for the discerning buyers looking for a large family home that is bright & open with lots of creative living space. Featuring over 3,900 sq. ft. with 5 large bedrooms and 6 tastefully done baths, a cook's kitchen delight, formal and informal dining & entertaining areas, large 2 car garage, generous storage, multiple outdoor spaces, swimming pool and beautiful gardens.

MLS#14-734163
Brian Ades 3105038080
SOTHEBY'S INTERNATIO

Dshwshr,Rng/Ovn

5696 HOLLY OAK DR	Refresh.	11-2	593H3	rev
\$1,785,000	3+3	MID-CENTURY		



At the end of a cul-de-sac in the coveted "Oaks". Explosive Hillside views from almost every rm. Breathtaking great rm w high ceil, a frplce & floor to ceil wndws, step-down dining rm, remod kitch w caesar stone, stainl steel. Mster bed feat views, lrg walk-in, french drs to deck & remod bth w walk in shower/steam rm. 2 more beds w deck access + remod guest bth. Hrdwd flrs,storage,decks w views along both levels,recess lghtng,newer roof & dual zone HVAC,800sq ft of expansion possibilities.

MLS#14-766019
Elisa G. Riff 310-308-4287
NOURMAND BH

www.5696hollyoak.com

22 Los Feliz Condo / Co-op

4411 LOS FELIZ BLV, UNIT 606	Refresh.	11-2	594B2	NEW
\$469,000	1+1	1sty-MID-CENTURY		



LOS FELIZ TOWERS - NORTH SIDE VIEWS OF THE LOS FELIZ HILLS

First time in a long time ! - a north facing unit in the coveted Los Feliz Towers. A spacious one bedroom, one bathroom unit with stunning views of the Los Feliz Hills and Griffith Park. This bright condominium offers a spacious living room, dining area, walls of glass and an expansive deck to lounge or entertain in.

Claudia J. Hipolito 323-697-2360
COLDWELL BANKER LF

Refrigerator, Stove, Garbage Disposal

28 Culver City Single Family

12302 ALLIN ST	Lunch	11-2	672E6	NEW
\$1,399,000	4+3	2sty-TRADITIONAL		




BRAND NEW CUSTOM TRADITIONAL INFUSED WITH MODERN STYLE!

STUNNING & SPACIOUS BRAND NEW CUSTOM HOME! TASTEFUL TRADITIONAL STYLINGS W/A MODERN FLAIR. SUNLIT RMS W/HIGH CLNGS/WAINSCOTING/WD FLRS. OPEN SPACE 'GREAT' RM DESIGN FOR ULTIMATE ENTERTAINING. BIG DINING/DEN AREA. SUPERB KITCHEN W/CARRERA MARBLE COUNTERS & TOP APPLIANCES. MASTER SUITE W/LG VIEW BALCONY/FP/LUXE BATH W/JACUZZI TUB/WALK-IN/VAULTED CLNG. OVERSIZED GARAGE W/DIRECT ACCESS. TREMENDOUS LUSH YARD W/FAB PORCH AND LAWNS. CURB APPEAL ON A COVETED QUIET ROAD PROXIMATE TO ALL AMENITIES!

MLS#14-770981
LIBOW / SELEM 310-285-7509
COLDWELL BANKER-BH S

WWW.12302ALLIN.COM

5723 CANTERBURY DR	Open	11-2	672J6	NEW
\$569,000	2+3	CONTEMPORARY		



FOXGATE TOWNHOME WITH PRIVATE GARAGE

Two level townhome with private garage that provides direct access to the unit. Light and bright with brand new flooring throughout. Washer and dryer conveniently located upstairs between the bedrooms. Enclosed front patio leads to lushly landscaped grounds with pool, spa and plenty of guest parking. Note the low homeowner's dues. Gated complex with controlled access.

MLS#14-770013
Martin Feinberg 310.729.6573
KELLER WILLIAMS-SM

Blt-Ins

3938 TULLER AVE	Open	11-2	672E3	rev
\$849,000	3+2	TRADITIONAL		



JUST REDUCED!

Reduced to sell! Highly desirable Culver City Schools. Amazing house. Beautifully remodeled kitchen is open & features stainless steel appliances & tons of storage, the perfect center for entertaining! Separate large living room w/ window seat & fireplace. Master suite has a large walk-in closet & large bath that includes a luxurious soaking tub. Garage could be used as separate studio. New storage shed for your supplies. Located on a cul-de-sac! Move in! Must see! (low price per sq foot).

MLS#14-751599
Megan Whalen 310-613-1102
GIBSON INTERNATIONAL

Visit www.3938tullerave.com

Why Advertise? Large Distribution Area

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

TUESDAY

28 Culver City *Condo / Co-op*

5208 RAINTREE CIR		Open	11-2	672H3	NEW
\$350,000	1+1	CONTEMPORARY			



RAINTREE ONE BEDROOM CONDO

Raintree one bedroom condominium. Bright unit with nice size master and good closet space. Two car parking side by side. One of Culver City's most popular condo complexes with large lake, park-like grounds, pool, spa, fitness center, 2 rec buildings and 2 full time guards. HOA fees include water, gas, and basic cable. Gas fireplace in living room, central A/C and sunny western exposure. Friendly complex for people and pets!!

MLS#14-771089
Martin Feinberg
KELLER WILLIAMS-SM 310.729.6573
Cbl,Elvtr,Rng/Ovn

29 Westchester *Single Family*

7232 W 83RD ST		Open	11-2	NEW
\$819,000	3+1.75	1sty-CONTEMPORARY		



NORTH KENTWOOD LIGHT & BRIGHT HOME

Light & Bright home 3 + 1.75 with hardwood floors throughout, fireplace, small patio off dining room. Some kitchen upgrades with granite like counters, stainless steel appliances. Fun back yard with updated BBQ, entertainment area. Also Open Sunday June 29th 2:00-5:00

Lori Donahoo, Jeff White
RE/MAX WESTSIDE PROP 310-614-8024
Stove, refrigerator, washer & dryer

7961 BELTON DR		Lunch	11-2	702E2	NEW
\$789,000	3+1.5	TRADITIONAL			



CHARMING TRADITIONAL ON A LARGE LOT

Great location in Loyola Village, close to shops, restaurants, Bristol Farms. This sunny home is in a wonderful neighborhood featuring 3 bedrooms, 1 1/2 baths with hardwood floors throughout, large living room with fireplace, dining room with built-ins, laundry, solar heating, large back yard with fruit trees, 2 car garage. This home has been loving cared for by it is original owner. You can move-in and remodel now or later.

Linda Semon
COLDWELL BANKER SM 310.351.3995

30 Hollywood Hills East *Single Family*

3264 DE WITT DR		Lunch	11-2	563	NEW
\$1,799,900	6+6	3sty-CONTEMPORARY			



STUNNING CONTEMPORARY IN HOLLYWOOD HILLS

Exquisite contemporary retreat with a pool. Highlights include custom flooring, LED lighting, glass railing, and more. Modern kitchen with SS appliances. Master suite with a fireplace, balcony, spa-like bathroom with infinity spa, color changing lights. Unique set up with 2 Brs, family room and a 2nd kitchen on the lower level, which is perfect for entertaining or as guest quarters. Professionally landscaped private yard with pool and spa. Street to street lot. 2 Car Garage plus a 2 car Carport.

Leon Oransky
PINNACLE ESTATE 818-933-5840
6+6, 3803 sqft, Pool, View

2845 N BEACHWOOD DR		Lunch	11-2	593/G1	NEW
\$1,469,000	4+4	2sty-MONTEREY COLONIAL			



HISTORIC "VILLAGE COLONIAL" COMPLETE RESTORATION W/POOL

Designed by noted 1930's architect Max Maltzman. Elegant entry leads to a light & open floorplan with an incomparable restoration, eat in kitchen w/marble counters, trough sink, imported stainless appliances. Beautiful hardwood floors, French doors open to English inspired gardens with dining terraces, specimen fruit & olive trees and patios all framing a brand new pool. 4 wonderful bedrooms, 4 stunning baths. Direct access 2 car garage. A golden trophy residence formerly owned by Burt Lancaster

Konstantine/ Rick
SOTHEBYS LOS FELIZ 323 252 9451
fridge, stove, built ins, lighting,

2101 VISTA DEL MAR ST		Open	11-2	593F3	red
\$1,199,000	+249000	3+3		MEDITERRANEAN	



ROMANTIC WALLED AND PRIVATE SPANISH 'PIED A TERRE'

This 'home in the sky' offers explosive city views from every room yet the ultimate privacy as it sits behind walls amongst foliage and landscaped grounds. Functional floor plan features master suite with entertainment deck and hot tub, den/office, guest room, and a full studio guest apartment. Gourmet chef's kitchen w/ breakfast area that leads to lovely outdoor dining & entertainment patio. Beautifully landscaped grounds feature various types of fruit trees and gardens. Prime Hollywood Hills.

MLS#14-751867
Natalie Elias
WEA 310-775-1141
BBQ,Blf-Ins,Cbl,Cing Fan,Dshwshr,Other

6406 DEEP DELL PL		Open	11-2	593F2	rev
\$1,099,000	4+3	TUDOR			



CHARMING TUDOR

Amazing price for this tastefully remodeled 2-story Tudor nestled in the Hollywood Dell. Designed for the SoCal Lifestyle with easy indoor/outdoor flow. Warm & inviting living room & adjacent dining area share the brick fireplace. Sunny, updated kitchen with breakfast bar opens to the family room. Elegant wood floors & sliding glass doors throughout. Large master suite has sitting area & custom walk-in closet. First level bedroom could be office/guest. Private backyard, perfect for entertaining.

MLS#14-755221
Terry Canfield Schmidt
BHHS - BEVERLY HILLS 323-854-4607
Dshwshr,Grbg Disp,Hood Fan,Micro,Rng/Ovn

30 Hollywood Hills East *Condo / Co-op*

1900 VINE ST #308		Open	11-2	593F3	NEW
\$650,000	3+2	2sty-CONTEMP MED			



AMAZING TOWHOUSE STYLE CONDO HOLLYWOOD HILLS WITH TOP VIEW

Located in the historic hollywood Dell neighborhood, this secure condo building is minutes away from tranquil beachwood canyon, and exciting hollywood night life.. the condo features a large living/dining room combination, with wood-burning fireplace, and double-height ceiling; two bedroom/bath w/loft area for tv or office. open living area to kitchen, and a private patio w/view.

Jessica Barouch
CAL STATE REALTY SER 310 592 8485
BBQ,Cbl,Dshwshr,Dryer,Elvtr

31 Playa Del Rey *Single Family*

7901 BERGER AVE		Open	11-2	702C2	NEW
\$1,899,000	4+4	CONTEMPORARY			




PLAY DEL REY TRADITIONAL

This large Playa Del Rey bluffs Traditional has a flexible floor plan perfect for large parties or intimate gatherings. Its features include: an open living and dining areas; gourmet center island kitchen with stainless Viking and Sub-Zero appliances; two separate family rooms; a private guest suite; two upper family bedrooms with shared bath; grand master suite with sitting area, marble bath and a private upper office; and a welcoming yard with covered patio, play area, and numerous fruit trees

Ken Rota & Jim Bremner
GIBSON INTERNATIONAL 310-486-6008
Blf-Ins,Cing Fan,Dshwshr,Grbg Dsp,Hd Fan

39 Playa Vista *Single Family*

12746 SANFORD ST		Open	11-2	672D7	NEW
\$1,179,000	4+3	MID-CENTURY			




Approx. 2 miles from the beach! This 2-story house has 4 bedrooms, 2-1/2 baths, a fully upgraded, new kitchen with new stainless steel appliances, granite counter tops, all new cabinets, fireplace, formal dining room, large closets and a huge backyard. It was remodeled in 2005 with new drywall, doors and windows. It also has a new water heater and a brand new furnace with central air-conditioning. Call owner David Schwartz 310-925-2770 for all showings/questions

MLS#14-771031
Jason Yaselli
KELLER WILLIAMS BEVE 310-926-4484

TUESDAY

39 Playa Vista Condo / Co-op

5300 PLAYA VISTA DR #3	Refresh. 11-2 702D1	NEW
\$955,000	2+3 CONTEMPORARY	



MLS#14-769665
Maya Vander 310-902-3682
KELLER WILLIAMS


BEAUTIFUL TOWNHOME IN PLAYA VISTA

A spacious three level townhome, beautiful and sophisticated. Two bedrooms plus a den/office space and an over-sized 3 car garage with direct access. Bridgeway Mills are the premier contemporary loft style homes in Playa Vista. The main floor boasts high ceilings, additional accent track lighting and a lovely enclosed front patio with plants. The property features renovated bathrooms on all floors, new tile and hardwood throughout on all floors including bedrooms and closets. Don't miss out!!

Dshwshr, Dryer, Frzr, Micro, Rng/Ovn,

41 Park Hills Heights Single Family

3860 WESTSIDE AVE	Lunch 11-2 673F2	NEW
\$559,000	3+2 1sty-SOUTHWESTERN	



Rhonda Payne 213-503-5282
RODEO REALTY-SUNSET

GORGEOUS LEIMERT PARK BEAUTY ON A LOVELY STREET!

You must see this charming beauty! This property offers 3 bedrooms, 2 baths, a large family room, private secluded writer's den, a living room with fireplace, formal dining room, and a breakfast area. The garage has been converted to a home office, and the grounds are nicely manicured, and there is space for outdoor entertaining, which is just perfect for dining al fresco style, with space to spare..

72 Sherman Oaks Single Family

14071 ROBLAR RD	Open 11-2	NEW
\$1,795,000	4+5 SPANISH	




Karin & Nanelle Basin 818-487-5860
CB STUDIO CITY

EXQUISITE SPANISH

Stansbury Estates updated 4BR+5BA Spanish. Living rm w/fp has french drs. Gorgeous kitchen w/Viking cook top+warming oven, custom wood cabinets+Subzero has big center isle opening to FR. Media rm is prewired+sound proofed. Master w/beamed ceilings has balcony w/nice views+walk-ins. Luxurious master bath w/steam shower+soaking tub. Spectacular 9,500+sqft of grounds have a hacienda feel mixed w/lush tropical palms, pool+spa+built-in BBQ. Fabulous two-story cabana w/living rm, kitchen, office+3/4 bath.

3811 BEVERLY RIDGE DR	Open 11-2 562A6	NEW
\$1,399,000	3+3 CONTEMPORARY	




S. Bromiley/B. Dantagnan
COLDWELL BANKER

CONTEMPORARY W/ POOL, AMAZING VIEWS

Contemporary walled home with security gate for the ultimate in privacy. You're greeted with a tropical resort feeling courtyard area with a sparkling pool as you walk to the double door entry. Once inside there are vaulted ceilings and spectacular jetliner views from a full wall of windows. The home has an open floor plan with amazing flow from room to room perfect for entertaining. There is a lower level with bonus room, office and has potential to customize to your needs. Easy Westside access.

www.3811BeverlyRidge.com

15033 MARBLE DR	Open 11-2	NEW
\$1,075,000	3+2 1sty-MODERN	




Completely remodeled property boasts clean lines, an open floor plan, hardwood flooring throughout, exposed brick walls, a wood burning fireplace, built-ins, attention to detail with mid-century elements. The living, dining room and kitchen all open to the back yard with sliding doors and walls of glass creating an indoor-outdoor flow. The kitchen includes hip cabinetry, Caesarstone counter tops, stainless steel appliances, ample prep and storage space.

4923 MATILIJA AVE	Open 11-11 562C3	NEW
\$699,999	3+1.75 1sty-RANCH	

Great home in the heart of Fashion Square. Beautiful wood floors, newer a/c, fresh paint. The only thing missing is YOU.

Tim McLaughlin 818-414-2553

4923 MATILIJA AVE	Open 11-1 562 C3	NEW
\$699,999	3+1.75 RANCH	



Tim McLaughlin 818-414-2553
WISH/SOTHEBY'S INT'L

IN THE HEART OF FASHION SQUARE, SHERMAN OAKS

This lovely 3 bedroom 1.75 bath is located on a lovely street in the heart of Fashion Square. It offers beautiful wood floors, a fireplace, newer a/c and upgraded electrical. The home also features a cozy formal dining room, open kitchen, screened in porch and large rear yard with fruit trees.

14633 ROUND VALLEY DR	Open 11-2 562A5	rev
\$3,395,000	5+6 VILLA	



MLS#14-768361
Josh & Matt Altman 323.791.9398
HILTON & HYLAND

OPEN TUESDAY & FRIDAY - PRIVATE TUSCAN MASTERPIECE

Incredibly private and elegant five bed & six bath Tuscan masterpiece nestled in the hills overlooking stunning city lights and canyon views. A gated & private motor court invites you to enter through the formal 2-story foyer with a sweeping grand staircase and luxe iron details. The interior combines traditional styling with modern life - the great room opens to the gourmet chef's kitchen with breakfast room as well as the outdoor entertaining spaces and their jetliner views.

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

3813 STONE CANYON AVE	Open 11-2 561J6	rev
\$2,149,000	5+6 CAPE COD	



MLS#14-769953
Heather & Larka 424-202-3208
TELES PROPERTIES INC

STUNNING SOUTH OF THE BOULEVARD 5+5.5 CAPE COD TRADITIONAL

Stunning 2-story 5 bed/5.5 bath Cape Cod Traditional with pool in prime Sherman Oaks. Comfortable elegance defines this property: wonderful flow & light, high ceilings and perfect scale with beautiful finishes & fixtures. The master suite has a dream closet & bath plus fireplace & balcony. There are must-haves throughout: high end appliances, beautiful floors, en suite bathrooms and more. A backyard oasis with saltwater pool+spa, bbq, lounge area and firepit complete this luxury home.


Available for Lease \$8,000/mo



Most Accurate Real Estate Source

TUESDAY

13532 RAND DR	Open	11-2	562C6	rev
\$1,899,000	4+4	TUDOR		



OPEN TUESDAY & FRIDAY - TUDOR ESTATE WITH PANORAMIC VIEWS

Situated on a promontory, this 4 bed, 4 bath Tudor estate looks out on panoramic canyon & city light views & is walled & gated to ensure complete privacy. While the grounds radiate the warmth of a Tudor cottage, the interior is completely up to date. With views in virtually every room, double paned argon filled Anlin premium windows & sliding glass doors welcome the view into the lofty interior spaces with recessed lighting, crown molding, & an antique fireplace.

MLS#14-764855
 Josh & Matt Altman 323.791.9398
 HILTON & HYLAND

BlfIns,Dshwshr,GrbgDsp,HoodFn,Micro,Othr

4030 N MADELIA AVE	Open	11-2	561J6	rev
\$1,325,000	2+1	COUNTRY FRENCH		



COOL PROVENCAL HIDEAWAY IN SHERMAN OAK HILLS

REDUCED: This charming secluded hideaway, which leads on to a huge veranda with sweeping tree studded views, combines the intimacy of a country home with the park-like, stately feel of a grand estate. Boasting three separate street-to-street lots from Madelia Avenue to Round Valley Drive, with outstanding development opportunities for land and home.

MLS#14-767277
 Neville Graham 310-420-6809
 PARTNERS TRUST BEVER

WWW.4030MADELIA.COM

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

3665 ALTA MESA DR	Refresh.	11-2	562E6	rev
\$1,450,000	3+4	CONTEMPORARY		



COME HOME TO MAGNIFICENT VIEWS

ENTER GATED COURTYARD W IVY COVERED WALLS. ENTER HOME TO SOARING EXPANSE OF LIVING ROOM CATHEDRAL CEILING, PANORAMIC VIEWS THRU LARGE WINDOWS, GLEAMING WOOD FLOORS, FLICKERING FIRELITE. BOTH DINING AREAS, KITCHEN, ALL AIRY & SUN-DRENCHED, ALSO HAVE MAGNIFICENT VIEWS. 3 BDRMS 2 BA ON MID-LEVEL. 2 OFFICES W LOUNGING AREA + 1 BA ON LOWEST LEVEL. EVERY SINGLE ROOM HAS A SPECTACULAR VIEW.

MLS#14-765421
 Lynne Paxton 310-259 4056
 JOHN AAROE GROUP

Blf-Ins,Cbl,Cing Fan,Cent Vac,Dshwshr

74 Toluca Lake Single Family

4310 FORMAN AVE	Refresh.	11-2	563C5	NEW
\$2,500,000	3+4	TUDOR		



UNIQUE AND CLASSIC TOLUCA LAKE HOME ON DOUBLE LOT


Unique and classic home exquisitely located on expansive double lot in the heart of Toluca Lake. Lovingly restored and remodeled. Brand new Gourmet kitchen and all new bathrooms. Magnificent back yard offers brand new pool, spa and firepit with beautifully landscaped grounds, guesthouse/bath, gazebo and spacious dog run/area. This truly is a one-of-a-kind property in Toluca Lake..near studios, freeways and Lakeside Golf Club.

MLS#14-769981
 Dorothy Sall 818-535-2842
 CLASSIC PROPERTIES

Blf-Ins,Cent Vac,Grbg Disp,Fridg

76 North Hollywood Condo / Co-op

5303 CAHUENGA BLV, UNIT A	Lunch	11-2	NEW
\$238,000	1+1	CONTEMPORARY	



CAHUENGA GARDENS CONDO FOR SALE


Cahuenga Gardens, a subtle little place in North Hollywood, a remote journey to the Metro Station and the Chandler Bike Path. Toluca Lake, Burbank, Noho Arts District, bustling in the day with shops filled with people and activity. Sparkling swimming pool and detached garage. Stainless gas appliances, granite counters and custom cabinets. The bathroom is remodeled from sink to tub. Discover this unique gem in North Hollywood.

Chris Danna 323 382 8708
 NOURMAND & ASSOCIATE

Stainless Stove, Oven, Microwave, Dish

80 Burbank Single Family

1932 N NIAGARA ST	Open	11-2	533D6	NEW
\$499,000	3+1	TRADITIONAL		



LOVELY 3 + 1 CHARMER IN HEART OF BURBANK, HUGE BACK YARD!

Fresh, sweet, new and waiting for you! Featuring 3 large bedrooms, refinished, original hardwood floors, remodeled kitchen & bath with granite counter tops, stainless steel appliances, recessed lighting, upgrades throughout! Totally turn-key! Easy access to 134 and 5 freeways, Empire Center, Warner Bros. & Universal Studios plus trendy NoHo Arts District. Large, private, lush green back yard, fruit trees, (room for a pool!), newer in ground sprinkler system, 2 car garage and gated driveway.

MLS#14-771159
 Diana Hart 310-415-7433
 KELLER WILLIAMS RLTY

Ceiling Fans,Dshwshr,Micro,Rng/Ovn

93 Eagle Rock Single Family

1136 ARBOR DELL RD	Lunch	11-2	NEW
\$675,000	3+2	1sty-TRADITIONAL	



JOIN US FOR LUNCH!

Life is good at the Top of the Rock! Sunset views, quiet cul-de-sac living, and Eagle Rock schools make this 3 bd/2ba traditional an ideal place to call home. Light-filled and lovingly cared for, this home boasts an L-shaped layout that's perfect for both entertaining and overnight guests. Hardwood floors, fireplace, and original tile bathrooms showcase the era's charm and character. Soak up afternoon sun on the patio or stroll to the nearby recreation center for a game, a class or a concert.

Courtney Smith 323.899.8509
 NOURMAND&ASSOCIATES

Range, Fridge, W/D, Central Air & Heat

94 Glassell Park Single Family

3415 CAZADOR ST	Lunch	11-2	594H3	NEW
\$388,000	2+1	1sty-TRADITIONAL		



CHARMING TRADITIONAL WITH VIEWS

Charming Traditional in the Hills with cityscape and mountain views. Minutes from the downtown, Hollywood, and Glendale. An open living area with great light has a distinct urban flair. The kitchen with skylight, wood counters and stylish cabinets makes cooking a joy and can be the center of the party. The updated bath has a soaking tub to melt away stress. Gaze at the views through the French doors that open to an expansive deck. A separate laundry room and bonus space with roof top deck.

Moore and Mancinelli 323-578-3093
 BHHS- LOS FELIZ

Come Join Us For Lunch

**Questions? Need Assistance?
 Contact our Help Desk Department!**

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

95 Mount Washington *Single Family*

710 QUAIL DR	Open	11-2	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!

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



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.

Courtney Smith 323.899.8509
NOURMAND&ASSOCIATES

Stove, Hood, Fridge, Dishwasher

1284 Highland Park *Single Family*

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



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

Ralph Suarez 818-203-5661
DILBECK REAL ESTATE

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		



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!


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

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		



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.

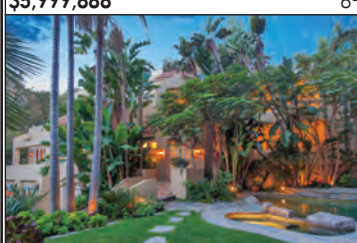
MLS#13-706429
Drew Fenton 310.858.5474
HILTON & HYLAND

Blt-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		



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

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

www.2539benedictcanyon.com

32 Malibu Beach *Single Family*

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



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.

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

Blt-Ins,CentVac,Dshwshr,Dryer,Elvtr,Othr

87 South Pasadena *Condo / Co-op*

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



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.

Neil McDermott 310.880.2315
HILTON & HYLAND

94 Glassell Park *Single Family*

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



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.

HENRY PLASCENCIA 310.995.6273
BERKSHIRE HATHAWAY

www.4261VerdugoView.com

OPEN HOUSE STATUS LEGEND

NEW - new (Automatic Status) **rev** - review (Automatic Status)
NEW* - new not yet listed **bom** - back on market
red - reduced

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

TUESDAY
WEDNESDAY & THURSDAY