

01 Beverly Hills


Single Family

1115 WALLACE RDG

Open 11-2

\$17,995,000

4+5 CONTEMPORARY



MLS#17-231184

Jade Mills 310-285-7508

COLDWELL BANKER

SPECTACULAR TROUSDALE ESTATE

This newly constructed trophy property is a sensational offering of classic Modern architecture that makes an unparalleled statement of vision & design while showcasing stunning panoramic city to ocean views. Situated on an almost 30,000 sq.ft. lot on a private cul-de-sac in prime Trousdale Estates, the property is completely private, gated, & hedged. The apx. 5,500 sq.ft. home was flawlessly designed & crafted with the highest quality systems & materials. Saltwater pool & spa.


Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn

1200 STEVEN WAY

Lunch 11-2

\$13,500,000

6+11



MLS#17-231184

Sally F. Jones/N. Plaxen 310.691.7888

JOHN AAROE GROUP

PANORAMIC VIEWS OF BEVERLY HILLS - JOIN US FOR LUNCH!

Located in prime Beverly Hills, lies this exceptional over 28,900 sqft lot on its own promontory with dramatic views that span from downtown to the ocean, together with plans and permits that have already been pulled from the City for an extraordinary nearly 11,000 sqft home. Current plans could never be re-created. Ready to build today!

www.1200StevenWay.com

722 N ALPINE DR

Open 11-2

\$9,995,000

5+5 TRADITIONAL



MLS#17-226446

Drew Fenton Linda May 310.858.5474

HILTON & HYLAND

LIVING WITH STYLE

RSVP Required to RSVP@DREWFENTON.COM. A rare offering in the most prestigious location.

RSVP@DREWFENTON.COM

1129 MIRADERO RD

Open 11-2

\$9,500,000

4+4 1sty-ARCHITECTURAL



MLS#17-243472

Banchik & Dantzier 310-877-8361

BHHS CA PROPERTIES

AMAZING OPPORTUNITY IN COVETED NORTH OF SUNSET LOCATION!

Built in 1957 as Craig Ellwood's Case Study 18, has been extensively remodeled and altered, sits on a private, gated lot of just under an acre with city views and beautiful mature tree cover. The existing four bedroom, three and one-half bath home with a pool and separate guest house was home to the legendary baseball Hall of Famer Hank Greenberg. The large private lot and view in this prestigious neighborhood present numerous options. Trust Sale, no court confirmation required.


BBQ,Dshwshr,Rng/Ovn,Fridg

1061 LOMA VISTA DR

Open 11-2

\$7,495,000

5+6 ARCHITECTURAL



MLS#17-228016

P Lester/A Comora 310-488-5962

THE AGENCY

REX LOTTERY DESIGN

Rare Beverly Hills opportunity in Trousdale Estates. This Rex Lotery designed house is one of a few in Trousdale Estates, and is a truly unique offering for a developer and/or owner/user. Featuring five bedrooms and six bathrooms, pool and many other features, this architectural home offers privacy and sophistication.

1205 BENEDICT CANYON DR

Open 11-2

\$6,495,000

5+7 2sty-TRADITIONAL



Eric Lavey 310-908-6800

THE AGENCY

GATED BEVERLY HILLS COMPOUND ON APPROXIMATELY 1/2 ACRE

This gracious traditional compound in Beverly Hills showcases refined interiors and ample outdoor space for quintessential California living. The main level boasts a light-filled living room, formal dining room, office, chef's kitchen, ensuite guest room and voluminous family room. Upstairs holds three ensuite guestrooms and private master suite with a fireplace, dual bathrooms and plentiful closets. A bright attic space, sauna, and sprawling backyard with pool and spa complete the offering.

Built-Ins, Refrig, Washer, Dryer, Other

420 S RODEO DR

Open 11-2 632F3

\$2,395,000

4+3 2sty-TRADITIONAL



Steven Geller 310 777-6237

COLDWELL BANKER RESI

2 STORY TRADITIONAL


Spacious Traditional with great floor plan. 3Br+2Ba upstairs, 1Br+bath+den downstairs. Large living room w/fireplace & generous formal dining room. Spacious master suite w/ walk-in closet & deck. Good sized eat-in kitchen w/built-ins. Hardwood floors, central A/C, 2 car garage. Beverly Vista School District. Many nice original details but the property needs TLC.

1240 LOMA VISTA DR

Open 11-2

\$75,000

6+7 1sty-ARCHITECTURAL



NINA CHINN 424-888-3130

JOHN AAROE GROUP

SUMMER LEASE IN TROUSDALE

Avail. IMMEDIATELY! Summer Lease! 6 ensuite bedrooms, private with courtyard entry, beautifully furnished, luxurious lacking in no amenities. City views, grassy lawns, outdoor kitchen and dining, sun decks, guest house. Property comes with full time live-in housekeeper for maid service and cooking. Garage is not available but motor court is enough for 4 cars.

1018 SUMMIT DR

Open 11-2

\$14,750,000

15500000 7+9 CONTEMPORARY



MLS#17-215068

Mitra Berman 310-273-8710

NELSON SHELTON REAL

GRAND ESTATE IN PRIME BEVERLY HILLS

The bright natural light, soaring ceilings, large rooms and unusually expansive and private flat outdoor space are perfect for indoor and outdoor grandeur entertaining. The den and bar are flanked on either side by floor-to-ceiling temperature-controlled glass wine cellars. The large master suite has his and hers baths and walk-in custom built-in closets. Children's wing, guest house, staff quarters, 11 car parking and a beautiful large pool and spa complete this very special timeless property.

www.MitraBermanHomes.com

510 ARKELL DR

Open 11-2

\$6,250,000

4+5 MID-CENTURY



MLS#17-228016

Janet Rivani 310-560-5558

NELSON SHELTON

GREAT OPPORTUNITY TO LIVE IN THE TROUSDALE ESTATES

Classic California living with this light-filled home in a tranquil hillside location with lush vegetation. Floor-to-ceiling windows & airy open plan layout allow light to stream throughout & provide a seamless flow between indoor & outdoor space. Large master suite with generous closet space. Living & family rooms have wood-burning fireplaces. Dining room with chandelier. Spacious kitchen with roomy breakfast area. Entertain your guests in the verdant backyard with lap-pool. Ample parking.

REDUCED \$245,000



<b>1575 CARLA RDG</b>	Open	12-2	<b>rev</b>
<b>\$9,995,000</b>	3+5	CONTEMPORARY	



**1575 CARLA RDG**

Discover luxury & harmony in this stunning Architectural Trousdale masterpiece. Gated two-story estate in prime Trousdale Estates with beautiful canyon & ocean views. The wonderful design of this home offers both eco-conscious & open concept living with expansive spaces, seamlessly adjoining rooms, walls of glass, vaulted ceilings, photovoltaic electric panels, solar heated pool, thermal glass double glazed UV windows w/motorized shades, & bamboo floors.

**MLS#17-195632**  
Valerie Fitzgerald 310-285-7515  
COLDWELL BANKER RESI

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

<b>570 CHALETTE DR</b>	Open	11-2	<b>rev</b>
<b>\$7,395,000</b>	5+6	CONTEMPORARY	



**CONTEMPORARY TROUSDALE ESTATE**

Contemporary, single-story home in Trousdale. Featuring high ceilings, marble floors, & hand-painted finishes in living, dining, & family rooms. Remodeled chef's kitchen w/highest quality appliances, & a center island w/ breakfast bar. The large master suite has a remodeled bath & sitting area. All guest rooms & master suite lead to a sumptuous backyard w/ a pool, spa, fire pit, fountain, & views from the city to the ocean. This house is ideal for entertaining & today's indoor/outdoor lifestyle.

**MLS#17-204550**  
Doris Safizadeh 310-888-3369  
NOURMAND & ASSOCIATES

## 01 Beverly Hills *Condo / Co-op*

<b>460 N PALM DR #305</b>	Open	11-2	<b>NEW</b>
<b>\$4,495,000</b>	3+4	CONTEMPORARY	



**RARE "460 PALM" 5-STAR PRIME BEVERLY HILLS LUXURY RESIDENCE**

Unprecedented luxury residence in prime Beverly Hills' newest (2015) "5-star" concierge doorman condominium building, "460 Palm." Rare ultra spacious 3600 SF, 3BD/4BA, is the largest floor plan available. An entertainer's dream with amazing city views, sliding Fleetwood windows, seamless indoor/outdoor floor plan, modern gourmet Chef's kitchen, private home theater, & outdoor terraces.

**MLS#17-242076**  
ST.JAMES-CANTER 310.704.4248  
BERKSHIRE HATHAWAY

www.460Palm305.com

<b>200 N SWALL DR PH11</b>	Open	11-2	<b>NEW</b>
<b>\$999,000</b>	2+2	CONTEMPORARY	



**BH PENTHOUSE \$999K!!!!**

PENTHOUSE at the iconic full-service Somerset in Beverly Hills. This 2 bedroom and 2 bathroom split floorplan layout has both Bedrooms on opposite sides of the condo for privacy; each are huge in size with large walk-in closets. The master bathroom has a separate stone tub & large shower w/large vanity. Terrace with views of both Hollywood Hills and Beverly Hills. Eat in-gourmet kitchen has Stainless Steel Appliances & double sink. Blocks away from some of the city's BEST dining and shopping.

**MLS#17-243876**  
David Martinez 310-945-7752  
KELLER WILLIAMS BH

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

<b>443 N PALM DR #303</b>	Open	12-2	<b>rev</b>
<b>\$2,795,000</b>	3+3	CONTEMPORARY	



**443 N PALM DR #303**


Amazing opportunity to live on beautiful Palm Drive in this newer Modern doorman building. This totally remodeled, 2 story duplex with 3brs is breathtaking and offers every modern amenity important to today's Luxury buyer. Only 13 private residences. This home offers high ceilings, a large open living room, dining room, top of the line chef's kitchen, which opens to family room - with tons of light from surrounding windows.

**MLS#17-218168**  
Valerie Fitzgerald 310-285-7515  
COLDWELL BANKER RESI

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

<b>01 Beverly Hills</b>	<i>Income</i>
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<b>9544 W OLYMPIC BLVD</b>	Open	11:30-2:30	632F3	<b>red</b>
<b>\$3,195,900</b>	3375000	Triplex	2sty-FRENCH NORMANDY	



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

REDUCED TO \$3,195,900.00. BEAUTIFUL UPDATED PROP. WITH TWO VACANT APTS.\* 9544 HAS APRX. 1,400 SF, 2BR+1.5BA, APRX. RENTAL VALUE \$3,500. MO.\* 9546 HAS APRX. 1,125 SF, 1BR+1.5BA, APRX. RENTAL VALUE \$2,750. MO.\* REAR OWNER'S TOWNHSE, APX. 2,224 SF, 4BR+3.5BA, CURRENTLY RENTED MO. TO MO. AT \$5,381.75 MO. \*BUILDING HAS A/C+FA. HEAT, NEWER KIT'S W/ S.S. APPLIANCES +W&D, HRD.WD FLRS & FRT & BACK DRS.\*4 BLKS TO ROXBURY. PK.\*7 BLKS TO BEV. H.H. SCH.\* TOTAL INTERIOR SQ.FT. 4,749. GROSS AN.INC \$139,581.00.

**MLS#17-216916**  
Craig A. Brick 310-275-1908  
BEV. HILLS RLTY GRP

NEW KIT+SS APPL+W&D+HDWD FL+A/C+FA.HEAT

<b>01 Beverly Hills</b>	<i>Lease</i>
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<b>312 S CAMDEN DR</b>	Refresh.	11-2	<b>NEW</b>
<b>\$15,500</b>	4+5	2sty-SPANISH	



**STUNNING SPANISH LEASE IN BEVERLY HILLS**

Furnished lease in prime Beverly Hills available immediately. This charming two-story home features 4 bedrooms and 5 bathrooms plus a bonus office space. This spacious home features a gated courtyard entrance, remodeled kitchen and bathrooms, a beautiful living room with fireplace and hardwood floors and tile throughout. The open floor plan provides seamless flow for entertaining leading to an ultra-private backyard equipped with a sparkling pool, spa and a cabana with bath and kitchenette.

**MLS#17-243570**  
Rochelle Atlas Maize 310-968-8828  
NOURMAND & ASSOCIATE

Blt-Ins,Cbl,Dshwshr,Dryer,

## 02 Beverly Hills Post Office *Single Family*

<b>1317 DELRESTO DR</b>	Open	11-2	<b>NEW</b>
<b>\$15,995,000</b>	7+10	2sty-CONTEMPORARY	



**STUNNING NEW CONSTRUCTION IN THE HEART OF BEVERLY HILLS**

Situated at the end of a private street and behind gates off lower Benedict Canyon in Beverly Hills, this contemporary masterpiece, designed by ANR Signature Collection, boasts grand-scale living spaces and fine details throughout. Featuring an elegant master suite with expansive city views, 5 guest rooms, a guest house, chef's kitchen, theater, office and living room that opens to an amazing pool and spa, this stunning estate offers a seamless indoor-outdoor lifestyle ideal for entertaining.

**MLS#17-243570**  
Billy Rose 3106502999  
THE AGENCY

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

<b>3331 CLERENDON RD</b>	Refresh.	11-2	<b>NEW</b>
<b>\$7,850,000</b>	5+6	VILLA	



**MULHOLLAND ESTATES**

Mulholland Estates, this elegant 5-bedroom, 6-bathroom, private tennis court estate offers luxurious indoor/out living for and the quintessential California lifestyle home. The grand formal foyer and living room expand with soaring high ceilings. Gourmet kitchen . Secluded backyard luxuriates in a resort style setting. Beautiful views from the balconies, Veranda, heated pool/spa. Impeccable attention to detail throughout, this home is truly a must see. Please RSVP

**MLS#17-233702**  
Lydia Giraldo 818.968.1785  
SOTHEBYS INT'LREALTY

Blt-Ins

## 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.



14023 AUBREY RD

Open11-2

\$7,199,000

5+7ARCHITECTURAL

NEW

RSVP REQUIRED

This timeless Architectural masterpiece located in the prestigious Mulholland Estates is a true trophy estate. From the legendary Richard Landry A.I.A. & previously owned by John Fogerty, this spectacular estate is reminiscent of the view estates on Lake Como. Sitting on over half an acre with stunning canyon and city views from every room, this is truly a jewel of Los Angeles. The ultra secluded terraces look out onto the lush backyard grounds and pool that are perfect for relaxing or hosting.

MLS#17-243092

Aaron Kirman323.821.5353

JOHN AAROE GROUP

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

9454 HIDDEN VALLEY PL

Open11-2

\$1,525,000

+6500003+21sty-TRADITIONAL

red

FANTASTIC OPPORTUNITY !!!

HUGE REDUCTION ! GREAT LOCATION !!! CUL- DE- SAC STREET . SITUATED BETWEEN CENTER OF BEVERLY HILLS AND SAN FERNANDO VALLEY UP A SEMI-PRIVATE DRIVEWAY, SHARED ONLY WITH ONE OTHER RESIDENCE. CHARMING, SUNNY, ORIGINAL CONDITION. 3 BDRS, DEN, EAT-IN KITCHEN, POOL AND GRASSY AREA. MANY POSSIBILITIES. UPDATE, REMODEL OR BUILD A NEW DREAM HOUSE. SOLD IN "AS IS CONDITION", NO REPAIRS NOR CREDITS. SELLER SELECTS SERVICES.

MLS#17-207530

Monica Costecalde310-278-9393

NELSON SHELTON

2847 DEEP CANYON DR

Refresh.11-2592C1

\$3,995,000

5+7TUDOR

NEW

OPPORTUNITY - MAGNIFICENT ENGLISH TUDOR ON DEEP CANYON

Grand 2-story English Tudor (approx. 6,576 sq.ft.) in the exclusive Benedict Hills community. Perfect for entertaining. Gourmet kitchen features the finest granite and stainless appliances, huge island, buffet, and bonus sitting area. Upstairs Great Room has an additional wet bar, pool table, card playing and TV areas. Magnificent backyard, pool, spa, garden, and lovely waterfall w/ koi pond. Also features 4 fireplaces, central vac, 2 laundry areas and 3-car garage. HOA includes 24-hour patrol.

MLS#17-243774

J.J. Wallack310-980-5999

KW BEVERLY HILLS

Open Tuesday 11am-2pm and By Appointment

13331 MULHOLLAND DR

Open11-2

\$6,950,000

4+62sty-CONTEMPORARY

rev

GATED CONTEMP. ON PROMONTORY

2 story estate on 1+ acre with majestic CA Oaks, sparkling pond and lush landscaping. Gated motor court. Double door entry opens to grand Living Rm with picture glass windows framing vast panoramas. Gourmet Kit. has tiger oak cabinets, granite cntrs, bamboo flrs. & stainless appl. Fam. Rm with FP. Priv. Master Suite with 2nd FP. & sunny balcony. 3 Add'l BR's in-suite, den/media room & office. 3 car garage.

MLS#17-230526

Peter Whyte310-777-6327

COLDWELL BANKER

Views of City Lights & San Gabriel Mtns.

1347 BRAERIDGE DR

Open11-2

\$2,688,500

4+4ARCHITECTURAL

NEW

LIGHT-FILLED ARCHITECTURAL IN LOWER BHPO

Minutes to the heart of Beverly Hills. Private retreat tucked into a quiet cul-de-sac w/high ceilings, custom doors & windows providing a clean, sleek look w/natural light & airy spaces. A modern, open layout w/great flow & lush surroundings. Enjoy breakfast on the picturesque balconies overlooking lush canyon views, or cocktails & hors d'oeuvres at twilight on the gated front succulent-filled courtyard. A truly serene & tranquil setting that will inspire anyone's inner artistry.

MLS#17-244114

Zach Goldsmith310.908.6860

HILTON & HYLAND

HiltonHyland.com

9336 HAZEN DR

Open12-2

\$3,495,000

4+3MODERN

rev

NEW PRICE!! 9336 HAZEN DR

Modern, new and the best offering for a crazy sexy home with a fabulous open floor plan for living and entertaining. This home draws the gloriously private backyard with tropical landscapes and rock waterfall - "inside" so you live the true California lifestyle. Open floor plan, rich wide white oak floors, open kitchen - family room, flexible floor plan with 3 beds on separate wing and master entire upper floor. This is the one you've missed - see it ASAP! Can be bought furnished.

MLS#17-222170

Valerie Fitzgerald310-285-7515

COLDWELL BANKER RESI

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

1845 FRANKLIN CANYON DR

Open11-2

\$3,995,000

5+4CONTEMPORARY

red

PRICED TO SELL! STUNNING CONTEMPORARY IN BHPO!

This newly built 5 bed 4 bath home is located in one of the most desirable areas of BH, surrounded by canyons, Franklin Canyon Park and minutes away from Sunset. The 3,715 sq ft house has been modernized to provide comfortable living. The open floor plan allows for seamless indoor/outdoor living with custom steel doors, which open to an extraordinary pool, spa, fire pit & 1,000 sq ft deck. The kitchen features all Miele appliances including built in coffee machine, double ovens, and microwave.

MLS#17-232842

Josh Flagg310-623-8703

RODEO REALTY - BEVER

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

13749 MULHOLLAND DR

Open11-2

\$30,000

5+51sty-MODERN

NEW

ICONIC MULHOLLAND REMODELED COMPOUND W/JETLINER CITY VIEWS!

Explosive 180 degree views on 3.5 acres of secluded gated privacy. Completely remodeled open floorplan with fold away doors, floor to ceiling windows, views from every room. Exquisite marble, stone, and glass finishes, hdwood floors, chef's kitchen, wine wall, walk-in pantry, 2 master's w/ luxurious baths, walk-in closets, 2 bedroom guest house. Entertainer's dream home, pool, deck, firepit, expansive grassy pad, gated parking for 10 plus cars. Long/short term avail/ Furnished or unfurnished.

MLS#17-241190

Dominique Jeramaz310-531-2910

CITY REAL ESTATE

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

2261 BOWMONT DR

Open11-2

\$2,225,000

3+3TRADITIONAL

red

NO PHOTO AVAILABLE

NEW PRICE! Major price reduction. Sophisticated single story traditional home in Prime BHPO. 3 bed/3 baths cradled in the canyon and Trousdale adjacent on lower Bowmont Dr. Light & bright, open floor plan, tastefully updated inside & out. Expansive living room with fireplace, formal dining room, eat-in kitchen, with patios off living room & kitchen. Very tranquil & private, yet minutes from the heart of Beverly Hills. Expanded backyard with several areas perfect for entertaining.

MLS#17-221922

Randi Lieberman818-961-7579

JOHN AAROE GROUP

Rng/Ovn,Fridg

10051 CIELO DR

Refresh.11-2592 C5

\$14,500

3+32sty-SPANISH

NEW

TURNKEY

Turnkey furnished rental. 1920's Spanish that was part of Valentino's Falcon Lair Estate. Master suite w/sitting area, fireplace, and spa-like bathroom w/steam shower, clawfoot double backed tub, radiant heating. High ceilings & tons of light w/indoor outdoor layout and lush landscaping makes you feel like you are in the Mediterranean. Very private on over an acre. 50' saltwater swimming pool. Sound system & flat screens throughout. Cook's kitchen w/Viking appliances. Great for Entertaining.

MLS#17-238370


Geoffrey Lands310-339-5757

BHHS BH

BBQ, Built in Speakers, WiFi, Flatscreen



<b>2215 BOWMONT DR</b>	Open	11-2	<b>NEW</b>
<b>\$13,500</b>	3+3	VILLA	



**EXQUISITE SUMMER LEASE!**

Delightful small scale VILLA with pool; exquisite décor and furnishings; 2 bedrooms, 3 baths. Office / 3rd bedroom / Media room / cook's kitchen / includes housekeeper 2/ week. Avail now thru October.

**MLS#17-239134**  
Annie Constantinesco 310-860-8899  
WEA

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

<b>2137 SUNSET PLAZA DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,799,000</b>	2+2	CONTEMPORARY	



**REMODELED MID-CENTURY HOME WITH STUNNING VIEWS AND POOL**


Breathtaking city views from this Hollywood Hills home features an expansive deck with a sparkling pool and spa has been showcased in several magazines, including Conde Nast Traveler, Sunset Magazine, House Beautiful, Curbed National and Luxe Interiors. This bright 2BR/2BA house has an open floorplan with recessed lighting and new wood-grain printed porcelain tile floors throughout. The new kitchen has black marble counter tops, gold fixtures, Ann Sachs tile backsplash and custom cabinets.

**MLS#17-243650**  
Jason Woodruff 310.770.3101  
KELLER WILLIAMS HH

Cing Fan,Dshwshr,Dryer,Grbg Disp,Micro

### 03 Sunset Strip - Hollywood Hills West *Single Family*

<b>1635 BLUE JAY WAY</b>	Open	11-2	<b>NEW</b>
<b>\$17,950,000</b>	0+0	MID-CENTURY	



**ULTIMATE BIRD STREET DEVELOPMENT SITE**

1635 Blue Jay Way is an incomparable trophy property. Originally owned by the developer of Blue Jay Way, this promontory boasts the best views on the street, from Downtown to the Pacific yet only minutes from Sunset Boulevard. An elegant contemporary estate has been designed by renowned architect Grant Kirkpatrick of KAA Design. The approximately 11,000 square foot residence has a private gated entry court which accommodates three cars as well as a lower level garage for an additional five.

**MLS#17-230168**  
Jeff Kohl 310 625 9035  
THE AGENCY

None

<b>8181 WILLOW GLEN RD</b>	Open	11-2	<b>NEW</b>
<b>\$2,699,000</b>	4+4	CONTEMPORARY	



**BEAUTIFULLY REMODELED CONTEMPORARY JUST OFF THE SUNSET STRIP**

Beautiful Contemporary just off The Sunset Strip. This 4 bedroom, 4 bathroom home features grand living room with 30' glass walls, architectural finishes, gourmet kitchen and master suite with spa-like bath. Large rooftop deck and grassy backyard perfect for entertaining, privately surrounded by lush landscaping.

**Josh & Matthew Altman 310.819.3250**  
DOUGLAS ELLIMAN

www.TheAltmanBrothers.com

<b>9010 HOPEN PL</b>	Open	11-2	<b>NEW</b>
<b>\$13,500,000</b>	3+4.5	MID-CENTURY	



**MAGNIFICENT BIRD STREETS ESTATE**

Located in the sought after Bird Streets, this custom home is a modern homage to the Case Study Houses, which redefined mid-century architecture. The expansive living space features walls of glass opening to the outdoor entertainment area with dramatic fire pits and an infinity pool with a cascading wall of water. A premiere-worthy screening room with windows looking directly into the swimming pool provide an entertainment paradise.

**Greg Holcomb 3105003925**  
PARTNERS TRUST

<b>1276 SUNSET PLAZA DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,495,000</b>	3+3	TRADITIONAL	



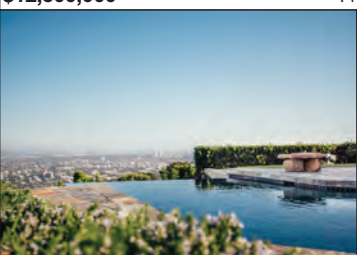
**LOWER SUNSET PLAZA!**

Charming traditional home on lower Sunset Plaza Drive - a great location just seconds away from trendy restaurants and shops. This home has been beautifully maintained & combines charm & quality. A formal living room, formal dining room & chef's kitchen w/ breakfast area. A cozy den that opens to an outdoor living and dining areas. Upstairs has a master suite with two large walk in closets. Two additional bedrooms & guest bathroom. Also offered for lease furnished or unfurnished.

**MLS#17-242342**  
Mann/Marshall 310-720-0010  
COLDWELL BANKER RESI

N of Sunset

<b>9000 HOPEN PLACE</b>	Open	11-2	<b>NEW</b>
<b>\$12,500,000</b>	4+4	CONTEMPORARY	



**GORGEOUS CONTEMPORARY WITH UNOBSTRUCTED VIEWS**

Located on a corner lot in the prestigious Bird Streets, this 4bed/4bath offers views of DTLA, The Mountains, Century City & Ocean. The large master suite overlooks LA & the luxurious master bath's spa tub is ideal for unwinding and watching the sun set. High ceilings throughout, gourmet kitchen, large living space with french doors & fireplace. Surrounded by lush gardens, a meditative infinity pool provides a private oasis ideal for entertaining or relaxing. Move right in or expand much larger

**MLS#17-243442**  
Adam Rosenfeld 310-595-5915  
MERCER VINE

Located In The Coveted Bird Streets

<b>1916 MOUNT OLYMPUS DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,399,000</b>	4+3	2sty-CONTEMP MED	



**GORGEOUS MOUNT OLYMPUS HOME 4 BEDROOMS / 3 BATHS-3,462 FEET**

Gorgeous 4BR/3BA home with high ceilings, beautiful canyon views and lot over 53,000 feet. Lower level features a large formal dining room & a formal living room with fireplace & vaulted ceilings. Both rooms open to a tiled terrace featuring, water fountain and lush greenery. The kitchen features high-end appls. & wine fridge. Upper level includes a huge family room, gigantic master suite w/fireplace and two walk-in closets. The master bath has dual sinks, a spa tub and large walk-in open shower

**Paris/Cloutier 310-709-9588**  
RODEO REALTY, INC.

Stnlss appliances,wine frigde, solar

<b>9265 THRUSH WAY</b>	Open	11-2	<b>NEW</b>
<b>\$2,808,800</b>	3+4	CONTEMPORARY	



**BIRD STREET SANCTUARY**

Cool Breezes, Song of Birds, Post and Beam in Prime Hollywood Hills Location. A verdant view of the Los Angeles skyline to the Ocean. There is a downstairs retreat. Arrival to the second level one is greeted by volume ceilings, grand living spaces that flow from public to private bedroom areas. Many green features include a private owned solar system, updated plumbing, electric, chimney and roof. Opportunities to enter this enclave are rare and this is the perfect residence for your Client.

**MLS#17-243806**  
Scottman Wall 310-780-8001  
KELLER WILLIAMS HOLL

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

<b>7347 PYRAMID PL</b>	Open	11-2	<b>NEW</b>
<b>\$2,295,000</b>	3+3	1sty-ARCHITECTURAL	



**STUNNING REMODEL VIEW PROPERTY HOME IN THE HOLLYWOOD HILLS!**

If you love Architectural homes, this is your dream property. Exceptional home just completed with staggering head-on city views. There is nothing of this design and quality in this price range in the Hollywood Hills. This is an entertainer's delight. Picture an open floor plan with the living room flowing out to a massive wrap-around terrace overlooking that dramatic view. Totally relaxing in the evenings. The lights at night are mesmerizing. Gourmet kitchen with a large center island.

**MLS#17-244144**  
Neal Baddin & Angie Lieuw 323-793-7405  
COLDWELL BANKER BHN

Dshwshr,Grbg Disp,Rng/Ovn,Fridg



<b>1781 N CRESCENT HEIGHTS</b>	Open	11-2	<b>NEW</b>
<b>\$2,150,000</b>	3+3	MID-CENTURY	




**MID-CENTURY WITH A GUEST HOUSE**

Slick Mid-Century with a Palm Springs vibe and views. In a prime location just above the Sunset Strip. Spacious lush and private backyard with various sitting areas and outdoor dining surrounded by fruit trees. Detached guest house/studio. Room for a pool. Flat large with potential.

**MLS#17-239782**  
Sigal Diamant 310-802-9885  
NELSON SHELTON RE

<b>8480 HAROLD WAY</b>	Lunch	11-2	<b>red</b>
<b>\$4,150,000</b>	4350000	3+5 CONTEMPORARY	




**REDUCED 200K! DESIGNER VIEW HOME WITH POOL AND SPA**

Sultry, Sexy Sunset Strip Masterpiece. Entertainer's dream with abundant reception areas flowing to view terraces to enjoy the starry nights and city lights. Expansive back garden with pool, spa and magical lounging and dining spaces. Chef's kitchen, superb master. Exquisite finishes including Fleetwood doors, French oak floors, tumbled granite counters, Italian tiles, and wine cellar. All new state of the art systems including roof, electrical, plumbing, HVAC, and tankless water heater.

**MLS#17-243820**  
Lauren Fallieras (310)243-6949  
COLDWELL BANKER RESI

www.8480HaroldWay.com

<b>3324 BENNETT DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,075,000</b>	4+4	3sty-SPANISH	




**NEW LOOK | NEW PRICE! STUNNING SPANISH!**

Classic Old Hollywood architecture with a whole new look. Dramatic step-down living room, dining room, remodeled kitchen/breakfast room and intimate library overlook large courtyard. A lovely bedroom and bath complete the main floor. Upstairs are two master suites, both with lovely baths. The lower level is fantastic for entertaining, with a media room/bar with fireplace, a fourth bedroom and bath, and laundry. Huge yard with room for pool.

**MLS#17-242502**  
Edward Fitz 424.230.3757  
THE AGENCY

<b>2450 SOLAR DR</b>	Open	11-2	<b>rev</b>
<b>\$15,900,000</b>	5+7	CONTEMP MED	



**COMPOUND IN THE HOLLYWOOD HILLS**

Approx 15.3-acres of endless possibilities and incredible one-of-a-kind views of the city, ocean, and hills; this rare estate is incomparable to anything on the market. Behind private gates, a circular drive leads to dramatic, 2-story foyer. The property comes with schematic design plans for an absolutely stunning, painstakingly conceived, 7 bdrm, 10 bthrm modern home. Once built, this has the opportunity to be one of the most prominent landmark properties in the Hollywood Hills.

**MLS#17-210708**  
J.Bab/A.Kir 310-623-8800  
RR/JA

www.2450solarldr.com

<b>2339 APOLLO DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,995,000</b>	3+3	ARCHITECTURAL	



**11-2 & TWILIGHT WINE & CHEESE EVENT 5-8 PM**

This perfect Zen Retreat home nestled in the hills of Mount Olympus has been recently renovated. Living room features Brazilian cherry wood floors, surround sound speakers, camera system, smart home features all automated from your iPad, large floor to ceiling windows that showcase the stunning canyon views. A grand master suite features customized closet, balcony with breathtaking canyon views, master bath with luxurious spa tub. This Zen & Tranquil home is truly one of a kind.

**MLS#17-243350**  
Ambra Bisconti 310.498.2151  
HILTON & HYLAND

HiltonHyland.com

<b>8455 FRANKLIN AVE</b>	Open	11-2	<b>rev</b>
<b>\$5,495,000</b>	4+6	ARCHITECTURAL	




**NEWLY BUILT ARCHITECTURAL STUNNER WITH CITY VIEWS**

Set above the Sunset Strip with commanding views from the canyons to the city skyline and ocean beyond, this new architectural tour de force surrounds you in 4,500 sq. ft. of sheer luxury. The drama ascends from the interior spaces, served by sculptural stairs and a clear tubular elevator, to an astonishing rooftop setting with city-to-sea views. The interior is a rich, blend of warm hardwoods, cool marbles and artistic lighting, accented by endless expanses of windows framing stunning views.

**MLS#17-238294**  
Steve Sanders 323-828-6471  
JOHN AAROE GROUP

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

<b>7435 PALO VISTA DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,899,000</b>	3+3	MODERN	




**PRIVACY, POOL & VIEWS**

Prime location just off Woodrow Wilson & Mulholland. Contemporary Hollywood Regency w/ City Lights views sits on a hidden drive surrounded by celebrity properties. Double front doors open to a dramatic entry with a two story wall of glass on the rear....revealing the lush gardens, pool, spa and views. Open kitchen, dining and living room w/ large view decks. Upper master & guest room plus downstairs, 2nd master suite w/ fireplace. Massive screening/media room open to the pool & grounds.

**MLS#17-236796**  
John Galich 310-461-0468  
RODEO REALTY INC.

www.7435PaloVista.com

<b>3763 FREDONIA DR</b>	Open	11-2	<b>rev</b>
<b>\$1,695,000</b>	2+1	ARCHITECTURAL	



**3763 FREDONIA DR - HARWELL HAMILTON HARRIS**

A perfectly peaceful and creative retreat moments away from major studios - The Mary and Lee Blair Residence and Studio, 1939. A stunning example of Harwell Hamilton Harris, Architect. Nestled in a lush and tranquil hillside setting, this captivating and inspiring home is a perfect pied - a - terre or retreat for artists or those with a creative spirit. Brilliantly updated and modernized with warm and rich wood tones.

**MLS#17-229744**  
Heidi Lake  
SOTHEYBY'S INTERNATIO

Blt-Ins

**03 Sunset Strip - Hollywood Hills West**

Condo / Co-op

<b>8326 RIDPATH DR</b>	Open	11-2	CHIC!	<b>NEW</b>
<b>\$1,248,000</b>	3+2.5	2sty-CONTEMPORARY		



**LAUREL CANYON LIVING THE WAY IT SHOULD BE! GREAT PRICE, TOO!**

Laurel Canyon Life abounds in and around this home's sky-lit living room w/hardwood floors and soaring ceilings. Open kitchen w/breakfast bar. 2BRs (one currently staged as an office) and 1.5BAs are on 1st floor, also. 2nd-floor master makes every morning like waking-up on vacation. Spa-like bathroom (#3) features dual sinks and step-in shower. Front and back yards include sitting areas and 360-degree viewing deck. Bonus detached room could serve as writer's/yoga studio. WONDERLAND SCHOOL, too!

**MLS#17-238468**  
JEFF YARBROUGH 323.854.4300  
L.A. LUXE GROUP | KW

www.RidpathDrive.com

<b>9255 DOHENY RD, UNIT 1505</b>	Open	11-2	<b>NEW</b>
<b>\$3,100,000</b>	2+2.5		



**SIERRA TOWERS DESIGNER SHOWCASE CONDOMINIUM**


Sierra Towers 1600+sf, NE facing corner unit condo w/ floor to ceiling windows/sliding doors & views of the Hills, Sunset Strip & DTLA. Open floor plan & kit w/ top of the line appliances. Master suite w/ high ceilings, walk-in closet, soaking tub & terrace access. Addtl en suite bd. Amenities: bar, parquet flooring, laundry room, built-in's & expansive terrace. Full-service building: security w/ 24hr doormen, valet, concierge, gym & outdoor pool. Prime location! Won't be on the market long!

**MLS#17-238468**  
Linda May 310.492.0735  
HILTON & HYLAND

SierraTowers1505.com



<b>7135 HOLLYWOOD BLV, UNIT 405</b>	Open	11-2	<b>NEW</b>
<b>\$699,000</b>	1+2	1sty-MODERN	



**FULLY REMODELED UNIT IN FULL SERVICE "HIGH-RISE" WITH VALET!**

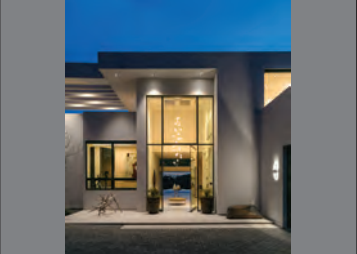
"Hollywood Versailles Tower" This fully Remodeled Unit is a spacious 1 bed/ 2 bath with den. It has been meticulously designed for the client who wants to move right in and bring a toothbrush. Kitchen and baths completely gutted and have new beautiful Hardwood Floors. Building is exceptionally maintained with full amenities and updated lobby. Concierge service with Valet parking for tenants and guests. 24 Hour Doorman. Pool. Extra Storage Room. View of Runyon Canyon hiking trails.

Kathryn Bracci 310 569-3667  
PLG BEV HILLS

Fridge, Stove, Dishwasher,

## 04 Bel Air - Holmby Hills Single Family

<b>1737 BEL AIR RD</b>	Open	11-2	<b>NEW</b>
<b>\$22,500,000</b>	9+12	MODERN	



**1737 BEL AIR ROAD**

For more information, please visit [www.1737belair.com](http://www.1737belair.com)

MLS#17-229070  
Drew Fenton 310.858.5474  
HILTON & HYLAND

Co-Listed w/ Aaron Kirman

<b>425 PARKWOOD DR</b>	Open	11-2	<b>NEW</b>
<b>\$14,995,000</b>	5+7		



**QUINTESSENTIAL LUXURY IN HOLMBY HILLS - JOIN US FOR LUNCH!**

Set behind private gates is this romantic 2-story Paul Williams Traditional Estate, featuring ~6,898 SF, 4 bedrooms plus guest suite & office, and 6 bathrooms. The stunning formal living & dining room, chef's kitchen & media room spare no expense. Luxurious master suite w/ separate his & hers private baths. Enjoy the 39,838 SF lot curated with mature trees, sprawling manicured lawn, heated pool & spa, & tons of areas for entertaining.

Sally F. Jones/R. Chanin 310.691.7888  
JOHN AAROE GROUP

425ParkwoodDrive.com

<b>1979 STRADELLA RD</b>	Open	11-2	<b>NEW</b>
<b>\$11,750,000</b>	5+6	3sty-CONTEMPORARY	




**SPECTACULAR NEW BEL AIR CONTEMPORARY WITH OCEAN & CITY VIEWS**

Striking contemp w/majestic ocean & city views. Fabulous entry w/floating staircases & glass walls. Open floorplan w/ liv room, multiple dining areas & state-of-the-art kitchen all opening w/glass doors to apx. 2,428 sf of deck space thru out. Upper level w/private master & second suite/office w/ rooftop deck feat a full bar area & fire pit for relaxing or entertaining. Lower level w/large theater/conf room, fully lit onyx bar, temperature controlled wine room, pool, steam room & a large sun deck.

MLS#17-243336  
Ginger Glass 310-927-9307  
COLDWELL BANKER BHN

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

<b>1116 LINDA FLORA DR</b>	Open	11-2	<b>NEW</b>
<b>\$6,995,000</b>	5+6	2sty-MODERN	



**STUNNING BEL-AIR OCEAN VIEW MODERNE**

Sexy and Sophisticated Walter Scott Perry architectural masterpiece with unobstructed breathtaking views. Grand entry has explosive 20' + ceilings unfolding into a seamless open concept floor plan. Entirely new, down-to-the-studs, state-of-the-art interior and exterior work, including walnut plank hardwood floors, stairs, walls, ceilings, finishes, doors, windows, skylights, plumbing, wiring, fixtures, appliances, roof, landscaping and Smart Home Control 4 Technology. Open Tuesday 11-2 PM

Di Prizito | Rey 310-266-2777  
COLDWELL BANKER

1116LindaFlora.com

<b>200 BENTLEY CIR</b>	Open	11-2	<b>NEW</b>
<b>\$5,495,000</b>	5+6.5	RANCH	




**MASTER ARCHITECT JOHN BYERS**

Must see exquisite ranch style home in Bel Air with ocean and city views, situated on desirable flat corner lot North of Sunset. Completely updated to embrace true indoor/outdoor California living. Open floor plan. All bedrooms are en suite. Grand master bedroom with beautiful custom closet. Private, park like setting with lavish pool, complete outdoor kitchen, spacious detached guest house with full bath. Large lanai, generous rooftop deck with fire pit. Celebrity pedigree. Entertainers dream.

Drew Gitlin 310.415.1968  
BERKSHIRE HATHAWAY

<b>X 931 MORAGA DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$3,765,000</b>	5+5.5	2sty-TRADITIONAL	



**LOWER BEL-AIR TRADITIONAL ON IDYLIC MORAGA DRIVE**

In popular Lower Bel-Air location, idyllic, sycamore-lined Moraga Dr, 2-story Traditional on a vast wooded lot w/ stunning backyard, rock lagoon-style pool & multiple al fresco spaces. Generous rooms in a sensible floorplan. Living & family rooms w/ fireplaces. Formal dining rm. Kitchen w/ breakfast area. All bedrooms en-suite. 3 down, 2 up incl. expansive master w/ dual walk-ins & sundeck. Spectacular private backyard w/ natural-looking lagoon-like pool w/ waterfalls/slide. Warner Ave School.

Larry Young 310.777.2879  
BERKSHIRE HATHAWAY

931Moraga.com

<b>X 10375 TUPELO LN</b>	Lunch	11-2	<b>NEW</b>
<b>\$3,299,950</b>	5+6		



**STUNNING TUSCANY-STYLE NEWER BUILD - JOIN US FOR LUNCH!**

Spacious open plan, 5 bed/6 bath, ~4,608 SF. Large chef's kitchen w/ custom cabinets, center island & high-end appliances. Custom doors/windows, limestone & hardwood floors, and 3 fireplaces. Impressive master suite w/ private balcony & large walk-in. Master en suite has dual sinks, whirlpool & steam shower. 1 bed down perfect for guests/ office, & finished basement. Private backyard w/ fire pit, heated pool, Jacuzzi, & waterfall. Motion security system. 2-car garage & additional parking for 6.

Sally Forster Jones 310.691.7888  
JOHN AAROE GROUP

www.10375Tupelo.com

<b>X 1030 STONE CANYON RD</b>	Lunch	11-2	<b>red</b>
<b>\$5,495,000</b>	5+5	TRADITIONAL	



**OPEN TUES 11-2 | LUNCH SERVED**

Fantastic location. Beautiful remodeled traditional home located in the coveted lower part of Stone Canyon Road. The house features four bdrms suites plus a fifth bdrm that was converted into a den/office. Seamless floor plan with kitchen, separate formal dining room, fam room and bdrms all located in the right place. large, elegant living room opens up to an private back yard w/ a large pool, grassy area, country style landscaping and dining/bbq area. This amazing Bel Air home is move-in-ready.

MLS#17-232134  
Dan Beder 310.213.7835  
SOTHEBY'S INT REALTY

Dshwshr,Rng/Ovn,Fridg

<b>X 1432 MORAGA DR</b>	Lunch	11-2	<b>rev</b>
<b>\$7,495,000</b>	7+5	TRADITIONAL	



**GUARD GATED BEL AIR TENNIS COURT ESTATE**

Rare stately traditional tennis court estate in a 24-hour guard-gated community in Bel Air. Home features formal entry which leads to a living rm w/ pitched white beam ceilings. 3 bedrooms upstairs & 4 bedrooms downstairs. Master bedroom has sitting room w/ fireplace & balcony, double master bath & 2 walk-in closets. Bright kitchen w/ bkfst area & 2 walk-in pantries. Family rm w/ stone frplce & access to landscaped grounds incl. fountain & rose garden surrounding sparkling pool & tennis court.

MLS#17-227572  
Jill Epstein 310-779-9513  
NORMAND & ASSOCIATES

Sushi Lunch




05 Westwood - Century City

Single Family

2250 SELBY AVE

Open11-2

\$1,529,0002+2COUNTRY ENGLISH



MLS#17-242664

Chad Lund  
TELES PROPERTIES

(310)801-2641

SOPHISTICATED ENTERTAINER'S 2BED/2BA CLASSIC COUNTRY ENGLISH

Completely remodeled interior including designer contemporary finishes & open floor plan. Ideally located on large, mid-block flat lot w/ incredible resort-style backyard incldg 2 decks, lounge area w/ outdoor fireplace, spa, mature landscape & total privacy. Privately gated front patio leads to living rm w/ high soffit ceiling, fireplace, picture window & art niches. Dining rm filled w/ natural light, opens to gourmet kitchen complete w/ island, quartz countertops, s/s appliances.

2250SelbyAvenue.com

05 Westwood - Century City

Condo / Co-op

10430 WILSHIRE #2005

Open11-1

\$1,649,0002+3MODERN



MLS#17-243402

Nancy Ross/ Laura Barton  
PT BEVERLY HILLS

310-500-3983

RSVP REQUIRED BY APPOINTMENT ONLY

Southeast & Southwest views above the city on the coveted 20th flr of the Mirabella. Elegant liv rm & dining area w/ frplc & wet bar, lrg flr to ceiling windows. Mstr bdrm suite w/ dual sink ba, spa tub & excellent walk in closet. Guest suite on opposite side with adjacent patio. Kitchen w/ peninsula brkfst bar & second enclosed patio for al fresco dining . Add'l features include a powder rm, W/D in unit. Mirabella amenities include pool, spa, gym, valet parking, 24 hour concierge & security.

www.Mirabella2005.com

1333 S BEVERLY GLEN BLVD #304

Open11-2

\$885,0002+2CONTEMPORARY



MLS#17-240576

Sam Plouchart  
THE AGENCY

310-752-3133

BRAND NEW CONDO AT THE GLEN TOWERS

Lowest price per square foot for a completely remodeled residence in Westwood - Century City. Extra-large residence at the full service, luxury Glen Towers. Offering one bedroom and additional room that can be used as den, second bedroom or office, and two full baths. Features include all new appliances, new porcelain floors, new quartz counter tops, European custom window shades and custom cabinetry throughout. Minutes from Century City's new Westfield Mall for the ideal and complete lifestyle.

10116 EMPYREAN WAY #201

Open11-2

\$1,950,0002+3FRENCH NORMANDY



MLS#17-239378

Jodi Bell Ticknor  
COLDWELL BANKER BHN

310-428-7724

GREAT CONDO IN LE PARC!

It's a short walk or drive to the new Century City mall from this Le Parc unit that's ready to be your next home! Enter onto the slate floors and step into a spacious, open floorpan full of possibility. A covered balcony overlooking the ponds and fountains with french doors beckons to enjoy LA indoor/ outdoor living. Featuring a master suite with two walk in closets, marble bathroom with dual sinks, enclosed toilet, separate tub and shower and marble bathrooms throughout the unit.

Dshwshr

05 Westwood - Century City

Income

11061 OHIO AVE

Open11-2

\$2,095,0002sty-TRADITIONAL



MLS#17-227476

James Hancock  
COLDWELL BANKER RESI

310-777-6351

FANTASTIC TRIPLEX IN PRIME WESTWOOD!

Investment Opportunity in Prime Westwood location. Great break up of units with amazing owner's upstairs unit consisting of 3 bdrms (with 4th tandem bdrm), Living room, Family room, office, & two bathrooms. Second Unit has 2+2, Third Unit has 1+1. Each unit comes with One Car Garage. Owners unit will be delivered vacant & can be shown by appointment. Occupied units can be shown with an accepted offer. Please do not disturb current tenants, all showings must be accompanied by Listing Agent.

Bring or Send Clients!


06 Brentwood

Single Family

140 S CLIFFWOOD AVE

Open11-2

\$10,800,0005+7CONTEMP MED



MLS#17-244032

ROBBY SUTTON  
HILTON & HYLAND

310.691.5935

GATED MEDITERRANEAN ESTATE IN THE EXCLUSIVE BRENTWOOD PARK


An ultra private and gated Mediterranean estate in the exclusive Brentwood Park. An entertainers dream, the architecture delivers incredible volume, scale & flow throughout, with double height ceilings and oversized rooms. Take a dip in the generous swimmers pool surrounded by mature giant palm trees, fruit trees and sycamores. This seamless integration of indoor/outdoor living creates a space ideal for the ultimate California lifestyle.

WILLIAMS & WILLIAMS

2171 RIDGE DR, UNIT 63

Open11-2

\$3,000,0003+3.52sty-MODERN



MLS#17-240576

Athena Taylor  
COLDWELL BANKER BHN

310-871-5588

WHAT YOU'RE LOOKING FOR IS LOOKING FOR YOU!


24 hour guard gated community offers security in this turn key home. Totally remodeled town home comes complete with custom, high end, furniture package! The home is configured to be a 3 bed, 3 1/2 bath - OR - a 2 bed 2 1/2 bath with a separate 1 bed, 1 bath studio. The Studio has its own separate, private entrance. Bright, new, open concept! This is a one of a kind home in a one of a kind setting. Over 10 Exclusive Private Schools Located within minutes from this prized property.

www.2171ridge.com

2457 PESQUERA DR

Refresh.11-2

\$2,895,0004+31sty-MEDITERRANEAN



MLS#17-237860

Fara Salamat  
COLDWELL BANKER RESI

3106230880

RARE ONE STORY, LUXURIOUS, GREAT NEIGHBORHOOD


This luxurious Entertainers dream Mediterranean redone home located in hills of Brentwood.Rare to find one story redone with every detail carefully selected and quality crafted. Highlights include, a sleek and stylish gourmet kitchen with Center Island that flows through to the entertainment area.

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

500 N BUNDY DR

Open11-2

\$2,250,0003+21sty-TRADITIONAL



MLS#17-244088

Rick Chanin  
GIBSON INTERNATIONAL

310.780.3100

BRENTWOOD OPPORTUNITY!

Prime Brentwood location provides rare opportunity. Home features 3 bedrooms, 2 baths, beautifully maintained hardwood floors, updated kitchen, two fireplaces, recessed lights and lush park like grounds. Naturally light and bright creating a great indoor/outdoor flow. Desirable Kenter Canyon School district. Huge mostly flat Lot (10,855 sq. ft.) ...endless possibilities.

www.500nbundy.com

Do **RIGHT** by Your Sellers  
Put their Property in the **MLS**

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

TUESDAY



<b>2336 BANYAN DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,225,000</b>	4+2.5	2sty-MID-CENTURY	



**FIRST TIME AVAILABLE IN 40+ YEARS**

Set above Mandeville Cyn w/open & expansive views, this well-maintained mid-century Contemp has great flexibility & endless possibility. Spacious ofc off light-filled entry. Open liv & din w/walls of glass from which to enjoy the outlooks. Lrg kit/fam rm w/eat-in brkfst area & access to the wrap-around grass yrd. Four bdrms upstairs, incl a generous master suite w/2 closets & peaceful views. Enjoy a sense of tranquility w/the Burgess rock/lagoon style pool, open hillside views & lrg grass area.

Michael Edlen      310-230-7373  
CB - PAC PAL

Refrigerator, dishwasher, double-oven

<b>585 S BURLINGAME AVE</b>	Open	12-2	631F5	<b>rev</b>
<b>\$8,500,000</b>	6+8	CONTEMP MED		



**EUROPEAN MASTERPIECE | ALSO FOR LEASE FOR \$35,000/MONTH**

This stunning, newly custom built home is located primarily in the heart of Brentwood. It is designed with a European flair, exquisite taste and the highest quality. Also available for lease.

MLS#17-196836  
Frieda Hassid      310.600.0145  
GIBSON INTERNATIONAL

www.585burlingame.com

<b>13052 EVANSTON ST</b>	Open	11-2	<b>bom</b>
<b>\$7,895,000</b>	5+7	VILLA	



Enconced on a beautiful, lushly landscaped, private lot, this home shines like a crown jewel in the Park. Whether lounging on your private balcony, hosting dinner alfresco in the garden under the jasmine trellis by the pool, or reading a book in the cozy library, this is a home for all seasons. Six bedrooms + family room and office. First class relaxation awaits in this idyllic retreat within walking distance of the Country Mart and shopping and dining on San Vicente.

MLS#17-236848  
Mary Lu Tuthill      310.979.3990  
COLDWELL BANKER RESI

Dshwshr,Hood Fan,Rng/Ovn

## 06 Brentwood Condo / Co-op

<b>11863 DARLINGTON AVE, UNIT 402</b>	Open	11-2	<b>NEW</b>
<b>\$1,595,000</b>	2+2.5	4sty-CONTEMPORARY	



**ONE OF A KIND FRONT FACING MODERN PENTHOUSE**

One of a kind, front facing penthouse in the heart of Brentwood. This 2 bedroom, 2.5 bath modern condo has been fully remodeled. This immaculate unit features an open floor-plan, wide plank oak floors, stunning top-of-the-line kitchen and designer bathrooms. What truly makes this condo unique is the private outdoor patio which stretches the length of the condo. The unit has two side by side parking spots and guest parking. Amenities include: Doorman, Gym and Conference Room.

The Feil Group      310-422-0102  
BERKSHIRE HATHAWAY

<b>11723 MAYFIELD AVE, UNIT 4</b>	Open	11-2	<b>NEW</b>
<b>\$1,450,000</b>	4+3.5	4sty-CONTEMP MED	



**LUXURY TOWNHOME-ROOF DECK!!**

Stunning 4BD /3.5 BA townhome. Abundant natural light, wood floors, crown moldings throughout, formal dining area, family room w/ adjacent media room. A gourmet kitchen comes complete w/ Viking range & stainless steel appliances. Generous master suite offers a vaulted ceiling, cozy fpic, stone bath w/ sep shower, double vanity sinks & a large walk-in closet. The top floor has a loft/office/gym, which opens up to the large rooftop deck w/ expansive views of the city. Direct access 2 car garage.

Tanya Memoli      310-903-7525  
PARTNERS TRUST

range/refrig/dishwshr/wine refrig/w/d

<b>11745 MONTANA AVE #202</b>	Refresh.	11-2	<b>rev</b>
<b>\$1,649,000</b>	2+3	COUNTRY FRENCH	




**PARIS IN BRENTWOOD**

Luxurious 2 + 2.5 condo in the heart of Brentwood. Remodeled in 07, 2,221 sq ft of elegant living space, European décor, hardwood floors, recessed lighting & crown moldings. Large formal living room with a gas fireplace; entertainment room on one side & a formal dining room on the other. The gourmet kitchen w/high-end appliances & Caesarstone countertops. Spacious master bedroom w/ fireplace & an expansive walk-in closet. Additional amenities include a separate in-unit laundry, controlled access

MLS#17-240738  
Sylvia Dunbar      310 766-6000  
SOTHEBY'S INTERNATIO

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

<b>11667 GORHAM AVE #203</b>	Open	11-2	<b>rev</b>
<b>\$995,000</b>	2+2	CAPE COD	




**OPEN TUESDAY 11-2PM**

Beautifully redone unit in the much admired Cape Cod style building located in the heart of Brentwood. Stunning condo just steps from shops and restaurants. The two bedrooms are on opposite sides of the unit, providing privacy. Spacious living room w/built-ins and fp, opens through Fr. drs, to the enclosed patio. Great feature for entertaining. Laundry rm off the kit area. High ceilings and wood flooring throughout. This turn-key home offers comfort and sophistication.

MLS#17-237508  
Chrys Stamatis      310-922-3970  
COLDWELL BANKER - BW

## 06 Brentwood Lease

<b>12910 W SUNSET BLVD</b>	Open	11-2	<b>rev</b>
<b>\$25,000</b>	6+8	CAPE COD	



**2015 CONSTRUCTION CAPE COD IN BRENTWOOD PARK**

This is your next move: Living the Hampton's lifestyle in a custom, Cape Cod home in coveted Brentwood Park. Built in 2015, this stylish home is almost 6,000 sf on a large 22,913 sf flat lot, and is a most private and tranquil setting with a large grassy yard, a saltwater 45 ft. pool, spa, outdoor cook center, bar and dining areas to best host your lavish parties or intimate gatherings with friends and family. Lease available June.

MLS#17-234574  
MICHAEL HIATT      310.481.4342  
SOTHEBY'S

HamptonsInBrentwood.com

## 07 West L.A. Single Family

<b>1702 GRANVILLE AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,200,000</b>	2+1	TRADITIONAL	



**OPPORTUNITY KNOCKS! CORNER LA(Q)R-3 LOT IN GREAT LOCATION!**

Attention builders, developers and investors! LA(Q)R3-1 zoned flat corner lot in desirable West Los Angeles location. Existing two bedroom, one bath home w/ detached two car garage on the lot that needs lots of TLC. Owned by the same family for many years. Great potential! Much development nearby. Buyer to verify zoning and building requirements to their satisfaction. Sold "as is". Seller will do no repairs. Close to stores, restaurants, grocery, transportation and more. Opportunity knocks!

MLS#17-244124  
Pat Cornog      310-463-3733  
POWER BROKERS INT'L

WLA Corner Lot, Incredible Potential!

## ATTENTION


The following changes to The MLS Broker Caravan™ Terms & Conditions are effective January 2012:

- 1) Only ads featuring Active and/or recently Sold properties can be placed in the front full page color and black/white sections.
- 2) Announcement ads (recruiting and company promotions) may be placed in the back full page color section, including the back cover. Statistical or performance metrics may be used in this section, but may only refer to performance within a single brokerage.
- 3) No refunds will be given for any ad that is cancelled, rejected, or not received by the published deadlines. (Deadlines are available online at TheMLS.com™).



09 Beverlywood Vicinity Condo / Co-op

<b>1201 ROXBURY DR, UNIT 206</b>	Open	11-2
<b>\$999,000</b>	2+2	



**LUXURY ON ROXBURY**

Incredible location next to Roxbury Park and Beverly Hills, this chic, newly remodeled, light-filled unit with only one common wall has an ideal layout - 2 bedroom suites on opposite sides of the main living area for ultimate privacy. Gorgeous kitchen and bathrooms with new Euro-style cabinets, dramatic quartz and white marble. Expansive city views. Large balcony, separate in-unit laundry room, abundant storage, gym, sauna and pool. Perfection!

Naomi Selick (213)280--9120  
TELES PROPERTIES

www.1201RoxburyDrive206.com

<b>1516 S BEVERLY DR #303</b>	Open	11-2
<b>\$729,000</b>	2+3	3sty-CONTEMPORARY



**MUST SEE TOP FLOOR CONDO IN GREAT LOCATION**

Move right in or update this incredible top floor, south facing, quiet, spacious unit with lots of light and great views. High ceilings, no common walls, decorative fireplace and floor to ceiling bookshelves in Living Room which separates 2 en-suite Masters with walk in closets. Gleaming hardwood floors throughout. Plantation Shutters in all rooms access the large Terrace with lovely views. Laundry Closet with side x side washer dryer, loads of closet space. HOA Dues include EQ Ins.

MLS#17-244058  
Lori Poret 3102105154  
COLDWELL BANKER RESI

Cbl,Dshwshr,Dryer,Elvtr,Grbg Disp,Other

10 West Hollywood Vicinity Single Family

<b>636 HUNTLEY DR</b>	Open	11-2
<b>\$2,475,000</b>	2575000	4+3
		2sty-ARCHITECTURAL



**NEWER CUSTOM 2 STORY PLUS GUEST HOUSE**

Sensationally designed newer 2-sty Cape Cod ext w/ stylish loft-like interior & separate 2bd guest with its own front courtyard and backyard. The open floor plan includes a European chef's kit w/custom cabinetry, Carrera Marble counter tops, & luxurious master. Sleek built-ins, concrete fireplace, exposed beamed ceilings, French doors & windows, central sound system, & clear Lucite staircase cap off the contemp. design. Unique live/work opportunity, perfect for owner/user. www.636Huntley.com

MLS#17-234546  
Brian Mazurkiewicz 3103869086  
JOHN AAROE GROUP

Both house and guest house vacant COE

<b>1010 N ORLANDO AVE</b>	Open	1-2
<b>\$5,350,000</b>	4+5	VILLA



**BACK ON MARKET! FABULOUS VILLA WITH GUEST HOUSE AND POOL!**

A very special walled & gated Villa-style residence in the best location. Entertainer's delight, w/beautiful open kitchen & dining room w/ fireplace, library & cozy living room, office, guest suite, Master with amazing walk-in closet & en suite bathroom all overlooking an oxygenated pool & spa, fire pit, & lush garden. Fab 2 story guest house w/ comfortable screening room, kitchenette, 2 bedrooms & 2 bathrooms. All set on an over 12,000 sq ft lot perfect for outdoor parties in total privacy.

MLS#17-229044  
Mann/Marshall 310-720-0010  
COLDWELL BANKER RESI

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

<b>829 N ORLANDO AVE</b>	Open	11-2
<b>\$5,250,000</b>	4+6	SPANISH



**A GREAT PLACE TO ENTERTAIN!**

Magnificent, best in class new modern luxurious Spanish home. Entertainer's delight on the best street in the West Hollywood area. This is the best of the best from the highly acclaimed Stewart-Gulrajani Design Team. Quality and craftsmanship are abundantly clear. Privately gated and hedged. Warmth and charm with the high ceilings and richly arched walls. Inviting open and spacious gourmet kitchen and family room that overlooks the saltwater pool and spa.

MLS#17-206786  
Paul Wylie 323-515-9585  
LAMERICA REAL ESTATE

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

10 West Hollywood Vicinity Condo / Co-op

<b>343 HUNTLEY DR</b>	Open	11-2
<b>\$2,195,000</b>	2+2.5	2sty-CONTEMPORARY



**AMAZING WEST HOLLYWOOD CONDO ALTERNATIVE**

Rare free standing Newer custom built contemporary 2-sty, 2 bedroom, 2.5 bath plus office unit with lap pool, spa & 2-car parking set behind a privacy hedge with gated entry. Features an open floorplan, custom kitchen with breakfast bar, two fireplaces, vaulted ceilings, hardwood floors and formal entry. This unit is more like a SFR with no shared walls, its own outdoor areas and only a shared driveway. Great way to get into a newer property in desirable West Hollywood West design district.

MLS#17-243954  
Brian Mazurkiewicz 310-386-9086  
JOHN AAROE GROUP

Blt-Ins,Cbl,C/Fan,Cent Vac,Dshwshr,Other

<b>1275 HAVENHURST DR #17</b>	Open	11-2
<b>\$625,000</b>	2+2	MID-CENTURY



**MID CENTURY WEHO 2 BEDROOM 2 BATH TOP FLOOR**

Conveniently located WeHo between Santa Monica Blvd., The Sunset Strip and the best of area offerings. Mid-century architectural intimate building w/ courtyard pool creates serene living environment. Top floor, easy to entertain w/ glass slider balcony overlooking pool. Living, dining, kitchen combine w/ hwd floors throughout, recessed lights, skylights in kitchen and living room. Bdrms are light and spacious w/ ceilings fans double window soundproofing. One bedroom w/ en-suite bath. See it!

MLS#17-243712  
Ian Rhodes 323.821.4069  
RHODES LEAD HOME KW

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

<b>911 N KINGS RD, UNIT 218</b>	Open	11-2
<b>\$624,995</b>	2+2	CONTEMPORARY



**PRICE WEHO LOCATION**

Add your finishing touches to this 'eclectic' 2nd floor unit w/updated finishes, fireplace & two balconies.This move in ready unit has an open kitchen w/maple cabinetry, stone countertops/backsplash & Stainless appliances, dining area, Stone & wood floors, recessed & track lighting, glamorous master w/good closet. Located in the heart of WeHo close to King's park, shopping, dining & entertainment, resort style amenities include gym, sauna, outdoor lounge area, sundeck & sparkling pool.

Ari Afshar/Iain Montford 310-738-5180  
COMPASS

www.ariatfshar.com/KingsRd

<b>8530 HOLLOWAY DR #203</b>	Lunch	11-2
<b>\$524,999</b>	1+1	MODERN




**GREAT LOCATION IN THE HEART OF WEHO!!!**

Amazing West Hollywood Location! Beautifully remodeled large Master bedroom with 2 oversized closets. Floor plan is open, kitchen open to dining area and living room with a gas fireplace leading out to a balcony! Kitchen has granite counter tops with a dishwasher, microwave & self cleaning oven. Plantation shutters throughout. Upgraded bathroom. Amenities include gym, spa, sauna, pool with adjacent bathroom & shower, and a recreation room which includes a pool table, wet bar, & living room.

MLS#17-244366  
Melissa Zee 310.309.0099  
KELLER WILLIAMS

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

<b>602 N SWEETZER AVE</b>	Open	11-2
<b>\$1,899,000</b>	3+4	ARCHITECTURAL



**ARCHITECTURAL URBAN TOWNHOME BUILT 2009: FEELS LIKE A HOUSE!**

Spectacular architectural urban Townhome built in 2009. Feels like a house. One of only two units that are very separate and private. Tri-level modern living experience featuring soaring 20 ft atrium, walls of glass, Fleetwood sliding doors, extensive lighting system throughout, custom Lutron automated shades, gourmet kitchen, hardwood floors, private roof-top deck w/ hot tub & 360 degree views. Guest suite w/ bathroom has it's own private entrance. 3 beds, 4 baths, direct access 2 car garage.

MLS#17-233548  
Jimmy Martinez 323-377-0548  
PT BEVERLY HILLS

www.HousesinLA.com

TUESDAY




TUESDAY

11 VeniceSingle Family

✕ 810 AMOROSO PL

Lunch11-2

\$3,975,0003+32sty-ARCHITECTURAL



MLS#17-237144

Jerry Jaffe310-403-4925

TELES PROPERTIES

ARCHITECTURAL DELIGHT ON FAMOUS "LOVE STREET"

Inspired by mid century Scandinavian design, Venice architectural firm Electric Bowery has created this serene 3 bedroom walk street home. You will feel inspired by the soaring ceilings, vast span of glass sliding doors, warm custom cabinetry, wide oak flooring & open floor plan. The kitchen features custom white marble countertops, Wolf & Subzero appliances. The lower floor is completely open and seamlessly incorporates the sunken outdoor living area nestled amongst lush mature landscaping.

Refrigerator, Stove, Dishwasher, W/D

Tiffany Rochelle310-988-9766

HALTON PARDEE + PART

712 WOODLAWN AVEOpen11-2

\$2,099,0003+2CALIFORNIA BUNGALOW



MLS#17-236666

Coleman Eisner310-866-5039

DEASY PENNER & PARTN

Other

✕ 1016 ROSE AVELunch11-2

\$1,495,0004+31sty-TRADITIONAL



MLS#17-235416

Tiffany Rochelle310-988-9766

HALTON PARDEE + PART

A JEWEL IN THE HEART OF VENICE

Just minutes from the beach, this soulful 4 bedroom 3 bath Venice home sits directly across from the Penmar Golf Course. Enjoy a quick stroll to Whole Foods & many of Venice's tastiest restaurants. Fully remodeled kitchen, warm hardwood floors and adorable vintage bathrooms. The mid-century living room features a beautiful decorative brick fireplace, wooden beams, and has Fleetwood accordion doors to lushly landscaped private backyard. 2 car garage with alley access.

Refrigerator, Stove, Dishwasher, W/D

230 SAN JUAN AVEOpen11-2

\$1,379,0002+22sty-CRAFTSMAN



MLS#17-235416

Jeffrey Lemen310-482-2006

KELLER WILLIAMS-SM

UPDATED CRAFTSMAN IN PRIME VENICE LOCATION - BLOCKS TO BEACH

Enter this 2 bed/2 bath house from the inviting front porch to find the open living room & dining area with large bay window seating. The kitchen feat. quartz countertops & adjoining laundry area. Downstairs, en-suite bedroom flows from the open common area and offers access to the backyard via French doors. Upstairs en-suite bedroom loft is newly carpeted & offers additional work space. Amazing opportunity to be close to the popular haunts on Abbot Kinney and live the ultimate Venice lifestyle.

Blt-Ins,Clng Fan,Dshwshr,Dryer,Hood Fan

230 SAN JUAN AVEOpen11-2

\$1,379,0002+22sty-CRAFTSMAN



MLS#17-235416

Jeffrey Lemen310-482-2006

KELLER WILLIAMS-SM

UPDATED CRAFTSMAN IN PRIME VENICE LOCATION - BLOCKS TO BEACH

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Blt-Ins,Clng Fan,Dshwshr,Dryer,Hood Fan

830 MARCO PLRefresh.11-2

\$1,695,0002+1CALIFORNIA BUNGALOW



MLS#17-237144

Jerry Jaffe310-403-4925

TELES PROPERTIES

DELIGHTFUL VENICE WALK STREET BUNGALOW

Dreamy Venice bungalow in the heart of the Walk Streets, close to the restaurants & boutiques of Abbot Kinney. A wonderful front porch welcomes you into the airy living & dining rooms w/wood-burning fireplace, hardwoods, window seat & sea breezes. Dine al fresco in the peaceful backyard & enjoy the company of hummingbirds. There's also a finished garage, ideal for studio/creative space. Perfect walk street location "on-the-circle." Serene, beautiful & full of heart, this is a home to treasure.

Just a short stroll to Abbot Kinney !

11 VeniceCondo / Co-op

700 MAIN ST #10Open11-2

\$1,749,0002+2ARCHITECTURAL



MLS#17-241746

Diana Braun310-866-5039

COMPASS

DOG TOWN STATION LIVE/WORK LOFT

Opportunity to live in the architecturally elegant Dogtown Lofts. Enjoy 18 foot high ceilings, wide plank concrete floors, and glass windows throughout to bring in plenty of sunlight. Kitchen updates include caesar stone countertops, Miele appliances, and Sub-Zero refrigerator. Upstairs is a spacious master bedroom and full bath. Surround sound built in speakers and a back patio with astro turf makes it easy to entertain. The building is pet friendly and two covered parking spaces are included.

Diana Braun Group - 310.866.5039

11 VeniceIncome

714 PALMS BLVRefresh.11-2

\$2,245,000DuplexTRADITIONAL



MLS#17-240050

Penny Muck3102669946

HALTON PARDEE

DARLING DUPLEX STEPS AWAY FROM ABBOT KINNEY

Nestled off famed Abbot Kinney Blvd. and on one of the best streets in Venice, sits a sweet original one story, well-maintained duplex. The front unit consists of 2 bedrooms and 1 bathroom, while the back unit has 3 bedrooms and 1 bathroom. Situated on over 5,200 sq. ft. lot with a 2-car garage and enclosed carport. Enclosed by a beautiful wood fence is a lawn with plenty of space for recreation for the front unit, and a quaint garden and patio space for the back unit.

12 Marina Del ReySingle Family

21 ANCHORAGE STRefresh.11-2

\$2,395,0003+2SPANISH



MLS#17-240050

Lindsey N Brooks3105607411

RE/MAX ESTATE PROPER

HIDDEN GEM ON THE WALK-STREETS

This Enchanting Private Spanish Oasis is located on the most sought after walk-streets in Marina del Rey/Venice. Dramatically refurbished to it's original graces. Enjoy this 3 bedroom, 2 bath home flowing with natural lighting, custom doors, windows, hand titled fireplace, counter tops, open beam ceiling, open kitchen with built in dining area leading to a butlers pantry/prep kitchen. Cozy master bedroom, walk in closet with its own hideaway patio to relax on a warm summer night.

BBQ,Clng Fan,Dshwshr,Dryer,Rng/Ovn,Other

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!



128 ROMA CT

Open11-2

\$2,950,000

4+5



MLS#17-241018

D. Kramer A. Powers310-691-2400

HILTON & HYLAND

rev

LOCATED IN THE CENTER OF MARINA DEL REY'S SILVER STRAND

Masterfully redone by world-renowned designer Anne Hauck, every detail of this impeccable 3-story, private rooftop home was created with a careful artistic eye. Step inside to a magazine-worthy dining & living room, connected by an open floor-to-ceiling fireplace. The kitchen is crafted to hold everything yet show nothing. Wander upstairs to your master suite, complete with 2 balconies, seating area, walk-in closet & five-star bathroom.

www.DavidKramerGroup.com

12 Marina Del Rey

Condo / Co-op

25 NORTHSTAR ST, UNIT 7

Lunch11-2

\$1,495,000

2+2.5

3sty-TRADITIONAL



MLS#17-241018

Kerry Ann Sullivan310-907-6517

HALTON PARDEE

NEW

CANAL + OCEAN VIEWS IN ONE

It is the evening of the July 4th, you're watching the fireworks go off over the Marina and the Grand Canal with your friends and family from the privacy of your penthouse outdoor deck. You've had a fun-filled day after biking along the canals, walking to the beach to spend the afternoon, and topping it off with a fabulous dinner at one of the many great restaurants on Washington Blvd. Yes, this is your life as new owner of this amazing tri-level Marina townhome featuring canal and ocean views.

www.HaltonPardee.com

13 Palms - Mar Vista

Single Family

3142 BARRY AVE

Open11-2

\$1,585,000

3+3

TRADITIONAL



MLS#17-243878

Sherri Noel310-994-8721

KELLER WILLIAMS-SANT

NEW

RETRO HOME WITH A HEART

Enter the lrg family rm w/hardwd flrs featuring a full wrap around bar. The open living space has sliding glass drs that lead to the backyard w/wooden fencing & a pool. The dining area has a wd firepl & a custom grill top oven. The mstr suite features mirrored closets & an en suite mstr bath. Down the hall there's 2 bdrms w/plenty of storage space. This home is ideally located w/a purposeful flr plan for any homeowner who wants to transform this retro home into something spectacular of their own

Dshwshr,Dryer,Micro,Fridg,Wshr

1501 WALGROVE AVE

Open11-2

\$2,150,000

4+4

2sty-MODERN



MLS#17-231544

Bobbi DeBarge310-560-5088

KELLER WILLIAMS-SANT

rev

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

13 Palms - Mar Vista

Condo / Co-op

3622 CLARINGTON AVE #2

Open11-2

\$664,000

2+2

1sty-CONTEMPORARY



MLS#17-244042

WALKER SPANIER GROUP310-709-6807

KELLER WILLIAMS

NEW

STUNNING 2 BEDROOM IN PRIME PALMS!

Stunning 2 BR/2 BA condo in small 6 unit gated/secured building! Features stainless steel appliances, updated bathrooms, hi end laminate flooring, 9+ ft ceilings, central heat/air, large outdoor area adjacent to unit, 2 car tandem parking and more! Great Palms location close to all the great shops/restaurants in Downtown Culver City, Expo Line station, Farmer's Markets and more! Not to be missed!!!

Scott Walker & Neil Spanier

14 Santa Monica

Single Family

1041 21ST ST

Open11-2

\$4,595,000

6+6

CONTEMP MED



MLS#17-242270

John Paul BrozynaCOLDWELL BANKER RESI

NEW

TWO Beautiful Courtyard Spanish homes in prime Santa Monica set in a garden oasis and oozing with charm. Exceptional Investment and Multi Use opportunity in super desirable Franklin School District. Huge 2400 sq.ft subterranean garage w/direct access to park 5 cars w/work station and car wash area. Complete perimeter wall topped with wrought iron security railings. Authentic Spanish tile roof with copper rain gutters and downspouts. Rooftop room w/ viewing deck.

Cbl,Dshwshr,Eltvtr,Micro,Phone Sys,Other

934 25TH ST

Open11-2

\$4,495,000

4+5.5

MEDITERRANEAN



MLS#17-244216

Charles Pence310-403-9238

PARTNERS TRUST SM

NEW

SPACIOUS AND BRIGHT MEDITERRANEAN

Open floor plan with soaring ceilings and large-scale rooms. Huge living room with fireplace and formal dining room with bar are an entertainers dream. Family room with fireplace is open to the large chef's kitchen with breakfast nook. Excellent layout 4 bedrooms upstairs each with en suite bathrooms and ample closet space. Bright master suite has a balcony, fireplace, high ceilings and walk-in closet. Private west facing backyard complete this stunning property!

Blt-Ins,Clng Fan,Dshwshr,Fzrz,,Other


1611 SUNSET AVE

Open11-2

\$2,350,000

3+3

2sty-ARCHITECTURAL



MLS#17-244296

Steve Sawail310.261.3777

COLDWELL BANKER RESI

NEW

MODERN ARCHITECTURAL SUNSET PARK STUNNER

State of the art architectural design offers a warm spacious floor plan. Upon entering you see a spacious living room with exposed beams. Kitchen with stainless steel appliances and dining area. First floor also features a modern master bedroom with a deck offering views. The second floor offers a large family room that transitions into a media/screening area as well as a roof top deck that offers amazing city and peek-a-boo ocean views. This is a one of a kind home and should not be missed!

BBQ,Blt-Ins

2235 23RD ST

Open11-2

\$1,789,000

3+2

TRADITIONAL



MLS#17-243892

Sherri Noel310-994-8721

KELLER WILLIAMS-SANT

NEW

RENOVATED AND REFRESHING OASIS

As you enter, you're greeted w/hardwd floors, 2 skylights, an open living rm w/built ins, a dining area, a fireplace & a remodeled kitchen. The kitchen has stainless steal appliances, Caesarstone cntertops & a brkfst bar. There's 3 bdrms, 2 of which share a full bath & feature lrg closets. The mstr suite has an en suite bathrm w/a separate tub & shower. Just a few blocks from the local library, restaurants, shops & the farmers market. This home is everything you've been looking for and more!

BBQ,Clng Fan,Dshwshr,Dryer,Micro,Other

463 18TH ST

Open11-2

\$4,988,000

5+5

2sty-CONTEMP MED



MLS#17-216286

A. Russell/E. Conrad323-697-9733

COLDWELLBANKER/TELES

rev


REDUCED TO SELL

Renowned architect Jay Charles created this Mediterranean architectural masterpiece with 5 generously-sized bedrooms, 5 bathrooms, center island gourmet kitchen, butler's pantry, formal dining room, family room, and office. The villa's soaring entry with stone floors and dome ceiling skylight leads to the step-down living room with a hardwood floor and a gas fireplace. The second-floor master suite has a large walk-in closet, balcony, adjacent office/gym/nursery, steam shower and spa tub.

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



<b>556 DRYAD RD</b>	Open	11-2	<b>rev</b>
<b>\$4,850,000</b>	4+5	ARCHITECTURAL	



**SANTA MONICA CANYON - OCEAN & TREETOP VIEWS, POOL & SPA**

Sun-drenched spaces with white interiors, warm woods & large expanses of glass surrounded by mature Sycamores maximize a sense of openness in this idyllic Santa Monica Canyon 4BR+5BA modern residence. The open floor plan invites the outdoors in showcasing the beautifully landscaped pool/spa area plus ocean views from multiple rooms & expansive treetop roof deck. Breathtaking 2-story living, 3 bedroom suites all with treetop or ocean views. Rooftop deck offers spectacular vistas of the Pacific.

**MLS#17-241444**  
Jennifer Hughes 310-383-7299  
**BULLDOG REALTORS**

www.556Dryad.com

<b>130 FOXTAIL DR</b>	Open	11-2	<b>rev</b>
<b>\$4,295,000</b>	4+3	RANCH	



**GORGEOUS TRADITIONAL OASIS**

Located north of San Vicente, 3,698 sq.ft home on a 10,727 sq.ft. lot. LR & FR w/ surround sound throughout. DR opens to chef's kitchen w/ Viking appliances, granite countertops, & custom wood cabinetry. Private study w/ built ins. Large first level master suite w/ walk in closet & master bath. Guest suite & additional bedroom on first level. Second level is a large bonus room, w/ a separate entrance: perfect as a gym, office or studio. Outside, enjoy large grassy area & outdoor dining.

**MLS#17-222138**  
Anthony Marguleas 3106638127  
**AMALFI ESTATES**

130Foxtail.com

<b>536 E RUSTIC RD</b>	Open	11-2	<b>rev</b>
<b>\$3,650,000</b>	4+3	MID-CENTURY	



**LOCATION, LOCATION, LOCATION!**

Beautiful Mid Century light filled, open & inviting. The bright living room w/walls of glass opens to lush backyard. Kitchen has granite counters & high end appliances. The glass enclosed dining room makes an elegant statement; you'll feel like you are dining in a garden. Wood & stone floors add warmth & charm. Master bedroom includes a loft office with a large deck overlooking the canyon & old growth trees. Very private, meditative setting. Includes 2 lots for a total of 8,837 sf.

**MLS#17-239422**  
Isabelle Mizrahi 310-230-3720  
**BERKSHIRE HATHAWAY**

<b>611 KINGMAN AVE</b>	Open	11-2	<b>rev</b>
<b>\$3,600,000</b>	3+4	2sty-CAPE COD	



**CHARMING CAPE COD TRADITIONAL IN CANYON CHARTER DISTRICT!**

This charming Cape Cod traditional in Santa Monica Canyon is bright, inviting, flooded with natural light, and features hardwood floors and charismatic details throughout. 3 en-suite bedrooms, 4 bathrooms, and approximately 3,086 square feet of living space. Perfect for family/entertaining, the gourmet kitchen opens to the family and dining room. French doors open to a lush yard, lounge, and BBQ area. Near the beach, shops, restaurants, and Canyon Charter School, this family house is a must see.

**MLS#17-237444**  
Cynthia Ambuehl 424-321-4947  
**THE AGENCY**

3 Ensuite Beds | Canyon Charter School

<b>2553 3RD ST</b>	Open	11-2	<b>rev</b>
<b>\$2,495,000</b>	3+3	CALIFORNIA BUNGALOW	



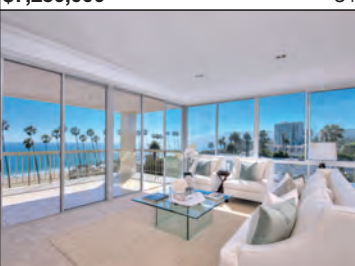
**JUST REDUCED! OCEAN PARK BEACH HOME & GUEST COTTAGE**

Main house upgraded, bright & airy, 2 + 2 w/hrdwd flrs, French drs & windows throughout. Flexible open flr plan kitchen, Chef stove, dining/living rm opens to deck w/ panoramic views. 1st flr mstr includes built-in closets, bath w/shower & make-up vanity. Den office, laundry, & patio, Spa Tub, shower & dbl sink. Upstairs bedrm skylights & walk in closet. Guest Cottage 1+1 has hrdwd flrs, vintage stove, laundry, front porch w/westerly views. Close to Main ST, cafes, boutiques, & beach. Delivered vacant.

**MLS#17-232596**  
Golda Savage 310-770-4490  
**BULLDOG REALTORS, IN**

Blt-Ins, Cbl, Cing Fan, Dshwshr, Grbg

<b>14 Santa Monica</b>	Condo / Co-op	
<b>515 OCEAN AVE #NPHC</b>	Open	11-2
<b>\$7,250,000</b>	3+5	1sty-CONTEMPORARY



**N/W CORNER PENTHOUSE OF PRESTIGIOUS PARK PLAZA**

Once in a lifetime opportunity to own the exclusive N/W corner Penthouse of Santa Monica's prestigious Park Plaza on Ocean Avenue. Only a few penthouses in Santa Monica can offer the breathtaking sites, space & privacy offered here. 1st time on market (original owner), this penthouse features rare, unobstructed views of the ocean, Malibu, Santa Monica Mountains & the Santa Monica Pier. Floor to ceiling windows throughout capture the stunning ocean & sunset views from each room. Do not miss !!!!!

**MLS#17-244294**  
Brian Maser 310-795-8010  
**MASER CONDO SALES**

www.MaserCondoSales.com

<b>2203 3RD ST #7</b>	Open	11-2	<b>NEW</b>
<b>\$2,299,000</b>	2+3	3sty-ARCHITECTURAL	




**ARCHITECTURAL TOWNHOUSE - CORNER UNIT - OCEAN VIEWS!**

Architectural Townhouse - William D. Brantley AIA. Extraordinary light-filled corner! 2 bed, 2.5 baths, add. office-. Stunning living room w/ fireplace, limestone floors, full corner of glass doors that open to a private wrap around terrace-! Gourmet kitchen w/ Cherry cabinets/ stainless steel appliances. Master bed - walnut flooring, fireplace, skylights. Additional features - roof top deck w/ ocean views! Direct entry garage! 1 blk to Main Street, 2 blocks to THE BEACH!

**MLS#17-239186**  
Ian L Brooks 310-427-6669  
**BERKSHIRE HATHAWAY**

<b>822 19TH ST #A</b>	Open	11-2	<b>NEW</b>
<b>\$1,395,000</b>	2+3	TRADITIONAL	



**HUGE 2BR, 3BA WITH DEN JUST YARDS FROM MONTANA**

End-unit multi level townhouse in sought after Franklin School District. Split level living room w/ hardwood floors, high vaulted ceilings & fireplace. 3rd bonus room could be 3rd BR, office, den or remodel the kitchen area. Master Bedroom has enormous en-suite bathroom w/ dual vanity sinks, tub, separate shower. Large 2nd BR has built in closets. Lower ground floor has a spacious and private two car garage with plenty of storage. Small 5-unit complex. HOA dues incl Earthquake Insurance.

**MLS#17-243590**  
Luke Jones 310.435.4774  
**KW SILICON BEACH**

Blt-Ins, Dshwshr, Dryer, Intrcm, Micro, Other

<b>2912 MONTANA AVE, UNIT 2</b>	Open	11-2	<b>NEW</b>
<b>\$1,285,000</b>	3+2.5	CONTEMPORARY	



**UPDATED SANTA MONICA TOWNHOME W/ HUGE PATIOS & 2-CAR GARAGE**

Beautifully updated front facing townhome in one of Santa Monica's most sought after neighborhoods. This premier unit is the crown jewel of this small 5-unit complex and features walk-up direct entry which gives you the feeling of living in a NYC brownstone. Interior features include gleaming wood floors, brick fireplace, designer done paint/moldings, and led recessed lighting throughout. Features two large patios, direct entry 2-car garage, and located right across from Brentwood Country Club.

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

www.2912Montana.com

<b>14 Santa Monica</b>	Lease	
<b>207 PALISADES AVE</b>	Open	11-2
<b>\$15,500</b>	4+3.5	2sty-TRADITIONAL



**HOT LEASE OPPORTUNITY - IRRESISTIBLE COUNTRY TRADITIONAL**

Nestled behind Birch trees and rose gardens... Gorgeous formal living and dining room, Great-room, Den/4th bedroom, Gourmet kitchen with chef's appliances and black granite surfaces. Quality remodel with dark walnut floors, crown moldings and wainscoting, beamed ceilings, custom built-ins, including music system, designer baths, HVAC and security system. Large garden with free-form stepping-stone patio areas. Large 2 car garage. Half a block to Palisades Park.

**J. Caplis / S.E. Douglas 310.748.2208**  
**COLDWELL BANKER BW**

207Palisades.com



951 OCEAN AVE #203

Open 11-2

NEW

\$15,075

3+3

CONTEMPORARY



MLS#17-216234

Susan Kastner 310-382-8555

PARTNERS TRUST SANTA

BEAUTIFUL OCEAN FRONT CONDO WITH AMAZING VIEWS

Elegant 2 BR, 2.5 BA + den home in one of the most Premier Concierge Build on Ocean Ave w/head on Ocean Views! Enter into foyer, gorgeous tile & marble flrs, DR flows to spacious LR w/two sep seat areas & FP that leads to covered terr w/Ocean views! Mstr suite w/spa BA, nice walk-in closets, + terrace! Beaut In-suite 2nd BR & den/office. Eat-in kit w/top of the line appl/ Indry rm, some furn can come w/ unit if needed. Amenities include pool, spa, gym & comm rm updated in 2015.Side by Side pkg.

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

16736 VIA PACIFICA

Open 11-2

NEW

\$3,200,000

5+5.5

2sty-MEDITERRANEAN



MLS#17-244160

Beverly & Kimberly Gold 310-496-5995

GIBSON INTERNATIONAL

WWW.16736VIAPACIFICA.COM

Impeccably upgraded home on a private, guard gated street. Formal living & dining room w/ stone fireplaces, office, family room w/ fireplace, built-ins & French doors leading to grassy yard w/ outdoor kitchen. Gourmet kitchen, breakfast room, beautifully finished cabinetry & granite counters. Iron staircase leads to the grand upstairs offering 4 over-sized bedrooms, including an elegant Master suite w/ dual baths, office/gym/nursery, double fireplace & veranda overlooking the ocean & mountains.

www.PropertiesByGold.com

15 Pacific Palisades

Single Family

X 1545 AMALFI DR

Lunch 11-2

NEW

\$12,750,000

5+8

CONTEMPORARY



MLS#17-223096

Adam & Ally Jaret 310.562.4073

TELES PROPERTIES

LUNCH & COFFEE CART. SPECIAL TWILIGHT EVENT 5PM-8PM

Metro Capital Builders presents their latest Signature Residence in the Northern Riviera. Combining the best elements of Architectural and Nantucket designs. Feel the warm elegant details in this new home of 5 bedrooms, 8 baths, an office, and a 6-car showroom garage. Smart functional craftsmanship creates Voluminous Spaces, Refined Finishes and Transitions. Ready to entertain with a Zero-edge Pool & Spa and built-in BBQ Island. Splendid Mountain Views of Will Rogers Park and out to the Ocean.

1545amalfidrive.com

X 619 BAYLOR ST


Lunch 11-2

red

\$2,295,000

4+5

TRADITIONAL



MLS#17-223096

Dan Urbach 310.230.3757

BERKSHIRE HATHAWAY

REDUCED

Stunning 2-story East Coast Traditional in the desirable Las Casas Bluffs neighborhood. Featuring 4bd/4.5ba in a spacious 3,276 sq/ft (per assr). Generous master suite w/ fireplace, 2 walk-in closets & a spa-like bath. Two additional bedrooms up and one down. All w/ bathrooms ensuite. Both the liv room and fam room open to the backyard which enjoys newer hardscape & landscape, outdoor seating area & gas fire pit. Add'l features include hardwood floors, 2-zone A/C, direct access to 2 car garage.

www.619BaylorStreet.com

X 927 CHAUTAUQUA

Lunch 11-2

NEW

\$4,595,000

5+4

2sty-SPANISH



MLS#17-242810

Alexandra Pfeifer 3106503540

BERKSHIRE HATHAWAY

STUNNING SPANISH ON OVERSIZED LOT!

This Custom Romantic Spanish Hacienda rests gracefully behind a canopy of 60 year old Olive Trees on an oversized almost 10k sq ft Lot! Exquisitely detailed, This 5Bd/4Ba home is an Entertainer's dream! Hotel like Master Suite complete with covered balcony and cozy fireplace. Downstairs includes Formal Living Room w/ FP, inviting Dining Room off Gourmet Kitchen, Family Room, & Guest/Maids. Covered pool/spa, outdoor shower, BBQ and fruit trees. Minutes to Caruso's new Village, Schools & Park!

wolf rng,subzero fridge, BBQ,Blt-Ins,

17876 VICINO WAY

Open 11-2

rev

\$5,395,000

3+3

ARCHITECTURAL



MLS#17-208788

James Respondek 310-255-5411

SOTHEBY'S

PRICE REDUCTION, ZEN RETREAT, SPECTACULAR VIEWS

Breathtaking ocean, coastline and city views likened to view from the deck of a luxury ocean liner. "The Vicino House" is extremely rare & difficult to replicate. Platinum LEED (Leadership in Energy and Environmental Design), certifies highest rated green build technologies. Superbly designed, best of sustainable, efficient and healthful materials i.e. lpe wood, bio-lime plaster, recycled glass, radiant heat, P.V. solar and LED lighting. Comfortable, sophisticated open indoor/outdoor floor plan.

Blt-Ins,Cing Fan,Dshwshr,Frzr,Hood Fan..

747 RADCLIFFE AVE

Open 11-2

NEW

\$3,850,000

5+5.5

2sty-MEDITERRANEAN



MLS#17-243640

Smith & Berg 310.500.3931

PARTNERS TRUST BH

JOIN US FOR TACO TUESDAY!

Set w/in Summit Enclave in Palisades Highlands, this home is replete w/modern living spaces & sweeping ocean & hilltop vistas. An open layout abounds t/out, lined w/floor-to-ceiling glass drs & unto the dining rm & chef's kitch. The fl plan is comprised of five bds, including the master ste w/a fireplace, spa ba, expansive closet & balcony. The exterior is complete w/a vast yard, outdoor kitch, pool & spa. Positioned w/ in a highly amenitized community, this hm offers unrivaled resort-like living

calledesarah90272.com

1464 PALISADES DR


Open 11-2

NEW

\$1,355,000

3+3

VILLA



MLS#17-244206

John Closson 310.922.4486

BERKSHIRE HATHAWAY

PRIME PALISADES HIGHLANDS

Spacious and beautiful upgraded end unit in sought-after villa complex. Fabulous floor plan features 3 bedrooms up, including a gracious master with walk-in closet, fireplace and balcony with lovely mountain views. Main level includes living room with fireplace, family room with built-in cabinetry, bar, dining room, kitchen with breakfast area and a powder room. Large bonus room downstairs with cedar closet and a finished 2 car garage with epoxy floors and insulated door.

X 16844 CALLE DE SARAH

Lunch 11-2

NEW

\$3,249,000

5+5

2sty-CONTEMP MED



MLS#17-243640

Smith & Berg 310.500.3931

PARTNERS TRUST BH

JOIN US FOR TACO TUESDAY!

Set w/in Summit Enclave in Palisades Highlands, this home is replete w/modern living spaces & sweeping ocean & hilltop vistas. An open layout abounds t/out, lined w/floor-to-ceiling glass drs & unto the dining rm & chef's kitch. The fl plan is comprised of five bds, including the master ste w/a fireplace, spa ba, expansive closet & balcony. The exterior is complete w/a vast yard, outdoor kitch, pool & spa. Positioned w/ in a highly amenitized community, this hm offers unrivaled resort-like living

calledesarah90272.com

17248 PALISADES CIR

Open 11-2

NEW

\$1,139,000

2+3

CONTEMP MED



MLS#17-236574

Sharon & John 310-573-7737

COLDWELL BANKER-PAC.

PALISADES "VILLA" TOWNHOME

Townhome situated off the street features high ceilings, central skylight, living room w/FP & tall ceilings opening to the front patio. Dining area leads to family room & kitchen w/ breakfast area. Two bedrm suites on the upper level. Master w/vaulted ceiling, balcony, bathrm w/separate shower & tub plus walk-in-closet. 2nd bedrm en-suite w/vaulted ceilings. Direct-entry garage w/laundry. Amenities: Pool/spa, gym, sauna & EQ ins. Located near hiking trails, beaches, restaurants & the Village.

www.17248Palisades.com




TUESDAY

17350 W SUNSET BLVD #604

Open 11-2

\$589,495

1+1 CONTEMPORARY



MLS#17-196058

Michael Craig COLDWELL BANKER-PAC.

310-570-5734

Blt-Ins,Cbl,Cling Fan,Dshwshr,Elvtr

rev

REDUCED TO SELL

Come and enjoy the mountain views from your own master bedroom balcony. Also come and see what's going on at Edgewater Towers! The halls and lobbies smell of fresh paint, new carpet & wallpaper. The latest advanced lighting fixtures have been installed. There will now be state of the art heating and air conditioning in all the homes. Updated fencing around the salt water pools and the most advanced equipment in the gym. All this is happening now at one of the best locations to live in the world!

15 Pacific Palisades

Lease

1225 LACHMAN LN

Open 11-2

\$10,500

4+3 MODERN



MLS#17-235352

MICHAEL HIATT SOTHEYB'S

310.481.4342

AVAILABLE AUGUST, 2017

NEW

LACHMAN LEASE: OCEAN, COASTLINEVIEWS AND POOL

Clean, cool, contemporary and ready to move-in! This Modern Contemporary home in the coveted Lachman area of Pacific Palisades has sweeping southerly and westerly ocean and coastline views. With a large yard, pool and rock waterfall, summer splash days await: 3 bedroom, 3 baths, a great room, living room, 2-car attached garage, and much more.Enjoy the best Palisades' coastal living has to offer.

16 Mid Los Angeles


Single Family

1606 S OGDEN DR

Open 11-2

\$1,285,000

0+0 1sty-TRADITIONAL



MLS#17-243644

Lorin Ruttenberg COMPASS BEVERLY HILL

310-780-0214

Washer, Dryer, Dishwasher, Refrigerator

NEW

OODLES OF CHARM IN PICFAIR

Architecturally stunning home in Picfair. Upon entering one is captivated by the vaulted ceilings w/ hand stenciled beams and the grand scale of the great room. The kitch has been modernized w/Brazilian granite countertops, oversized butcher block island, copper sinks, and brand new skylight. The master suite, added in '12, has a loft & backyard access. The picturesque front and backyards landscaped with low water, low maintenance plants. There's even a groovy man-cave under the house.

16 Mid Los Angeles

Income

1800 S VAN NESS AVE

Refresh. 11-1

\$1,259,000

Duplex CRAFTSMAN



MLS#17-243644

Rhett Winchell KENNEDY WILSON

818.371.0000

Dshwshr,Micro,Rng/Ovn,Fridg

NEW

MID-CITY DUPLEX

Presenting this excellent income property in Mid-City. The main house is a single story, Craftsman-style home featuring 2 beds and 2 baths, formal dining area, and an office. Features include a new foundation, inviting porch and new landscaping, open floor plan with hardwood floors and new paint throughout, and spacious kitchen complete with granite counter-tops, range, and dishwasher. The second unit features 1 bedroom with a spacious den which could be used as a 2nd bedroom.

OPEN HOUSE STATUS

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

NEW

New, automatic status

NEW\*

New, not yet listed

RED

Reduced

REV

Review, automatic status

BOM

Back on Market

18 Hancock Park-Wilshire

Single Family

526 N BEACHWOOD DR

Lunch 11-2

\$2,495,000

5+3.5 2sty-COUNTRY ENGLISH



AN UNBEATABLE LOCATION

The perfect combination of original charm, exquisite taste & exceptional quality are manifest in this lovely Larchmont Village home. Chef's kitchen & adjoining family room open to covered patio w/ fireplace+BBQ. 5 beds+ 3.5 baths. Dynamite master bedroom suite.

MLS#17-236088

Loveland Carr Properties COLDWELL BANKER HPN

323-460-7606

www.526NBeachwood.com

1022 S TREMAINE AVE

Open 11-2

\$1,799,000

4+2.5 OTHER



NEW LISTING

Featuring hardwood floors throughout, a formal dining room with crown moldings, a Chef's kitchen with French doors that open to a dining patio and an expansive yard. The private, lushly landscaped backyard includes a sparkling pool and spa, and fire pit perfect to entertain or relax.

MLS#17-236088

Jeeb O'Reilly DOUGLAS ELLIMAN

310-980-5304

914 WESTCHESTER PL

Open 11-2

\$1,199,999

3+2.5 SPANISH



CLASSIC SPANISH STYLE HOME

Beautiful 2 story Spanish w old world charm in Wilshire Park HPOZ. Light filled home w character details. Master Bdrm and 2nd Bdrm up w bath. FamRM opens to big tiled patio covered w bougainvillea arbor. Huge, inviting flower filled gardens both front and back. Full Guest House and sep bedroom (3rd bedroom).

MLS#17-236088

Kathryn Davis BERKSHIRE HATHAWAY

310.995.1090

161 S CITRUS AVE

Open 11-2

\$1,749,000

1795000 2+3 1sty-SPANISH



TRUE OASIS IN THE CITY!

Beautifully remodeled Spanish home on a tree lined street! The home features a large LR with barrel ceilings & ornate gas fireplace mantel, formal DR with arched windows & crown moldings, powder room, 2 BR suites, including spacious master with large closets & luxurious master bathroom. Deluxe gourmet kitchen boasts Viking appliances & breakfast area, opens up to a large family room leading out to a tranquil, resort style back yard with salt water pool with cascading waterfalls & separate spa

MLS#17-236088

N. Hartman / L. Brenner COLDWELL BANKER HP

323-860-4259

Blt-Ins,Dshwshr,Frzr,Rng/Ovn,Fridg

640 S ORANGE DR

Open 11-2

\$2,855,000

5+5.5 2sty-ARCHITECTURAL



STUNNING ARCHITECTURAL

Hancock Park-Miracle Mile newer build w/ brilliant design & flawless execution, this modern home exemplifies the ultimate indoor-outdoor lifestyle. Nearly 4000 sf includes: cabana-guest house w/ bath, PLUS another 1000+ sf of covered & open patios. Stunning entertainer's home, private yard, expansive deck, pool & spa. Large master suite w/ spa-like bath, abundant closets & private balcony. Just min from Larchmont Village, downtown Beverly Hills, world class restaurants, shops & city services.

MLS#17-241788

Omega Group-Randy Wright KELLER WILLIAMS HH


310.927.6818

www.OmegaGroup.LA

TUESDAY



<b>722 S MUIRFIELD RD</b>	Open	11-2	<b>rev</b>
<b>\$2,399,000</b>	5+5	3sty-CONTEMP MED	



**REDONE AND READY!**

Majestically sited on a large corner lot, approximately 1/4 acre in size. Move-in ready! Extremely spacious floor plan with generously scaled rooms including: living room, music room, reading room, powder room, family room, breakfast room, kitchen and huge formal dining room. The second level features 4 bedrooms and 3 baths including a master suite. 3rd upper level with 2 bonus rooms. Other features include: Bolted foundation, redone plumbing and electric, LED recessed lighting and 2 zone HVAC.

**MLS#17-230468**  
Bruce Walker 310-623-8722  
RODEO REALTY - BEVER

Cing Fan,Rng/Ovn

## 18 Hancock Park-Wilshire *Condo / Co-op*

<b>5037 ROSEWOOD AVE, UNIT 102</b>	Open	11-2	<b>NEW</b>
<b>\$699,000</b>	2+2	1sty-SPANISH	



**ROSEWOOD VILLAS-SPANISH 2BD/2BA CONDO**

The first unit sold in Rosewood Villas. Not to be missed, the original model unit when the development launched. This impeccably maintained 2 bedroom, 2 bathroom unit boasts the best amenities offered by the original developer. Don't miss the spacious outside deck which spans the length of the unit. This is a must see condominium w/ a master bedroom suite & walk-in closet, kitchen w/ granite countertops and stainless steel appliances, hardwood floors and bathrooms featuring tumbled limestone.

**MLS#17-228344**  
Claudia J. Hipolito 323-697-2360  
COLDWELL BANKER-LF

Refrigerator, Stove, Washer & Dryer

<b>4407 FRANCIS AVE #301</b>	Open	11-2	<b>NEW</b>
<b>\$669,000</b>	2+2	1sty-CONTEMPORARY	



**LOCATION IS EVERYTHING!**

Best Location in the building!! 2nd Largest unit in the complex, top floor, corner front facing w/priv tree top views. Building completely remodeled 2008 by developer -elegant finishes-granite kitchen &bathroom counter-tops, SS appliances, new refrigerator -mosaic glass backsplash-recessed lighting-new carpet in master, walk in closet & en-suite bathroom: double sink vanity. Large living / dining -open floor plan.Amenities include courtyard fountain/ outdoor BBQ area. Extra closets. 2 SXS parking.

**MLS#17-243618**  
Deborah Thurm 3104636534  
COLDWELL BANKER

Washer/dryer/fridge/dishwasher/stove/AC

## 19 Beverly Center-Miracle Mile *Single Family*

<b>X 8377 W 4TH ST</b>	Lunch	11-2	<b>NEW</b>
<b>\$3,695,000</b>	4+4.5	2sty-ARCHITECTURAL	




**NEW CONSTRUCTION IN BEVERLY GROVE WITH POOL**

This home features an architectural aesthetic, soaring volume ceiling height, bright open floor plan, designer tiled baths, smart home automation and walls of glass pocket doors that open to the entertainer's backyard with sparkling pool and spa.Complete with 2 en-suite guest bedrooms and an impressive home theatre equipped with high definition projection and surround sound, this is truly a rare entertainers dream inside and out.

**MLS#17-227410**  
Rochelle Atlas Maize 310-968-8828  
NOURMAND/COLDWELL

Blt-Ins,Cbl,Dshwshr,Dryer,

<b>6222 ORANGE ST</b>	Open	11-2	<b>NEW</b>
<b>\$2,500,000</b>	3+3.5	FRENCH NORMANDY	



**PRIME BEVERLY GROVE RENOVATED DUPLEX**

Excellent opportunity to purchase a completely renovated duplex in prime Beverly Grove with over 4,200 square feet on two floors. Both units are vacant and have been upgraded to a loft-style. Property is gated and has dual private 2 car garages, as well as a shared yard-patio. Duplex is zoned R-4 for future development! Close proximity to LACMA, the future Fairfax Subway Stop, and The Grove.

**MLS#17-243390**  
Jeremy Fischer 323.821.2966  
NOURMAND&ASSOCIATES

<b>1016 S LA JOLLA AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,949,000</b>	3+2	1sty-SPANISH	




**EXCEPTIONAL SPANISH COLONIAL IN SOUTH CARTHAY!**

Gorgeous Spanish, featuring a light filled living rm w/leaded glass window & fireplace, large frmal dining rm, beautifully remodeled modern kitch w/recessed lighting & Viking range, pristine original master bath, breakfast rm & den w/French doors, skylight & fireplace, & a large private back yard.

**MLS#17-244234**  
Ned Brown 310-270-9288  
TELES PROPERTIES

Dshwshr,Rng/Ovn,Fridg

<b>112 N EDINBURGH AVE</b>	Open	11-2	<b>rev</b>
<b>\$3,385,000</b>	4+5	SPANISH	



**RIGHT BY THE UPCOMING EDIN PARK!**

Brand New Casa de Arbolea is an exciting fusion of warm rich Spanish architecture and modern amenities. This stunning home boasts an expansive open floor plan with high ceilings. The outdoors has a pergola trimmed with bougainvilleas looking out to the saltwater pool and Beautiful arches, beamed ceiling, natural finish wide-plank oak floors and smart home wired. Ideal for anyone who likes to entertain & cook, the kitchen has been designed with all exceptional beauty and utility.

**MLS#17-228344**  
Paul Wylie 323-515-9585  
LAMERICA REAL ESTATE

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

<b>842 S CITRUS AVE</b>	Open	11-2	<b>rev</b>
<b>\$3,195,000</b>	5+6	2sty-SPANISH	



**SPANISH IN PRIME MUSEUM DISTRICT**  
**WWW.842CITRUS.COM**

Exquisite. NEW in 2017! Walled & gated, 5 bedroom, 5.5 bath home features volume ceilings, stunning wide-plank washed hardwood floors, folding walls of glass, separate formal dining & formal living rooms, 4 fireplaces. Cook's kit complete w/ large decorative center island. Exceptional master retreat w/ volume ceiling, french doors, private balcony, stunning quartz marble spa bath, expansive closet. Amazing 2nd floor outdoor patio w/ fireplace. Gorgeously tiled pool, waterfall, spa & more!

**MLS#17-214862**  
Omega Group-Todd Michaud 310.429.8191  
KELLER WILLIAMS HH

www.OmegaGroup.LA

<b>534 N SIERRA BONITA AVE</b>	Open	11-2	<b>rev</b>
<b>\$2,795,000</b>	4+5	SPANISH	



**COME CHECK OUT THIS POOL IN THIS BACKYARD!**

Magnificent Southern California living at its very finest! World class lifestyle Situated in the vibrant Melrose District, close to popular shops and restaurants. This stunning custom new home features high ceilings, natural light, open floor concept, 4 ensuite bedrooms of which the master bedroom boasts a fireplace, large dressing room with custom cabinetry and beautiful master bath with custom vanity, free-standing tub and spacious shower with frame-less door.

**MLS#17-227410**  
Paul Wylie 323-515-9585  
LAMERICA REAL ESTATE

BBQ,Blt-Ins,Dshwshr,Frzr,Grbg Disp,Other

## 19 Beverly Center-Miracle Mile *Condo / Co-op*

<b>749 S CLOVERDALE AVE #PH2</b>	Open	11-2	<b>NEW</b>
<b>\$1,125,000</b>	2+3	ARCHITECTURAL	




**LORCAN O'HERLIHY, AIA. PENTHOUSE W/ PRIVATE ROOFTOP & VIEWS!**

Award-winning Lorcan O'Herlihy 2BD+2.5BA+1808SF penthouse w/ private rooftop deck. Entertain in this open 2-story condo feat. an updated modern kitchen, wide oak hardwood floors & tons of natural light. Upstairs, 2 master bedroom suites, designer bathrooms & walk-in closets. Spectacular private rooftop deck with 360 degree city views. In unit laundry, 2 secure parking spaces, and low HOA dues. Discover one of LA's most convenient and central neighborhoods within minutes of everything.

**MLS#17-243390**  
ST.JAMES+CANTER 310.291.1029  
BERKSHIRE HATHAWAY

www.749CloverdalePH2.com




<b>10501 WILSHIRE BLV, UNIT 1911</b> Open 11-2	<b>NEW</b>
<b>\$829,000</b> 2+2	
	<b>CONTEMPORARY 19TH FLOOR 2 BED/2 BATH W/ SWEEPING VIEWS!</b> Nested in the heart of the Wilshire Corridor in the Luxury Wilshire Regent full-service bldg, this North facing 2 bed/2 ba beautifully redesigned unit overlooks the lush green hills of Bel Air & Westwood. Open contemporary entertainer's floor plan w/ clean line finishes & floor to ceiling windows w/ sliding dr opening to endless 19th flr views. Custom remodeled kitchen w/ high-end stainless steel appliances, marble cntrtops & open bfast bar. Master suite w/ relaxing views & updated full bathroom.
Chad Lund / Patty Best TELES PROPERTIES (310)801-2641	10501WilshireBlvd1911.com

<b>5601 W OLYMPIC BLV, UNIT 102</b> Refresh. 11-2	<b>NEW</b>
<b>\$825,000</b> 3+2 1sty-ARCHITECTURAL	
	<b>LITE &amp; BRITE TURNKEY 3BR CONDO - PRIVATE OUTDOOR YARD SPACE!</b> DO NOT MISS THIS! HAS 2 PRIVATE COURTYARDS. CONDO THAT FEELS LIKE A HOME! PRIME MIRACLE MILE LOCATION. Beautiful 3 BR+2 BA Luxury Unit with gated parking. Built new in 2008 & featuring newer hardwood floors + high ceilings + open kitchen with island + remodeled bathrooms + laundry room inside + luxurious master suite with walk-in closet. Conveniently located in the highly sought Miracle Mile w/ cafes, restaurants, & shops within blocks. THE ONE YOUR BUYERS HAVE BEEN WAITING FOR! OPEN TUES & SUN.
Jerry & Rachel Hsieh KELLER WILLIAMS - LF 323.376.6545	www.JerryANDRachel.com

## 19 Beverly Center-Miracle Mile *Income*

<b>1064 S HAYWORTH AVE</b> Open 11-2	<b>NEW</b>
<b>\$1,729,000</b> Duplex SPANISH	
	<b>SPANISH DUPLEX WITH VACANT UNIT IN CARTHAY SQUARE</b> This impressive and spacious duplex offers two expansive 3Bed/2Bath units each with a very large bonus room that can easily be used as a fourth bedroom or office. Both units feature grand living rooms with stunning mantel in the lower unit, hardwood floors throughout, central AC, kitchens with separate breakfast rooms and laundry rooms, and beautiful period details such as wood-beamed ceilings in the upper unit, stained glass and French windows. Delivered with vacant upper unit.
MLS#17-243838 Allison Schwarz COMPASS 310-237-5881	WWW.1064HAYWORTH.COM

## 20 Hollywood *Single Family*

<b>1238 GORDON ST</b> Open 11-2	<b>NEW</b>
<b>\$999,000</b> 3+4 CONTEMPORARY	
	<b>50% SOLD AT STUDIO10! NEW HOMES WITH HOLLYWOOD VIEWS!</b> Welcome to Studio10, a new collection of 10 contemporary single-family homes w/gated driveway in the best part of Hollywood. Open floor plan feat. Oak plank wood flooring throughout, high ceilings & large windows w/natural light. Eat-in kitchen w/slab counters, custom cabinets, & SS appliances. All En-suite bedrooms + master offers a spacious WIC & master bath w/dual sinks & large shower. Private roof decks ready for dining al fresco w/views. Stroll to Sugar Fish, Columbia Square & The Arclight.
MLS#17-242832 Grant Linscott KELLER WILLIAMS REAL 323-300-1174	Blt-Ins,Dshwshr,Grbg Disp,Hood Fan,Micro

## 21 Silver Lake - Echo Park *Single Family*

<b>2804 W SILVER LAKE DR</b> Lunch 11-2	<b>NEW</b>
<b>\$1,550,000</b> 5+3 MODERN	
	Welcome to the premier flower home that sits on a quarter of an acre flat lot in one of the best neighborhoods in Los Angeles. Contemporary modern with gorgeous crown molding throughout the house along with solid wood floor, a rustic fireplace, and a cozy den that will make you feel right at home. This home features an attached guest house with a bar, exposed wood beams, and high ceiling. This 5 bed/3 bath treasure sits on a 10,000 sqft lot with tons of backyard space, this home is a must see!
MLS#17-244012 Bryan Miyamoto KW LOS FELIZ 323-300-1188	Cing Fan,Phone Sys, A/C ,

<b>510 N MADISON AVE</b> Open 11-2 594-A7	<b>NEW</b>
<b>\$659,000</b> 2+2 1sty-COTTAGE	
	<b>SO SILVER LAKE &amp; NELA PRICES SHUT YOU OUT?</b> ...Go west! Remember when Highland Park was not on anyone's radar? Well, here's your chance to be that urban pioneer. Savor that you are minutes from Hollywood, Griffith Park, The Bowl, The Greek & all the happenings on Vermont & Hillhurst.... down time is w/ in easy reach! This has been a happy home for many years and is just waiting for the lucky happy owners to make it their own.
MLS#17-244086 Liz Johnson COMPASS 323-397-6041	Sweet East Hollywood Cottage

## 21 Silver Lake - Echo Park *Condo / Co-op*

<b>2279 GLENDALE BLV, UNIT 2</b> Open 11-2	<b>NEW</b>
<b>\$959,000</b> 2+2.5 3sty-SPANISH	
	<b>AMAZING SILVER LAKE TOWNHOME</b> Prime Silver Lake Location! Just a few minutes walk to Whole Foods, Starbucks, restaurants, and the Silver Lake Reservoir. Beautifully updated Mediterranean-style townhome in a complex of only eight units! This two bedroom/three bath townhome features a spacious living room with fireplace, formal dining room, eat-in kitchen with stone counter tops, two-car garage with direct access into the unit, and balconies throughout. In addition, unit includes a private rooftop deck with breathtaking views
Brian Maser MASER CONDO SALES 310-795-8010	www.MaserCondoSales.com

## 21 Silver Lake - Echo Park *Lease*

<b>1843 LUCILE AVE</b> Open 11-2	<b>NEW</b>
<b>\$5,200</b> 3+2 2sty-CALIFORNIA BUNGALOW	
	<b>HOME WITH A SWEET PERSONALITY!</b> Beautiful, furnished home. Relax on the front porch in comfy chairs secluded from the world. Lush landscaping is the theme of this special home. Kitchen is command central for kids to do homework while you cook dinner. Lounge in the big backyard perfect for a retreat or smokin' barbecue. Home is tastefully furnished to suit casual living with easy to-care-for furniture. A bedroom can serve as a quiet, focused office while another can be enjoyed by guest who occasionally stay overnight. Parking.
MLS#17-243822 Gail Crosby SOTHEBY'S INTERNATIO 323 428-2864	Micro,Rng/Ovn,Fridg,Wshr

## 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.





22 Los Feliz Single Family

■ 3431 LAMBETH ST

Refresh. 11-2

\$2,398,000

4+4

2sty-SPANISH



MLS#17-243438

Hattie Ramirez 323-376-5368

KW REALTY LOS FELIZ

NEW

EXQUISITE EUROPEAN-STYLED SPANISH COMPOUND

Spanish compound infused with a casual European elegance offers large scale public rooms, custom kitchen and large breakfast room. Master suite features stunning bath and new walk-in closet. Two bedrooms and two baths complete this level. The newly renovated lower level 4th bd/media room includes a streamlined modern Euro-style kitchen, rustic bath, and private entrance. Perfect for long term guests or home office. Yard with patio, frpl, + pool. Garage converted to a creative work space.

Shown by appointment only.

■ 5725 GREEN OAK DR

Refresh. 11-2

\$2,295,000

3+4

1sty-POST MODERN



MLS#17-243438

Hattie Ramirez 323-376-5368

KW REALTY LOS FELIZ

NEW

UPDATED, DOUBLE LOT & DETACHED STUDIO IN THE OAKS

Nestled in the desirable Oaks and on a very quiet dead-end street, this private & beautifully redone home has a great floor plan with an indoor-outdoor flow and a fantastic detached studio. It sits on a lush double lot.

5725GreenOak.com

28 Culver City Condo / Co-op

5215 SEPULVEDA BLV, UNIT 5E

Open 11-2

\$675,000

2+2.5

3sty-CONTEMPORARY



MLS#17-220624

Darian Robin 310-963-9471

THE AGENCY

NEW

RECREATED SPANISH REVIVAL OFFERS EXCEPTIONAL VALUE

Rarely does a carefully preserved and re-crafted home, exuding the glamour of old Hollywood along with the lifestyle, appointments and amenities expected in a more significant home become available. With privacy, sweeping views and a just completed restoration, this Spanish revival in lower Beachwood delivers on every level. Spacious master, outdoor living spaces, kitchen-great room and many design details of the 1920's. This residence is an architectural discovery at an exceptional value.

✕ 4802 MAYTIME LN

Lunch 11-2

\$649,000

2+2



MLS#17-238074

Paul Kellogg 310-729-1371

COLDWELL BANKER BHN

NEW

COME FOR LUNCH AND LAKE VIEW

This is one of the rare 2 bedroom 2 and a loft condos on the Lake side of the complex. It has a new kitchen with new appliances, manufactured hardwood floors and a beautiful view from the new windows. Lakeside Villas is a gated community with 24 hour controlled access. This complex has earthquake insurance and beautiful lakes and landscaping.

Come for lunch see the lake & view

30 Hollywood Hills East Single Family

3023 LONGDALE LN

Open 11-2

\$2,495,000

3+3

MID-CENTURY



MLS#17-243006

Heather Boyd 310.994.3140

HILTON & HYLAND

NEW

FORMERLY OWNED & RENOVATED BY JOHN LEGEND AND CHRISSY TEIGEN

This Mid-Century Modern is the ultimate zen escape. Featured in Architectural Digest & Oprah's Next Chapter, this private oasis is set on a quiet cul-de-sac surrounded by mountain views. The gourmet kitchen showcases the custom basalt stone counters, floor tiles, rift-cut teak cabinetry & Thermador appliances. Incorporating custom details like internalized & insulated rain gutters, designer Don Stewart created this spectacular urban resort of the utmost luxury & serenity.

HiltonHyland.com

3142 HOLLYCREST DR

Open 11-2

\$1,399,000

4+2

MID-CENTURY



MLS#17-232220

Mary Young 310-874-1542

TELES PROPERTIES

red

JUST REDUCED REMODELED MID-CENTURY VIEW HOME!

Dramatic & sophis Mid-Century in Lake Hwd Knolls. Sellers further enhanced hm, partially remdled in 2015. High clngs & lots of wndws provide sweeping vistas of Hwd Hills. Beaut kitch w/ quartz cntrtps, & high-end stnless appls. Open flrpln leads to renovt terr, gardns & hrdscpe w/ drought tolernt lndscpe & vu plateau. Firepit & din ar make ideal 4 in/out entraining. Nu energy effcnt roof, wndws/drs, HVAC & hm automation (Control 4) aud/visul systm. Near valley & studios. Enjoy nightly sunsets.

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

6425 WEIDLAK DR

Open 12-2

\$14,900,000

10+18

CONTEMPORARY



MLS#17-233782

Valerie Fitzgerald 310-285-7515

COLDWELL BANKER RESI

rev

FANTASTIC OPPORTUNITY TO OWN SINGLE HOME OR WHOLE COMPOUND

Opportunity of a lifetime to buy 4 newly built homes side by side. Square footage ranges from 9500-16,000 sft each total of 32 bedroomsand 45 baths. Hip, cool Contemporaries, city views, professional theaters, game rooms, terraces. Huge outdoor entertaining spaces,4 pools, huge open kitchens, elevators. Everything under the sun imaginable. Located end of street. Hike around Hollywood Reservoir. Many celebrities have leased these private secure homes. Minutes to Hollywood nightlife.


6221 HOLLY MONT DR

Open 11-2

\$2,095,000

4+5

SPANISH



MLS#17-220624

Darian Robin 310-963-9471

THE AGENCY

rev

RECREATED SPANISH REVIVAL OFFERS EXCEPTIONAL VALUE

Rarely does a carefully preserved and re-crafted home, exuding the glamour of old Hollywood along with the lifestyle, appointments and amenities expected in a more significant home become available. With privacy, sweeping views and a just completed restoration, this Spanish revival in lower Beachwood delivers on every level. Spacious master, outdoor living spaces, kitchen-great room and many design details of the 1920's. This residence is an architectural discovery at an exceptional value.

5911 CANYON HEIGHTS LN

Open 11-2

\$1,649,000

3+3

CONTEMPORARY



MLS#17-238074

Paul Kellogg 310-729-1371

COLDWELL BANKER BHN

rev

VERY PRIVATE MID-CENTURY CONTEMPORARY IN HOLLYWOOD HILLS

Stunning Mid Century post-and-beam circa 1955. Completely re-imagined by designer of 5 star resorts as her personal residence. Entry courtyard has built-in seating and fire pit w/fountain. Walls of glass and a deck with tranquil views of greenery and hills. Gourmet entertainer's kitchen has two center islands, custom walnut cabinetry, high-end European appliances. Luxe master from the best 5-star hotel suite w/ huge stall shower, soaking tub and private sun deck. Bonus/ Office with own entrance.

www.5911CynHtsLn.com


31 Playa Del Rey Single Family

240 MONTREAL ST

Open 11-2

\$3,495,000

3+3



MLS#17-243006

Heather Boyd 310.994.3140

HILTON & HYLAND

NEW

PHENOMENAL, UNPARALLELED VIEWS IN PLAYA DEL REY

Jetliner, panoramic views of the city, marina, to the ocean, just minutes from the beach. Sited on a coveted double lot comprising of two separate parcels, this Cape Cod is an impeccable blend of form & functionality coupled w/ rich embellishments and sumptuous textures. Expansive living room w/ completely unobstructed views features dramatic oak paneling. Open kitchen & dining leads to outdoor patio and garden with fire pit perfect for entertaining or taking in peaceful sunsets and sunrises.


HiltonHyland.com



TUESDAY

42 Downtown L.A. Condo / Co-op

1855 INDUSTRIAL ST #712Open11-2  
\$2,395,0002+2MODERN



MLS#17-239620  
Brett Lawyer310.858.5402  
HILTON & HYLAND

RARE DOUBLE PENTHOUSE IN THE PRIME ARTS DISTRICT


Two spacious, single level, 7th-floor penthouse units combined into one extraordinary space. Embraced by dramatic views of downtown, the LA River and mountains; this is the quintessential downtown loft. The interior division is mindfully designed by Aleks Istanbulu. This double penthouse benefits from easy access to the pool, roof top gardens and "chill" space areas. Also included are three on-site parking spaces. Don't miss this one of a kind opportunity!

rev

ToyFactoryPenthouse.com

53 Woodland Hills Single Family

22626 CLARENDON STOpen11-2  
\$649,9993+1



MLS#17-239620  
Sally F. Jones/J. Smith310.691.7888  
JOHN AAROE GROUP

NEW


CELEBRITY OWNED HOME IN WOODLAND HILLS

Situated on one of the most sought after streets in Woodland Hills this celebrity owned charmer with instant curb appeal is the one you've been waiting for. Just a couple blocks from Ventura Boulevard the location can't be beat. Endless possibilities to expand this three bedroom one bath home with an over 6,700 sf lot and a massive backyard. With a custom recording studio and workshop in the garage as an added bonus the creative potential knows no bounds.

www.22626Clarendon.com

60 Tarzana Single Family

4320 CHERRY HILLS LNLunch11-2  
\$1,299,9994+4



MLS#17-239620  
Sally F. Jones/ C. Kelly310.691.7888  
JOHN AAROE GROUP

NEW


BRAEMAR PRIVATE OASIS - JOIN US FOR LUNCH!

Secluded Braemar neighborhood on quiet cul-de-sac, 4 bed/4 bath custom home boasts 3,115 SF. Double door entry to spacious living room w/ vaulted ceilings & fireplace. Formal dining & chef's kitchen w/ breakfast area overlook backyard w/ pool, spa, deck, mature trees, waterfall & koi pond. Master suite has 2 walk-ins & huge bath/shower & Jacuzzi. 2 more beds upstairs & additional full bath. Wrap-around driveway & attached garage. Includes separate laundry, family, den & bonus full bath/powder.

www.4320CherryHills.com

62 Encino Single Family

16001 WOODVALE RDRefresh.11-7  
\$5,495,0004+61sty-TRADITIONAL



MLS#17-240996  
Bret Parsons310-497-5832  
CB BH NORTH

NEW

ENCHANTED ROYAL OAKS ESTATE

Traditional-style estate on 2.61 landscaped acres in Encino's prestigious Royal Oaks on Woodvale Road. Elegant 1-level home by Playboy Mansion architect Arthur Kelly; present interiors & furnishings by Nick Berman. Former home of Rue "Golden Girls" McClanahan. Impeccably-maintained. Beautifully proportioned public & private rooms. Lush landscaping is a cross between a botanical garden & a national forest. Private & fenced. Gated, circular drive. Moments to all amenities & easy links to Westside.

www.16001Woodvale.com

OPEN HOUSE STATUS

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

NEW

New, automatic status

NEW\*

New, not yet listed

RED

Reduced

REV

Review, automatic status

BOM

Back on Market

4546 WHITE OAK AVEOpen11-2  
\$7,750,0007+9CONTEMPORARY



MLS#17-228870  
Aaron Kirman4242497162  
JOHN AAROE GROUP

rev


CONTEMPORARY COMPOUND

This ultra private contemporary compound is nestled up a quiet tree lined street in the exclusive Rancho Estates. A one of a kind estate, completely remastered and remodeled from the reclaimed wood siding, elegant hardwood floors, marble counter tops, bathrooms, and bar with full Italian finishes throughout. The stunning Vaulted Ceilings and exquisite lighting makes this the perfect entertainers paradise or art collectors private gallery.

BBQ,Blt-Ins,Dshwshr,Dryer,Rng/Ovn,Other

72 Sherman Oaks Single Family

15670 CASTLEWOODS DROpen11-2  
\$3,950,0005+52sty-ARCHITECTURAL



MLS#17-228870  
Ari Afshar310-738-5180  
COMPASS

NEW

ROYAL OAKS - MASSIVE VIEWS

Double gated architectural masterpiece sitting atop one of Sherman Oaks' highest vantage points allowing 180 degree views of the entire valley. Most rooms in the home are purposefully poised towards the view with large windows & a very spacious viewing deck off of the master bedroom. The pool & spa area in conjunction w/the cabana & eating areas make this the perfect fit for a celebrity or family looking to entertain with unparalleled privacy.

www.ariafshar.com/Castlewoods

15420 LA MAIDA STLunch11-2  
\$1,395,0004+4.51sty-CONTEMPORARY



MLS#17-240996  
Victoria Silver310 435-7114  
KELLER WILLIAMS

NEW

SPECTACULAR 4+4.5 GATED COMPOUND W/POOL & SPA! LUNCH SERVED

Stunning re envisioned Sherman Oaks dream! Fully integrated Smart House with Spacious open floor plan. Unbelievable 700+ ft Master Bedroom Retreat opens to Pool & Spa. Master Bath w/ lg walk-in shower, dual sinks, Jacuzzi tub. All bedrooms are ensuite and open to the lovely outdoor area. Gorgeous high end quality finishes throughout the entire property. Fabulous Entertainer's backyard with new heated Water Fall pool & Spa and a built in BBQ. Truly feels like a brand new home!!

All Brand New Stainless LG Appliances!

15531 BRIARWOOD DROpen11-2  
\$1,395,0004+21sty-TRADITIONAL



MLS#17-240996  
Gayle Weiss/Maize13108807948  
NOURMAND & ASSOCIATE

rev

NEW LISTING IN SHERMAN OAKS WITH VIEWS

Welcome to this sprawling view property in the hills of Sherman Oaks. The incredible floor plan features an open kitchen with breakfast area that leads to the living room and a formal dining room. The formal living room overlooks the patio with stunning views of Sherman Oaks, and features a gorgeous wood-paneled soaring ceiling. Perfect for entertaining, this room is full of character and leads to an impressive yard with a flagstone patio and a large grassy area that overlooks the canyon.

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

72 Sherman Oaks Condo / Co-op

4242 STANSBURY AVE #115Open11-2  
\$699,0002+3CONTEMPORARY



MLS#17-244310  
Juhree Fletcher3108011809  
NELSON SHELTON REAL

NEW

REMODELED SOUTH OF VENTURA


Exquisitely remodeled 2-story home South of Ventura Blvd. Open floor plan with new custom cabinetry in kitchen and baths. New flooring, new stainless appliances, new fixtures, new quartz countertops, new lighting, new tile. Custom wet bar waiting to be entertainment central. Extra large, private patio adjacent to living room and dining room expands the living space beautifully. A tile gas fireplace and wood floors warm the room. Pool, open courtyard, side by side parking.

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



75 Valley Village Single Family

<b>12008 MILAN DR</b>	Open	11-2	<b>NEW</b>
<b>\$959,000</b>	3+4	MODERN	



**WELCOME TO SKYLINE AT BEN AVE.**

3 bed, 3.5 baths in 2,006 sq.ft. of living space. Small lot subdivision. Fully equipped and completely furnished. Alarm system w/cameras. has been purchased by seller included in purchase price. Mountain and Hilltop views from roof top deck.


**MLS#17-243670**

Bob Day 323 821-4820  
**COLDWELL BANKER HPS**

Cbl,Dshwshr,Dryer,Grbg Disp,Hood Fan,Otr

90 Hidden Hills Single Family

<b>5515 DIXON TRAIL RD</b>	Open	11-2	<b>NEW</b>
<b>\$13,750,000</b>	8+9	MEDITERRANEAN	



**RSVP REQUIRED**

Rarely does an estate come on the market that evokes truer emotion than this modern Tuscan masterpiece. Located in the ultra-exclusive celebrity enclave of Hidden Hills, this tranquil villa boasts stunning panoramic views from every room in the house that will take your breath away. Highlights include sliding walls of glass and huge picture windows that showcase the views and lush grounds.

Aaron Kirman 424-249-7162  
**JOHN AARO GROUP**

75 Valley Village Condo / Co-op

<b>11911 MAGNOLIA BLV, UNIT 31</b>	Refresh.	11-2	<b>NEW</b>
<b>\$499,000</b>	2+2	1sty-CONTEMPORARY	



**REMODELED COLFAX ELEMENTARY-ZONED CONDO!**

Recently remodeled 2BR/2BA w/ 1,461 SqFt features open living/dining concept w/ tree-shaded balcony & spacious kitchen w/ stainless appliances. Master has large walk-in closet & lovely ensuite bath w/ glass shower & soaking tub. Second spacious bed & full bath. Side-by-side W/D & plenty of storage space. Impeccably maintained grounds w/ lush landscaping, sparkling pool & fitness center. 2 car parking w/ guest parking. Low HOA's cover water, trash, building maintenance AND earthquake insurance.


**MLS#17-242780**

The Kostrey Collection 310-382-4908  
**NORMAND & ASSOC.**

W/D, Fridge, Range, Dishwshr, Microwave

93 Eagle Rock Single Family

<b>1845 OAK TREE DR</b>	Open	11-2	<b>NEW</b>
<b>\$829,000</b>	3+2		



**AMONG THE OAKS WITH GUEST UNIT**


As you drive down Oak Tree Drive you immediately feel like you have left the cityscape. Pull into your garage and down the path to your private cottage among the powerful oak trees and you and leave the world behind you. The wonderful setting of this earthy cottage, with views of the mighty oaks from almost every window, and city views to the north, features an open floor plan and three bedrooms.

**MLS#17-242780**

David Robles 213-712-4343  
**KELLER WILLIAMS REAL**

Rng/Ovn,Fridg

<b>12330 MAGNOLIA BLVD #101</b>	Open	11-2	<b>bom</b>
<b>\$468,000</b>	2+3	2sty-CONTEMPORARY	



**BACK ON MARKET! SOLD IN 1 DAY, BUYER COULDN'T SECURE LOAN.**

Updated townhouse in Prime Valley Village. 1,327 sq feet w/2 bedrooms, 2.5 bathrooms on 2 levels. The kitchen is updated w/new granite counter tops & chic subway tile backsplash, stainless steel appliances & recessed lighting. Natural light floods the breakfast area & kitchen throughout the day. 2 great sized balconies in unit, on both floors. Inside laundry, only 1 common wall, small 15 unit w/low dues of \$375 (includes Earthquake insurance)


**MLS#17-225836**

Nicole C Nash 323.428.6398  
**RODEO REALTY**

www.12330Magnolia.com

276 Rolling Hills Estates Single Family

<b>11 CASABA ROAD</b>	Open	11-3	<b>rev</b>
<b>\$2,300,000</b>	4+3.5	2sty-CRAFTSMAN	



**LAST CHANCE TO BUY AT CASABA ESTATES!**

Beautiful new luxury home offers 4,112 sf of living space, 4 beds, 3.5 baths & 3 car garage on 32,000 sf lot with private hillside views. Quartz countertops, tile/mosaic backsplashes, upgraded wood floors and upgraded tile in all bathrooms. Energy efficient with smart system, tankless water heater, dual AC, electric car outlets and prepped for solar. Gourmet kitchen features Viking Appliances and a butler's pantry. Downstairs find a game room, theater and wet bar. Backyard landscaping included.

**MLS#SR16751292CN**

Taylor Tomnitz 213-706-9739  
**EMERALD HOMES**

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



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Put their Property in the **MLS**

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More Offers & More Money

