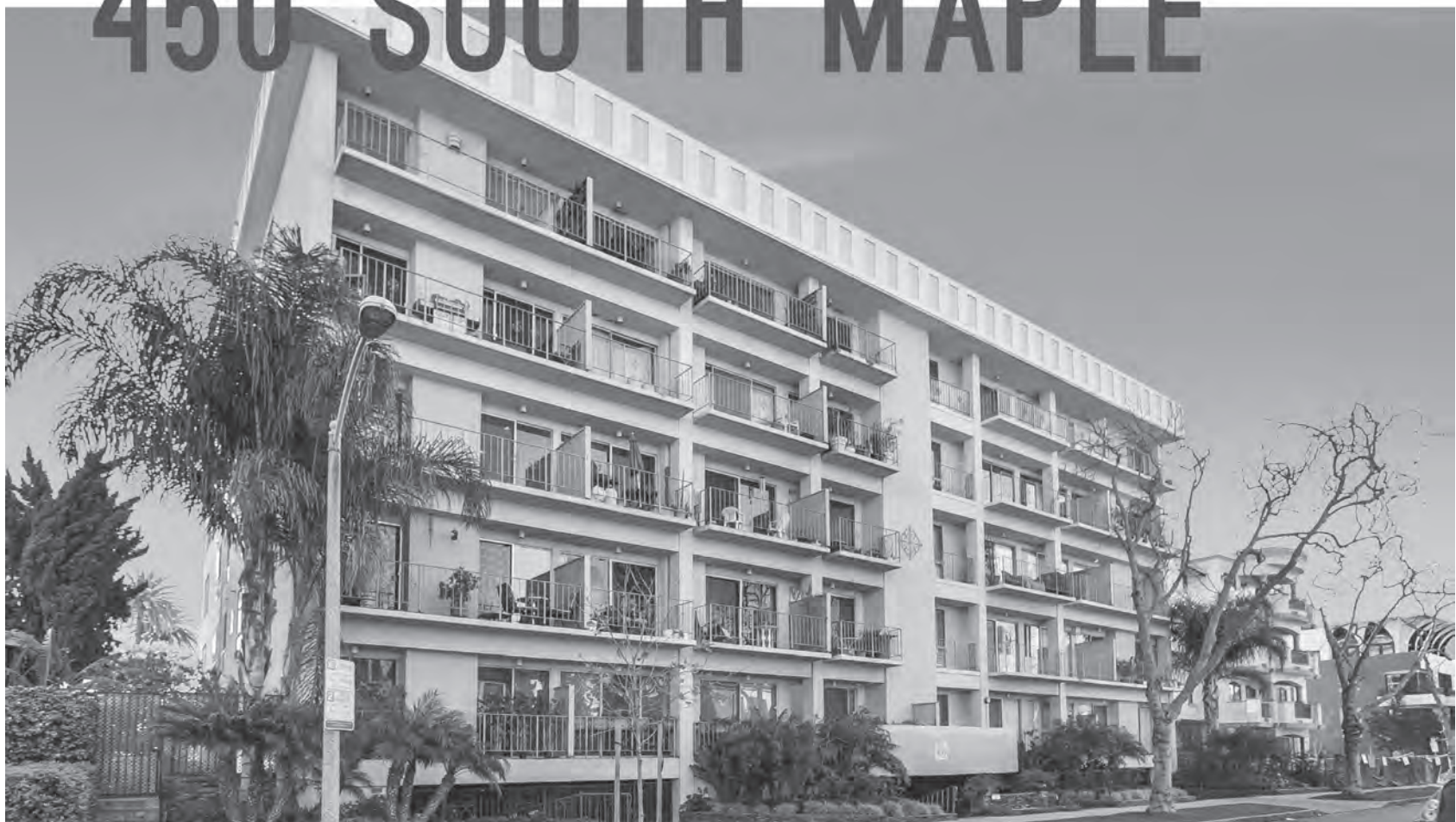


JUST REDUCED 450 SOUTH MAPLE



LOOKING AT ALL OFFERS BY JULY 1ST REDUCED TO \$1,120,000

Expansive front facing Beverly Hills condo with open floor plan, floor to ceiling glass and views from Century City to the Hollywood Hills. This extremely rare single level 2 Bedroom 2.5 Bath unit extends over 2,100 feet of light & bright living space. Grand master bedroom suite with walk-in closet and direct views to Downtown. Walk to Beverly Hills shops, restaurants, and houses of worship.

SHOWN BY APPOINTMENT



Rochelle Maize

rochelle@rochellemaize.com

www.RochelleMaize.com

cell: 310.968.8828

bre #: 01365331

[f](#) RochelleMaizeLuxuryEstates

[t](#) @RochelleMaize

[i](#) @RochelleMaizeLuxuryEstates

AREA

2

BEVERLY HILLS POST OFFICE

Gated and Private home on large lot in great BHPO location



2262 BETTY LANE • OPEN TUESDAY 11-2

- 3 Bedroom, 3 Bath including grand 2-story Master Suite w/loft and walk-in closet
- Granite and Stainless kitchen with breakfast area opens to Family Room
- Formal dining room, fireplace in Living Room and Den
- Solar heated pool, spa and waterfall
- Covered patio with private yard.
- Hardwood floors, French doors, crown moldings, recessed lighting, security system
- Approximately 3000 sf.

Offered at **\$2,200,000**

**ELSA
NELSON**
BRE# 01071884
310-345-9306

**DAVID
CILENTO**
BRE# 00703311
310-663-4100



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PRESENTING A CASUALLY STYLISH MODERN HOME

AREA
3

SUNSET STRIP -
HOLLYWOOD HILLS WEST



**OPEN TUESDAY 6/28 FROM 11- 2 PM
- LUNCH SERVED**

\$ 2,590,000



JANE SCHORE

323-573-6562

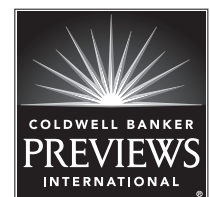
jschore@sbcglobal.net

www.ShoppingwithSchore.com

8469 FRANKLIN AVE

Vibrant contemporary Hollywood Hills Home w/ City & Ocean Views. This newly constructed 3 bedroom/Family Room home has an open floor plan, 2 large patios on 2 levels, a full size heated pool & a custom 2 story waterfall. From the concrete aesthetic on the walls, oak floors, Boffi kitchen w/ Miele & Gaggenau appliances plus an open concept, the home is indeed ideal for entertaining. This home's uniqueness, with bright interior finishes & high end materials, creates a spirited style that buyers will relish.

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AREA

5

WESTWOOD - CENTURY CITY

REDUCED: ~~\$2,975,000~~ \$2,850,000

Elegant Condo with Beautiful Views

Sotheby's

INTERNATIONAL REALTY

**LOS ANGELES | 10580 WILSHIRE BLVD, UNIT #7SW**

3 br, 3.5 ba | Interior; 2,984 sq.ft. (approx.)

web: 0027370 | MLS#: 16-975155

10580WILSHIRE7SW.COM**Offered at \$2,850,000****Joan Cohen**

CalBRE#: 00991424

310.786.1806

Joan.Cohen@sothebyshomes.com

BEVERLY HILLS BROKERAGE | 310.724.7000

9665 Wilshire Blvd., Suite 400, Beverly Hills, CA 90212

sothebyshomes.com/socal

This much sought after spacious and stunning south facing view unit with beautiful city and ocean views features a charming living room with fireplace and large formal dining room with built in cabinetry and balcony. The master suite consists of an attached sitting room with dual baths, plus two walk in closets and a balcony. There are two additional bedrooms, one of which could also be used as an office or a for a housekeeper as it is situated off the eat-in kitchen with charming balcony. Flexible floor plan. "The Wilshire" is an impeccably run full service building on the Wilshire corridor that prides itself on its amenities including security, 24 hour valet parking, concierge, conference rooms, card room and banquet with chef's kitchen, plus pool and wine storage.

REDUCED: ~~\$4,695,000~~ \$4,495,000

Beautiful Condo with Panoramic Views

Sotheby's

INTERNATIONAL REALTY

MOTIVATED SELLER!



WESTWOOD | 10490 WILSHIRE BLVD, UNIT 2702

3 br, 3.5 ba | Interior: 3,499 sq.ft. (approx.)

web: 0027439 | MLS#: 16-112426

WWW.10490WILSHIRE2702.COM

Offered at \$4,495,000

Joan Cohen

CalBRE#: 00991424

310.786.1806

Joan.Cohen@sothebyshomes.com

BEVERLY HILLS BROKERAGE | 310.724.7000

9665 Wilshire Blvd., Suite 400, Beverly Hills, CA 90212

sothebyshomes.com/losangeles

Amazing views of downtown Los Angeles, Century City and the ocean from this highly desirable approximately 3,500 sq.ft. beautifully remodeled, 27th floor condo at the prestigious "Blair House." This rare opportunity features large open spaces, wonderful balconies, extra large living room with fireplace, den, dining room, grand master suite with large closets and luxurious marble bath with dual sides, one en-suite bedroom, and a 3rd bedroom with bath that has been converted to a stunning office. This full service building features 24 hour security, doorman, valet parking, concierge desk, huge swimmer's pool, and North/South tennis court.

AREA

5

WESTWOOD - CENTURY CITY

JUST REDUCED WILSHIRE TERRACE



LOOKING AT ALL OFFERS BY JULY 1ST REDUCED TO \$795,000

OPEN TUESDAY JUNE 28TH, 11-2PM | CATERED LUNCH

10375 WILSHIRE BLVD. UNIT 6B.

Rare opportunity to create your dream home in the prestigious Wilshire Terrace with spectacular panoramic ocean, city, and mountain views! This southwest facing condo features a generous 2400 sq. ft floor plan with 2 bedrooms and 2.5 bathrooms, bright light and great views.

RM ROCHELLE MAIZE
LUXURY ESTATES



Rochelle Maize

rochelle@rochellemaize.com

www.RochelleMaize.com

cell: 310.968.8828

bre #: 01365331

f RochelleMaizeLuxuryEstates

t @RochelleMaize

i @RochelleMaizeLuxuryEstates

Ari Passy

ari@rochellemaize.com

www.rochellemaize.com

cell: 310.926.7078

bre #: 01993828

f RochelleMaizeLuxuryEstates

t @RochelleMaize

i @RochelleMaizeLuxuryEstates

Stunning Los Feliz Tudor Revival

\$1,649,000



2316 East Live Oak Drive
Tuesday, June 28, 2016 from 11am-2pm



This home is beautifully situated in the Hollywood Hills neighborhood of the Los Feliz Oaks. The tree-studded property abuts Griffith Park and offers direct access into Hollywood and DTLA. The home features 4 B/R's and 4 baths, including a self-contained ground floor suite with kitchen, 3/4 bath, and patio.

The open L/R with F/P, F/R, and D/R open into one another and all offer gorgeous southern views. The multi-level lot offers several entertaining areas, fruit trees, and detached garage.



Mark Cohn
626-2043300



Cynthia Cohn
626-818-2577



251 South Lake Avenue, Suite 150 Pasadena, CA 91101
www.wherethehomehappens.com

AREA
62

Gated One Level in Encino

ENCINO



4655 WHITE OAK AVE
06/28/2016 11:00-2:00

Gated traditn'l 1 level w/impressive frontage S. of Rancho St. This tranquil setting offers ultimate sophisticated yet comfortable flr pln. Open LR & FDRs w/ wd flrs & dual sided frplc w/easy access to the kit & built-in BK banquette overlooking the lush pvt yrd. There's a beautifully redone

sparkling pool & the yrd offers a diverse array of entertaining spaces including grassy play areas, fruit trees & outdoor living/dining spaces. Truly a magical setting in one of Encino's finest neighborhoods

Offered At **\$1,995,000**



Andrew Manning
818-380-2147

14141 Ventura Blvd., Suite 8
Sherman Oaks, CA 91423
andrewmanning.com

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BERKSHIRE HATHAWAY | California Properties
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AREA
72

SHERMAN OAKS



MID-CENTURY OASIS REDUCED \$150,00 - OPEN TUE 6/28 11-2

15431 Vista Haven Place Sherman Oaks, Ca. 91403

Offered at **\$2,449,000**

Mid-Century Arch'l on a pvt.1/3 ac. just below Mulholland, tastefully expanded & remodeled in '06. A very functional, open floorplan; bedrooms on one side, public rooms on the other w/ walls of glass in most rooms leading out to the resort-like backyard (pool, firepit, hillside views & outdoor kitchen) exemplifies the CA lifestyle at its best. A Viking center island kitchen, Roscomare El. (1967 API) & proximity to the Westside & the 405 make this an exceptional opportunity that won't last long.



Michael Tunick
323-646-3893
www.15431VistaHaven.com
CalBRE 01321406



BERKSHIRE HATHAWAY
HomeServices
California Properties

AREA
81

Fully Rebuilt Estate Property

3 Broker Caravans This Week

Tuesday 10:00-2:00 Wednesday 10:00-1:00 Thursday 10:00-2:00



1644 GRANDVIEW AVE, GLENDALE \$3,750,000

Tranquil 2009-built Halcyon House is a stately, detail-rich, modern yet classic gated retreat positioned on one of NW Glendale's finest estate streets. No expense has been spared in this sophisticated home. On the main floor of the house, the handsome formal Living and Dining Rooms beckon chic gatherings while the more casual Kitchen/Family Room accommodates the energy of the everyday. A versatile entertainer's grand covered outdoor Living Room, a Powder Room, Study, Bedroom and Bathroom finish off a very contemporary flowing main floor plan. The second level, which can also be reached by a back staircase, consists of 4 en suite Bedrooms, including a spacious yet intimately refined Master, also features a Den, Laundry, Terraces and views of the foothills. Taking advantage of our Mediterranean climate, this expansive lush property with tennis court, pool, and outdoor kitchen, invites casual gatherings, grand entertaining, or peaceful meditation in a magnificent setting. Studio close

5 Bedrooms, 6 Bathrooms

5,602 sf on a 29,514 sf lot per assr.

MLS ID: 316001552IT

Gerri Cragnotti

Broker/Owner

(818)244-5400

GerriGCRE@aol.com

www.GerriCragnotti.com

CalBRE: #00346376



Chris Cragnotti

Broker Associate

(818)244-5499

ChrisCragnotti@mac.com

www.ChrisCragnotti.com

CalBRE: #01401809



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GLENDALE

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MARKET CLIMATE MAP

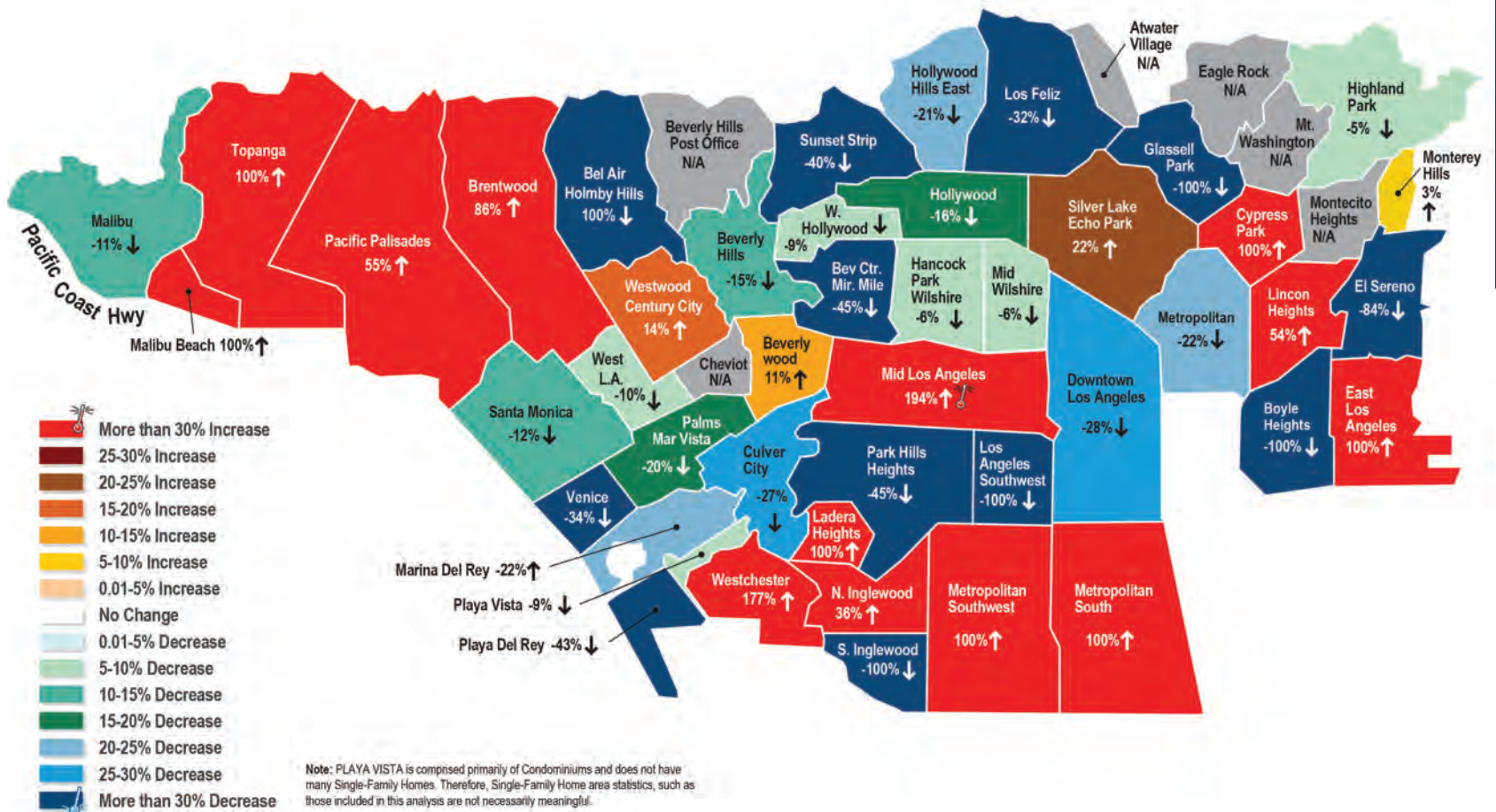
CONDO/COOP - MEDIAN SALES PRICE 1st Quarter 2016 vs. 2015 For The MLS™ Primary Areas

Interested in getting **REAL-TIME STATISTICS?**

Go to **TheMLS.com™** Home Page and **CLICK**

MLS™ STATISTICS CORNER

STATISTICS CORNER



CONDO/COOP MEDIAN SALES PRICE & SOLD LISTINGS					
AREA	Q1 - 2016 SALES VOLUME	Q1 - 2016 SOLD LISTINGS	Q1 - 2015 SALES VOLUME	Q1 - 2015 SOLD LISTINGS	% CHANGE
MID LOS ANGELES	\$2,938,500	7	\$1,000,000	3	194%
WESTCHESTER	\$5,515,000	11	\$1,993,900	4	177%
MALIBU BEACH	\$1,900,000	1	\$0	0	100%
LADERA HEIGHTS	\$398,670	1	\$0	0	100%
EAST LOS ANGELES	\$912,000	3	\$0	0	100%
METROPOLITAN SOUTHWEST	\$650,000	3	\$0	0	100%
TOPANGA	\$439,000	1	\$0	0	100%
METROPOLITAN SOUTH	\$260,000	1	\$0	0	100%
CYPRESS PARK	\$3,765,000	6	\$0	0	100%
BRENTWOOD	\$61,440,263	60	\$32,993,844	44	86%
PACIFIC PALISADES	\$16,924,803	18	\$10,909,000	12	55%
LINCOLN HEIGHTS	\$1,729,000	5	\$1,121,000	3	54%
NORTH INGLEWOOD	\$8,326,868	33	\$6,114,323	29	36%
SILVER LAKE - ECHO PARK	\$4,690,900	8	\$3,843,000	7	22%
WESTWOOD - CENTURY CITY	\$131,025,489	116	\$114,488,705	115	14%
BEVERLYWOOD VICINITY	\$8,097,400	12	\$7,264,500	10	11%
MONTEREY HILLS	\$7,086,050	18	\$6,906,500	20	3%
HIGHLAND PARK	\$1,067,500	3	\$1,118,000	4	-5%
MID - WILSHIRE	\$17,312,000	33	\$18,354,000	40	-6%
HANCOCK PARK - WILSHIRE	\$19,090,682	38	\$20,411,750	37	-6%
PLAYA VISTA	\$27,766,263	27	\$30,602,218	35	-9%

CONDO/COOP MEDIAN SALES PRICE & SOLD LISTINGS					
AREA	Q1 - 2016 SALES VOLUME	Q1 - 2016 SOLD LISTINGS	Q1 - 2015 SALES VOLUME	Q1 - 2015 SOLD LISTINGS	% CHANGE
WEST HOLLYWOOD	\$60,185,226	80	\$66,498,049	96	-9%
WEST LOS ANGELES	\$27,858,000	39	\$30,808,000	47	-10%
MALIBU	\$7,702,625	10	\$8,644,000	9	-11%
SANTA MONICA	\$103,436,644	87	\$118,127,876	108	-12%
BEVERLY HILLS	\$39,743,650	31	\$46,593,513	33	-15%
HOLLYWOOD	\$16,153,129	26	\$19,341,250	25	-16%
PALMS - MAR VISTA	\$9,843,946	16	\$12,302,470	21	-20%
HOLLYWOOD HILLS EAST	\$3,728,200	8	\$4,741,000	11	-21%
MARINA DEL REY	\$49,998,625	52	\$63,845,723	65	-22%
METROPOLITAN	\$10,980,062	16	\$14,122,230	21	-22%
CULVER CITY	\$21,571,500	40	\$29,551,900	62	-27%
DOWNTOWN LOS ANGELES	\$41,381,300	52	\$57,736,500	90	-28%
LOS FELIZ	\$4,102,400	7	\$6,034,000	12	-32%
VENICE	\$13,834,000	9	\$21,079,000	17	-34%
SUNSET STRIP - HOLLYWOOD HILLS WEST	\$16,811,405	28	\$28,169,111	22	-40%
PLAYA DEL REY	\$13,637,250	8	\$24,060,000	14	-43%
PARK HILLS HEIGHTS	\$3,579,000	12	\$6,514,987	21	-45%
BEVERLY CENTER - MIRACLE MILE	\$11,802,000	18	\$21,635,399	31	-45%
EL SERENO	\$257,500	4	\$1,607,990	7	-84%
LOS ANGELES SOUTHWEST	\$0	0	\$625,000	1	-100%
GLASSELL PARK	\$0	0	\$1,930,108	4	-100%
SOUTH INGLEWOOD	\$0	0	\$240,000	1	-100%
BOYLE HEIGHTS	\$0	0	\$494,000	1	-100%
BEL AIR - HOLMBY HILLS	\$0	0	\$3,897,500	5	-100%
EAGLE ROCK	\$0	0	\$0	0	N/A
BEVERLY HILLS POST OFFICE	\$0	0	\$0	0	N/A
CHEVIOT HILLS - RANCHO PARK	\$0	0	\$0	0	N/A
ATWATER VILLAGE	\$0	0	\$0	0	N/A
MONTECITO HEIGHTS	\$0	0	\$0	0	N/A
MOUNT WASHINGTON	\$0	0	\$0	0	N/A

Information herein deemed reliable, but not guaranteed.



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BH/GLAAR is accepting applications for the following open positions:

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- **Treasurer (1)**
- **Director (4)**

2017 will be a pivotal year dealing with:

- **Membership Growth and Expansion**
- **Broader Community Engagement**
- **Increased Regional Visibility**



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**Applications are Due by
July 15th at 4:00pm**

6330 SAN VICENTE BLVD. | SUITE 100 | LOS ANGELES | CA | 90048
P 310.967.8800 | F 310.967.8808 | WWW.BHGLAAR.COM

Probate and the Independent Administration of Estates Act (IAEA)



Thursday, June 30, 2016
9:00am - 12:00pm

Class topics include:

- 6 Reasons for Probate
- What avoids Probate?
- Working with an Attorney?
- Commissions - B & P 10160-67 of Code
- Questions to ask the Attorney to show your knowledge

REGISTER TODAY!

\$40 - BH/GLAAR Members

\$50 - Non-Members

Parking Validation Not Included

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P 310.967.8800 | F 310.967.8808 | www.bhglaar.com



TUESDAY

01 Beverly Hills *Single Family*

514 DOHENY RD	Open 11-2	NEW
\$14,995,000	5+8 MID-CENTURY	
		
<p>FIRST TIME ON MARKET IN OVER A GENERATION</p> <p>An incredible property located behind gates in the most prime and exclusive section of Beverly Hills. Featuring a sprawling one story Mid-Century Hawaiian Ranch style home built in 1955. Perfect for remodel or rebuild. Your dream estate. Surrounded by beautiful mature landscaping, beautiful gardens, huge motor court, swimming pool.</p>		
<p>MLS#16-136144 Kurt Rappaport 310-860-8889 WEA</p> <p>Blt-Ins</p>		

1114 SUTTON WAY	Open 11-2	NEW
\$6,995,000	4+4.5 1sty-MID-CENTURY	
		
<p>JOHN WOOLF-INSPIRED HOLLYWOOD REGENCY</p> <p>Glamorous, brand new, and sophisticated renovation of a circa 1966 John Woolf-inspired Hollywood Regency on a quiet lane in the heart of Beverly Hills. Artful façade and grand 12' custom-paneled circular entry with soaring volume inventively unifies Modernist, Greek Revival, and 19th Century French architectural elements, creating a chic, dramatic, and rare single story pied-a-terre. A singular, refined home blending glamorous indoor/outdoor living, comfort and unparalleled amenities.</p>		
<p>Frankel and Baker 310-281-3981 COLDWELL BANKER</p> <p>www.1114SuttonWay.com</p>		

2207 BOWMONT DR	Open 11-2	NEW
\$6,495,000	5+5.5 2sty-ARCHITECTURAL	
		
<p>RARE STEVEN EHRLICH MODERN MASTERPIECE</p> <p>Located on a lg lot at the end of a gated & pvt driveway is this 2-story Steven Ehrlich home w/ interiors by Mark Brunetz. Main flr has double-height LR, media rm, formal DR, custom kitch, sexy powder rm & MIL suite. Upstairs is pvt master w/ spa-like BA, 3 additional BRs & 2 BAs. The home also boasts multiple outdoor ent areas, pool and spa as well as a pvt lookout patio w/ city to ocean views. In addition, there is a studio/gym w/ bath, 2-car garage plus carport & turnaround driveway.</p>		
<p>Tom Davila 310.432.6492 KELLER WILLIAMS BH</p> <p>www.2207Bowmont.com</p>		

604 WALDEN DR	Lunch 11-2	NEW
\$5,195,000	0+0 TRADITIONAL	
		
<p>NEW LISTING IN BEVERLY HILLS FLATS</p> <p>FIRST TIME ON THE MARKET IN OVER 45 YEARS! A development opportunity in the prestigious flats of Beverly Hills. Charming fixer with many possibilities. Bathrooms & kitchen are ready for your design, add on, or total rebuild. Bring your imagination and see the potential for a complete renovation or start from the ground up. CATERED BY RICHEEZE GRILLED CHEESE TRUCK!</p>		
<p>Rochelle Atlas Maize 3109688828 NOURMAND & ASSOCIATE</p>		

447 S SPALDING DR	Open 11-2	NEW
\$3,495,000	4+4.5 TRADITIONAL	
		
<p>STUNNING OPPORTUNITY IN BH ON HUGE LOT!</p> <p>Fantastic opportunity in Beverly Hills. Very quiet location with unobstructed city and hill views. This lovely traditional home has a great family layout and large open spaces. It also has enormous development potential. HUGE lot with pool and grassy yard. Large detached garage with changing room/shower. Also available for lease at \$10K/mo.</p>		
<p>MLS#16-130620 Scott Tamkin 310-493-4141 COMPASS</p> <p>Atc Fan,Blt-Ins,Dshwshr,Dryer,Frzr,Other</p>		

212 S LINDEN DR	Open 11-2	NEW
\$3,249,000	5+5 2sty-SPANISH	
		
<p>GORGEOUS SPANISH IN FANTASTIC NEIGHBORHOOD</p> <p>Bring your buyers! Fantastic Spanish fixer in the heart of Beverly Hills.</p>		
<p>Jordana Leigh 424.239.8725 RODEO REALTY BH</p>		

458 S LA PEER DR	Open 11-2	NEW
\$2,395,000	4+4 2sty-CONTEMP MED	
		
<p>NEW LISTING! RE-BUILT BH HOME!</p> <p>Enter this 2-story re-built family hm. adorned w/all the love and attention to unique details for the optimum lifestyle! Formal Living rm; Formal Dining rm; Cook's Kitchen w/ center island and high-end appliances; 2 fireplaces; Amazing architectural lines throughout w/high ceilings, lots of light; 2 downstairs bedrooms; 2 upstairs bedrooms,large loft area; Romeo & Juliet landing overlooking platform for art objects; Spacious master suite and ofc. BR. . Twilight open 5-7 Tues.</p>		
<p>Margery Chirchick 310-927-1049 RODEO REALTY BH</p> <p>2-zone a/c/htg; attic whole house fan;</p>		

1296 MONTE CIELO DR	Lunch 11-2	red
\$17,370,000	7+11 MEDITERRANEAN	
		
<p>ONE MILLION PRICE REDUCTION, LOWEST PRICE PER FT2 IN BH!</p> <p>MOTIVATED SELLER: New constructed Mediterranean Estate on 36000 + FT2 mostly flat lot, welcomes you to grand scaled rooms w/natural light, high Ceilings,formal Dining room,Living&Family room, 5bd suit,Master w/FP, luxurious baths,his & hers walk-in-closets& balcony w/view of backyard&pool. Office w/a private entrance, State-of-the art Theater, Wine cellar, Sauna,Elevator,Gym, Maid w/bath, 6-car garage,sparkling Pool/Spa,Outdoor kitchen,BBQ plus a 2-story Guest house completes this grand estate.</p>		
<p>MLS#16-125366 Marjan Nourani 310-920-9490 NELSON SHELTON & ASS</p> <p>BBQ,Elvtr,Rng/Ovn,Fridg</p>		

1270 SHADOW HILL WAY	Open 11-2	rev
\$29,500,000	7+10 MEDITERRANEAN	
		
<p>SPANISH ESTATE ON PRIVATE PROMONTORY</p> <p>Private promontory, breath-taking views from Ocean to Downtown & captures pastoral views of Hills & Franklin Canyon. Finest quality & taste, excellent space & scale, spectacular uses of marble finishes. Master w incredible views, sitting rm, dual baths/dressing rms. 3 additional bdrm suites on top floor. Lower level has kitchen w/ eating area, butler's, family rm, formal living & dining rms, study, guest suite & maids. GH w bdrm suite. 3-car garage. Grounds w/ shell shaped pool & decks, w views.</p>		
<p>MLS#16-980079 J.Babajian/S.Strassner 310-623-8800 RODEO REALTY - BH</p> <p>www.1270ShadowHillWay.com</p>		

01 Beverly Hills *Condo / Co-op*

300 N SWALL DR #454	Open 11-2	NEW
\$1,995,000	2+3 CONTEMPORARY	
		
<p>GORGEOUS REMODELED CONDO AT THE FOUR SEASONS BEVERLY HILLS</p> <p>This top floor unit has 2 bedrooms, 2 baths plus a den. Fabulous views to Downtown L.A. It has a new hardwood floors and plantation shutters. The kitchen is brand new from Italy. Granite countertops, subzero Miele appliances and stone floors. This is a full service bldg. 24 hour valet, a pool, spa and fitness center.</p>		
<p>MLS#16-137656 Judi Fogelman 310-721-5386 COLDWELL BANKER RESI</p> <p>Blt-Ins,Cbl,Dshwsh,Elvtr,Grbg Disp,Other</p>		

TUESDAY

02 Beverly Hills Post Office Single Family

9739 OAK PASS RD	Open	11-2	NEW
\$22,995,000	6+8	SPANISH	



LOCATED IN THE EXCLUSIVE GATED ENCLAVE OF OAK PASS ROAD

Located in the Exclusive Gated Enclave of Oak Pass Road, This Magnificent Estate Is Perched on Apx. 3.5 Acres of Expansive Park-like Grounds Overlooking Serene Canyon Views. Situated Up a Private Gated Driveway, This Compound Offers Total Privacy & Security & Seamlessly Combines Modern Luxury With the Old World Elegance of a Grand Spanish Villa. Built in 2010 by Architect John Reed.

MLS#16-137894	
G. Gold / B & N Robinson	310.741.0505
HILTON & HYLAND	
hiltonhyland.com	

1166 ANGELO DR	Open	11-2	NEW
\$5,600,000	4+5	1sty-MODERN	




ARCHITECTURAL LUXURY MODERN HOME !!!

Private & gated one story Architectural 4 bed 5 ba home on one of Beverly Hills most sought after streets. Natural Light streams through floor to ceiling windows , perfectly showcasing an open central living , Gourmet kitchen , top of the line appliances .Beautiful Master suite , large walking closet , custom glass tiles in master ba .3 additional bed with their own private ba & to complete this stunning home sliding glass doors opening to a sparkling pool surrounded by a lush landscape!

MLS#16-137322	
Valerie Cuny/Nicole Kohn	3105295065
JOHN AAROE GROUP BH	
Fleetwood glass doors,sub zero ,	

2262 BETTY LANE	Open	11-2	NEW
\$2,200,000	3+3	TRADITIONAL	



GATED HOME ON LARGE LOT IN BHPO

Traditional home private and gated in great BHPO location. Fabulous 2-story Master Suite w/loft, granite kitchen with breakfast area opens to Family Room. Formal dining room, fireplace in living room and den, great yard with solar heated pool, spa and waterfall, covered patio. Hardwood floors, French doors, crown moldings, recessed lighting. A little paint and elbow grease can make this house into a home.

MLS#16-132456	
ELSA & DAVID	310-663-4100
NELSON SHELTON	

9839 CARDIGAN PL	Open	11-2	rev
\$5,745,000	5+7	2sty-SOUTHERN COLONIAL	



MAGNIFICENT MANSION

Incredible home at the end of a cul de sac w/ 5 bedrms & 7 bathrms. Enormous foyer w/ grand, sweeping staircase. Gourmet center island chef's kitchen w/ palatial family rm combination. Beautiful living & dining rms w/ custom crown moldings & old world study. 2nd floor balcony w/ views of the resort-like pool & waterfalls. You would think you're in Hawaii. Car lover's dream as there is an incredible 6 car garage & 24 hour security. A home that dreams are truly made of.

MLS#16-128980	
Marshall Peck	310-497-3279
DOUGLAS ELLIMAN	
Cbl,Cing Fan,Dshwshr,Dryer,Frzr,Other	

1343 N BEVERLY DR	Lunch	11-1	rev
\$3,595,000	5+5	MEDITERRANEAN	



IRRISISTIBLE MEDITERRANEAN IN PRIME LOCATION!

Immerse yourself in this quintessentially romantic Mediterranean home. Just steps from Coldwater Canyon Park, Built to impress & located just minutes from the city of Beverly Hills this home boast coved ceilings, multiple balconies, elegant hardwood floors, & tons of natural light. Walk upstairs & find your prvt master suite that exudes luxury w/ huge glass windows overlooking, a cozy fireplace, dual walk-in closets & an incredible patio. This irresistible gem is truly remarkable!

MLS#16-133418	
Sally Forster Jones	3106917888
JOHN AAROE GROUP	
1343Beverly.com	

1951 N BEVERLY DR	Lunch	12-2	bom
\$1,995,000	3+4	2sty-TRADITIONAL	



BACK ON MARKET

This residence is convenient to both Coldwater Canyon park and Franklin Canyon park. House has 3 bedrooms all ensuite & all generously sized, huge Master suite with beautiful new bathroom, w/ custom finishes though out, Carerra marble, bidet, & 6 sprayer shower w/double head shower sprayer. Thermador appliances in kitchen, granite counters, French doors throughout, New roof only 3 years old. Sparkling large pool and very green lush PRIVATE backyard!! JUST Appraised for 2,150,000 !!!!

MLS#16-124960	
marisa zanuck	3109131741
MARISA ZANUCK	
Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other	

03 Sunset Strip - Hollywood Hills West Single Family

8827 EVANVIEW DR	Lunch	11-2	NEW
\$5,586,000	6+5	CONTEMPORARY	




COME JOIN US FOR LUNCH!

An entertainers dream located in exclusive lower Sunset Plaza. 6BR, OFC, full digital home theater, family rm w/ full bar, FP. Master ste w/FP, 2 balconies, patio & bath w/ dual sinks, steam shower, spa tub, toilet/bidet & walk-in closet. Kitchen features a dramatic skylight, dual sub-zeros, 6 burner gas range & an induction cooktop. Up-to-date home automation sys (System 4), elevator, light & bright throughout. Outdoor dining terrace w/summer kitchen, saltwater pool, spa, dry sauna & sundeck.

MLS#16-137322	
Michael Dillon	805-889-6560
COLDWELL BANKER RESI	
BBQ,Blt-Ins,Dshwshr,Dryer,Elvtr,Other	

8515 HEDGES WAY	Open	11-2	NEW
\$5,250,000	3+3	MODERN	




-EXPLOSIVE CITY VIEWS-

The quintessential Hollywood Hills digs- Offering matchless/explosive panoramic unobstructed city to ocean views. Comfortable open floor plan w living,dining area, office/ bonus room. Private with room to convert additional rooms into office/parking/or bedrooms if desired.

MLS#16-136520	
Dustin Nicholas	3107701847
NICHOLAS PROPERTYGRP	
Blt-Ins,Cing Fan,Dshwshr,Dryer,Grbg Disp	

3548 MULTIVIEW DR	Open	11-2	NEW
\$3,598,000	3+4	2sty-MEDITERRANEAN	



Brand New Gated Hollywood Hills Home built in an Italian Mediterranean style with a modern flair. Fantastic Views. 3 Bedrooms + 3.5 Baths. Beautiful Travertine Tiled Deck around a salt water Pool & Spa. Fabulous Kitchen with Viking Appliances. Large 2 Car Garage plus additional parking. This is a Smart Home with a sophisticated security system plus many other features.

MLS#16-129888	
Michael Dickson	310 918-5383
NELSON SHELTON & ASS	
built ins	

2017 EL CERRITO PL	Open	11-2	NEW
\$2,995,000	4+3.5		



STUNNING, GATED SPANISH

Built in 1927. Lovingly redone with character and charm. Exteriors redone with details sourced from all over the world. Hardwood floors and beamed ceilings. Grand master suite. Home has a total of 4 bedrooms + 3.5 baths. Beautiful patio with outdoor dining areas and stunning pool & spa. Perfect entertaining home. A true gem recalling Hollywood's golden era.

MLS#16-133418	
Sara Berger	310-344-7970
WEA	

TUESDAY

8584 FRANKLIN AVE	Open	11-2	NEW
\$2,595,000	4+3.5		



CHIC SUNSET STRIP VIEW HOME

Walled courtyard entry leads to smartly styled and newly remodeled home. Open farm kitchen with beamed ceilings, butcher block center island and large dining area. Fantastic outdoor terrace with built in fire pit and head-on city views. Sophisticated living room with wood-burning fireplace, custom cabinetry, paned windows and French doors. Wonderful maser suite with sitting area, newly remodeled Hampton's style bath and walk-in closet. Stunning city views from most rooms.

Steve Frankel COLDWELL BANKER	310-281-3981	www.stevefrankel.com
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2451 HORSE SHOE CANYON RD	Open	11-2	NEW
\$1,295,000	3+2	2sty-POST & BEAM	




MID-CENTURY POST & BEAM

Near the end of a quiet cul-de-sac just blocks from the highly rated Wonderland Avenue School. This celebrity-owned home has a bright open plan that includes a two-story glass entryway, wood-beamed ceilings, three bedrooms, two baths, a den or office space, floor-to-ceiling windows, and hardwood floors throughout. The expansive chef's kitchen includes a built-in breakfast nook, stainless appliances, and new marble countertops. True SoCal living with fantastic indoor/outdoor flow.

Kevin Keyser/ Jodi Rubin SOTHEBY'S	323-877-2040	Sheltgroup.com
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1523 5/8 N DOHENY DR	Open	11-2	NEW
\$2,295,000	4+3	CONTEMPORARY	



MODERN 'BIRD' STREET HIDEAWAY!!

Secluded in a semi-private enclave on prime Doheny. Indoor/outdoor flow from the living/dining rooms onto spacious deck with city lights. Dual master suites open to a private pool & spa. Your own professional salon comes complete with hydraulic stylist chair, shampoo bowl & custom dispensary. Light & bright with a comfortable, inviting feel, the 'perfect' address surrounded by multi million dollar properties. A must see and the absolute BEST VALUE in the Doheny Estates/ Bird Streets area!!

MLS#16-133060		
Helbling / Perry BERKSHIRE HATHAWAY	310 849 2485	NEW PRICE \$2,295,000

3848 BROADLAWN DR	Open	11-2	NEW
\$849,000	3+2	2sty-MID-CENTURY	



TRADITIONAL MID CENTURY HOME SET ABOVE THE STREET WITH VIEWS

1st time on the market in 60 years, originally built in 1956 and well-maintained. Features 3 beds, 2 1/2 baths with 1,924 sq. ft. of interior living space on a 4,903 sq. ft. lot and 2 car garage. Living room with views of the Studio City hills, kitchen that opens to the dining room & family room for easy entertaining. Just off the family room you can access the backyard with a generous patio space and paths to several romantic seating areas surrounded by nature.

MLS#16-133446		
Brian Ades SOTHEBY'S	310-503-8080	www.3848Broadlawn.com

8665 LOOKOUT MOUNTAIN AVE	Open	11-2	NEW
\$1,699,000	4+3		



PRIVATE HOLLYWOOD HILLS RETREAT

Fall in love with this great contemporary oasis. Boasting 5 rare off street parking spaces, a generous gated private front yard and a very bright open floor plan. The main floor features an airy open design with soaring ceilings that overlooks the terraced lushly landscaped back yard. Great for entertaining, and dining, with amazing canyon views. A hard to find private yard in the hills, mins to Sunset & a stroll to Wonderland School, makes this an excellent opportunity.

A. Lascano / B. Farrugia HILTON & HYLAND	424 253 5489	Alphonsobjorn.com
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1395 N DOHENY DR.	Open	11-2	red
\$4,295,000	4495000	3+3 1sty-TRADITIONAL	




REDUCED! MOTIVATED SELLER! BEST LOT VALUE BUY!

This is the rare opportunity to own an architecturally significant home, a pristine Gerard Colcord, or build a dream home on a key, street to street, 14,500+ sf lot in the coveted Sunset Strip/Bird Streets Gateway area of prime West Hollywood. The 3 bedroom/3 bathroom main home with a separate "B & B" style, charming 1 bedroom, 1 bath guest house has colorful "impressionist" gardens, pool, separate gym/art studio, and more. Re-imagined or ground-up, this is the buy-now opportunity to move on!

MLS#16-128716		
MICHAEL HIATT SOTHEBY'S	3104814342	dohenydr.com

2237 STANLEY HILLS DR	Lunch	11-2	NEW
\$1,575,000	4+2.5	COUNTRY FRENCH	



STILL LOOKING GOOD AT 106 YEARS' YOUNG!

Cape Cod Farmhouse built in 1910 with upgrades throughout. Gated & Private 22,500 sq.ft. lot. Wonderland School District. Light & bright 4 BD, 2 1/2 bath; central a/c & heat; French doors; cook's kitchen w/ Viking range. Open floor plan living room w/ wood-burning fireplace; peg-and-groove floors; hand-crafted wood paneling; beamed ceiling & dining area in approx. 2457 sq. ft. of living space. Separate office/play house. 2-car garage & off-street parking pad. A Truly Unique Property!

MLS#16-134176		
JoanYarfitz/John Steiner KELLER WILLIAMS BH	310-666-1454	

7939 HILLSIDE AVE	Open	11-2	red
\$2,695,000	2795000	4+4 2sty-SPANISH	



STUNNING CITY VIEW SPANISH

Elevated above a picturesque cul de sac of vintage Spanish homes sits this stunning property on two legal lots in the foothills. Major downtown views with incredible hillside gardens & large spa. There is room for a city view pool right off the living room. Inside, the home has been beautifully updated while maintaining all the original details. The two car garage and two additional off-street spots complete this perfect hillside home.

MLS#16-125938		
John Galich RODEO REALTY INC.	310-461-0468	www.7939Hillside.com

8883 SUNSET CREST PL	Refresh.	11-1	NEW
\$1,350,000	3+3	TRADITIONAL	

Classic 3 bedroom, 3 bath 2-story home located in the Wonderland School District on a quiet peaceful cul-de-sac. Light and bright open floor plan features dining area, breakfast area,

MLS#16-136798	Dryer,Rng/Ovn,Wshr	
Thomas O'Rourke	3107700221	BERKSHIRE HATHAWAY H

8130 WILLOW GLEN RD	Open	11-2	rev
\$3,880,000	4+5	MODERN	



JUST REDUCED, SELLER MOTIVATED! TWILIGHT SHOWING @6-9PM!

The 4-bed, 4.5-bath home, boasts aside-open floor plan with high ceiling and spacious rooms ideal for indoor-outdoor living. the master bedroom suite includes lavish design w/superb walk-in closet & luxurious bath, and very private outdoor space. the main entertaining level offers an expensive open floor plan w/ abundant natural light, TOP of the line chef's kitchen custom made in Spain, w/ built in wine fridge and all of the modern amenities you would expect in a home of this caliber!

MLS#16-124104		
Adi Perez KELLER WILLIAMS BH	347.238.7622	Dshwshr,Dryer,Grbg Disp,Rng/Ovn,Fridg

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

TUESDAY

8469 FRANKLIN AVE		Lunch	11-2	rev
\$2,590,000	3+4	ARCHITECTURAL		




PRESENTING A CASUALLY STYLISH MODERN HOME

Vibrant contemporary Hollywood Hills Home w/ City & Ocean Views. This newly constructed 3 bedroom/Family Room home has an open floor plan, 2 large patios on 2 levels, a full size heated pool & a custom 2 story waterfall. From the concrete aesthetic on the walls, oak floors, Boffi kitchen w/ Miele & Gaggenau appliances plus an open concept, the home is indeed ideal for entertaining. This home's uniqueness, with bright interior finishes & high end materials, creates a spirited style that buyers will relish.

MLS#16-976591
Jane Schore 323-573-6562
CB LOS FELIZ

www.ShoppingwithSchore.com

14330 1/2 MULHOLLAND DR		Refresh.	11-2	NEW
\$2,985,000	5+5	FRENCH		



THE MULHOLLAND CHATEAU

Ultimate privacy is partnered with numerous amenities, a pool and spa with outdoor dining, hand laid stone demonstrating an immense attention to detail. A flowing floor plan with soaring ceilings, gourmet chef's kitchen utilizing top of the line appliances as well as a stone island; luxurious master suite with a spa like master bath. Four additional en-suite bedrooms, a two car garage as well as a large motor court. All within a small community offering unparalleled privacy.


MLS#16-136668
Bob Hurwitz (310) 701-0880
HURWITZ JAMES COMPAN

2671 LAUREL PASS		Refresh.	11-1	rev
\$1,849,000	3+4	RANCH		

1950s California Ranch transformed into an artist retreat. 3 bedroom, 2 full baths and 2 half baths. Large living room with fireplace, French doors open to sun-drenched saltwater pool and spa area.

MLS#16-135578
Dshwshr, Dryer, Grbg Disp, Rng/Ovn, Fridg
Thomas O'Rourke 310.770.0221
BERKSHIRE HATHAWAY H

2765 CASIANO RD		Open	11-2	NEW
\$2,495,000	5+5.5	2sty-MEDITERRANEAN		



MEDITERRANEAN MAGIC

Come embrace a skillful blend of elements that gives this romantic Mediterranean energy and joy. Many incredible features & fine details make it unique, including tranquil views, open kitchen and family room w/ a unique use of woods, granite, travertine & tile throughout. Over 3,970 SF w/ a master suite + 4 bedrooms & 4.5 baths. Four bedrooms situated upstairs. Inviting kitchen w/ views of the pool & grounds. Approximately 9,200 SF lot. Private backyard w/ lush landscaping & pool. Welcome home.

Smith & Berg 310.500.3931
PARTNERS TRUST - BH
2765Casiano.com

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

1942 GRACE AVE #217		Open	11:30-1	rev
\$495,000	2+2	CONTEMPORARY		



WONDERFUL LOCATION.

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

MLS#16-126078
Rona Kaufman/ Jackie C. 310-962-8797
TELES PROPERTIES

www.1942GraceAvenue217.com

11730 GWYNNE LN		Open	11-2	NEW
\$1,799,000	3+3	2sty-TRADITIONAL		




ELEGANT 3 BEDROOM/3 BATHROOM HOME LOCATED IN BEL AIR CREST

This elegant 3-bedroom, 3-bathroom home is located in the prestigious Bel Air Crest, a 24-hour guard-gated community, on a quiet cul-de-sac. Beautiful gleaming marble tiling throughout. Soaring vaulted ceilings, with skylights, make this a bright and airy property. The spacious and open kitchen opens up to the family room, which leads out to a private and exquisitely manicured backyard. The master bedroom suite has a balcony overlooking the garden area and walk-in closet.

Jacqueline Chernov 310-403-7557
THE AGENCY
www.TheAgencyRe.com

04 Bel Air - Holmby Hills Single Family

200 DELFERN DR		Open	11-2	NEW
\$39,995,000	8+13	3sty-MEDITERRANEAN		



SEE FULL PAGE AD

Mediterranean estate in Holmby Hills. Two story grand foyer with 26-foot ceilings and impeccable craftsmanship. Main level has office, living room, maids quarters, billiard room, wet bar and formal dining room that open to yard and tennis court. Kitchen/great room look out to patio with infinity pool and spa. Master with two fireplaces, two terraces, dual baths, sauna and steam, walk in closets and gym. Additional five suites plus two junior suites. Partial solar powering and alarm/sound system.

MLS#16-137018
424-400-5916
THE AGENCY
Blt-Ins, Dshwshr, Dryer, Elvtr, Frzr, Other

2220 BEVERLY GLEN PL		Open	11-2	NEW
\$1,349,000	2+2	1sty-MID-CENTURY		



STUNNING MID-CENTURY POST AND BEAM

Stunning mid-century modern on a quiet street, this Bill Mack Post and Beam architectural features a bright, open floor plan, high ceilings, skylights, white oak flooring & walls of glass that bring the beauty and the sunshine of the outdoors in. Some of the many updates incl. new duct work, central AC/heat, NEST therm, SS Miele W/D, SS aptl, Carrara marble, irrigation system and outdoor lighting.

Steven Durbahn 310-597-1494
JOHN AAROE GROUP
Range, Fridge, W/D, Dishwasher, Disposal

355 S MAPLETON DR		Open	11-2	632C1	NEW
\$35,000,000	6+5	2sty-SOUTHERN COLONIAL			



BUILD YOUR DREAM ESTATE IN HOLMBY HILLS ON 1.66 ACRES

An exceptional and rare opportunity to re-design or build your dream estate on one of the most coveted streets on the West Coast. 1.66 acres of park like grounds and a street to street lot across from the world famous Playboy Mansion. 1930's Colonial style home designed by Robert Finkelhor to your personal taste or build your own spectacular dream estate amazing site. Currently over 6,055 sq. ft. in the main house & an iconic pool house/pavilion & N/S Tennis Court from the movie Mommie Dearest.

MLS#16-135828
Christophe Choo 310 777 6342
COLDWELL BANKER
355SouthMapletonDrive.com

2071 N BEVERLY GLEN		Open	11-2	NEW
\$1,050,000	2+2	COTTAGE		




SWEET COTTAGE IN BEL AIR HILLS WITH STUDIO APARTMENT!

Private & Quiet Beverly Glen cottage north of Sunset Blvd. in a prime west side location. Open loft like living area with vaulted ceilings, wide plank hardwood floors, fireplace & a beautiful custom kitchen. The home boasts two large bedrooms, one with fireplace & en-suite bath & both offering French doors that open to the very private and generous pool, gardens, patio and studio space. A studio guest apartment is the cherry on top! A special property & exceptional value in the Bel Air hills.

MLS#16-136658
Bryant | Reichling 323-854-1780
SOTHEBY'S
www.2071BeverlyGlen.com

TUESDAY

15523 CASIANO CT	Open	11-2	rev
\$4,350,000	5+5	CONTEMP MED	




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

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

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

1349 CASIANO RD	Refresh.	11-2	rev
\$2,395,000	4+4	MID-CENTURY	



MLS#16-128666
Geoffrey Lands 310-339-5757
BERKSHIRE HATHAWAY H

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

MUST SEE! BEL-AIR MID CENTURY HOME W/ VIEWS!

Classic Bel-Air Mid Century home built in 1961. Reminiscent of Neutra's Kaufmann House. Indoor/outdoor design with a minimalist aesthetic. Large Fleetwood sliding-glass doors connect the main interior entertaining spaces with exterior hardscape and swimming pool. esign & minimalist aesthetic. Arcadian Terrazzo floors throughout. Remodel by Central Office of Architecture (COA). Kitchen & Baths by Hub of the House.

04 Bel Air - Holmby Hills Land

970 BEL AIR RD	Open	11-2	NEW
\$10,800,000	Land	OTHER	




PARNES/HARRIS 310-894-3435
THE AGENCY

SEE FULL PAGE AD

Located through the East gate on one of Bel Air' best streets. One of the last view lots available for development in this location. A large flat buildable pad with a discreet driveway overlooks breathtaking, panoramic city views and tranquil canyon views. The project has been fully approved by the L.A. Department of Grading and the architectural design, completed with corresponding structural and civil drawings, is currently undergoing the plan check process with the City of L.A.

04 Bel Air - Holmby Hills Lease

2007 LINDA FLORA DR	Open	11-2	NEW
\$18,000	4+6	CONTEMPORARY	



J.Babajian/K.Ellis 310.623.8800
RODEO REALTY

COMPLETE PRIVACY ON A PROMONTORY

Complete privacy on a promontory with views of city, ocean & mountains. Completely remodeled w finest materials & designer decor. Open floor plan w hardwood floors, vaulted ceilings, & natural light. Master suite has private deck w cascading waterfall overlooking the pool and mountain views. The outdoor space is an entertainers dream. The expansive deck features amazing views from multiple levels. Green belt views from the pool with a spacious yard and BBQ area. Tennis court and separate gym/

05 Westwood - Century City Single Family

415 S BEVERLY GLEN BLVD	Open	11-2	NEW
\$5,195,000	4+5	2sty-TRADITIONAL	



MLS#16-121644
Larry Young 310-777-2879
BERKSHIRE HATHAWAY

www.415BeverlyGlen.com

GRAND TRADITIONAL ESTATE WITH TIMELESS STYLE

Beautifully updated, 1930s gated Grand Traditional Estate w/ Timeless Style. 4 BD/5½ BA. Center hall floorplan. Formal living/dining rms. Family rm w/ wet bar. Study. Stunning gourmet kitchen w/ custom cabinetry offers a multitude of built-ins framed by unique Wenge wood countertops. Stainless steel appliances. 3 BDs up. Option for 5th bedroom. Mstr retreat. The vast backyard grounds are superb & an entertainer's paradise, very private & wooded. Most public rms open onto the backyd. Pool.

472 DALEHURST AVE	Open	11-2	632-C1	NEW
\$4,795,000	4+4.5	2sty-TRADITIONAL		




James Bremner 310-622-7445
GIBSON INTL

PREMIER LITTLE HOLMBY TRADITIONAL

Gracious Little Holmby Traditional on large flat lot in premiere neighborhood retaining original character with modern appointments. Outstanding features include step-down living room with fireplace; spacious family room with wet bar; gourmet center-island kitchen with granite counters and breakfast room; separate den; 3 en suite bedrooms up including grand master with fireplace, large closets, and oversized bath; and private yard including dining area, brick patio, grassy play area and pool.

10442 KINNARD AVE	Open	11-2	NEW
\$2,799,000	4+5	CONTEMPORARY	




Chad Lund/Mason Merrins (310)801-2641
TELES PROPERTIES

www.10442KinnardAvenue.com

COMPLETELY UPDATED 2-STORY CONTEMPORARY

Spacious 3,000+sf floor plan filled w/ natural light & vaulted high ceilings. Dbl door entry to formal foyer w/ custom soffit. LR w/ marble finished fireplace opens to den/office w/ pocket doors. Family room w/ built-ins leads to bkyd w/ slate-tiled patio. Large chef's kitchen w/ quartz countertops, marble-tiled backsplash, stainless steel appls, sidey access & bfast area w/ blt-in nook overlooking bkyd. Entertainer's FDR w/ custom wall of cabinetry & sliding dr to sideyd.

10267 CENTURY WOODS DR	Open	11-2	rev
\$6,829,000	4+6	CONTEMP MED	




B Marcus / N Eisenstadt 310.466.5676
BERKSHIRE / PARTNERS

www.10267centurywoods.com

ELEGANT CENTURY WOODS VILLA

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

868 BIRCHWOOD DR	Open	11-2	632D2	rev
\$5,995,000	4+5	2sty-MEDITERRANEAN		



L.Young / J. Bremner 310-777.2879
BHHS / GIBSON INTL

www.868Birchwood.com

PRIME LITTLE HOLMBY MEDITERRANEAN ESTATE

Grand Little Holmby Mediterranean estate with golf course views. Built around central courtyard, this private home includes: majestic living room w/ cathedral ceilings; rich wood-paneled den; grand formal dining room; gourmet kitchen with sitting/breakfast area; and detached screening room. All 4 bedrooms are up including a master suite; Jack/Jill bedrooms, and 4th detached bedroom/ office. The spectacular yard features a swimmer's pool, spa, outdoor BBQ, fireplace & majestic hillside garden.

REMINDER

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

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

TUESDAY

289 BRONWOOD AVE	Open	11-2	rev
\$2,300,000	4+4	TRADITIONAL	



LIGHT & AIRY WESTWOOD HILLS TRADITIONAL

Light & airy Westwood Hills Traditional. Large living room w/ fireplace & city light views. Wood floors, vintage stone & big picture windows grace the architecture. The open family room w/ wet bar, brick fireplace & casual dining area orients out to the patio, grassy yd & tropical-feeling pool/spa. Beautiful newer cook's kitchen w/ built-in breakfast area. 3 BD's on the main level incl. master suite w/ direct access to the backyd. Downstairs is a separate 4th BD suite & den/office area. Warner.

MLS#16-130074
Larry Young 310-777-2879
BERKSHIRE HATHAWAY

www.289Bronwood.com

05 Westwood - Century City Condo / Co-op

10590 WILSHIRE #1003	Open	11-2	NEW
\$1,495,000	2+3	CONTEMPORARY	



CHIC... CELEBRITY... CORRIDOR...

NY meets LA in this gorgeous unit on the Wilshire Corridor, home to an award winning actor. Newly remodeled unit includes spacious open living and dining area, stunning kitchen with stainless appl and bfst area, den/media rm, lg bright master bedroom w/ fireplace, 2 walk-in closets, and tranquil mstr bath, abundant storage. Includes high end materials, finishes and design appointments. Panoramic views of ocean, hills, and city. Full svc bldg with amenities, 24 hr concierge, valet and security.

MLS#16-136828
Rory Barish 310.502.8797
KELLER WILLIAMS BH

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

2175 S BEVERLY GLEN #403	Open	11-2	NEW
\$965,000	3+3	CONTEMPORARY	



ABSOLUTELY BEAUTIFUL 3+3 PENTHOUSE WITH VIEW!

Gorgeous hard to find TOP FLOOR 3+3 with high ceiling, south facing, sun drenched with view! Entirely renovated with quality and taste! Spacious living,dining,family room with beamed ceiling & skylight.Large master suite with plantation shutters, walk-in closet and designer bathroom. Hardwood flooring.Showcase kitchen with breakfast bar.HOA includes earthquake.Building has pool, sun deck, & jacuzzi. Great location, close to Century City restaurants, theaters , shopping. Feels like home.

MLS#16-137678
Soheila Eshtehardi 310-300-3345
NOURMAND & ASSOCIATE

Blt-Ins,Dshwshr,Dryer,Fridge,others

10535 ASHTON AVE #104	Lunch	11-2	NEW
\$779,000	2+3	CONTEMPORARY	



HARD-TO-FIND 2 BD + DEN/3RD BD & 2.5 BA PRIME WESTWOOD CONDO

1 blk S. of Wilshire. Fabulous location on tree-lined street amidst multi-million dollar homes. 1,680 sf per pub records (Larger per appraisal). Lovely liv rm w/ F/P & wood floor. Dining area off kitchn w/ eat-in area. High ceilings. Mstr w/ en suite bthrm, dressing area & lg walk-in closet. 2nd bdrm adjoins den/3rd bdrm via 2nd bthrm w/ tub & shower. Private balcony. Guest powder rm off front entry. Separate laundry rm. 2 prkng spaces in security garage. Well-maintained bldg, renovated in 2003.

MLS#16-137638
Janine Gershon 310-804-4607
COLDWELL BANKER RESI

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

10375 WILSHIRE #6B	Lunch	11-2	red
\$795,000	899000	2+3	



REDUCED 100K & PRICED TO SELL AT WILSHIRE TERRACE

LOOKING AT ALL OFFERS BY JULY 1ST. OPEN TUES 11-2PM, LUNCH BY JOAN'S ON THIRD. Rare opportunity to create your dream home in the prestigious Wilshire Terrace with spectacular panoramic ocean, city, and mountain views! This southwest facing condo features a generous 2400 sq. ft floor plan with bright light-filled 2 bedrooms and 2.5 bathrooms.

MLS#16-976799
Rochelle Maize 310-968-8828
NOURMAND & ASSOCIATE

06 Brentwood	Single Family	
---------------------	---------------	--

11426 ALBATA ST	Open	11-2	NEW
\$3,248,000	5+4	2sty-ARCHITECTURAL	



ARCHITECTURAL ART

Entertain life in this Architectural home situated on a cul de sac in Brentwood. This 5 bed, 4 bath home has expansive windows, high ceilings, and is sun-drenched with natural light. The open and compelling family room opens to the secluded backyard with pool and patio. The master bedroom with fireplace and walk in closet is perfected with the master bath with soaking tub. There are 3 additional bedrooms upstairs. The warm and welcoming environment says - welcome home.

Smith & Berg (310) 500-3931
PARTNERS TRUST - BH

11426Albata.com

629 S GRETTA GREEN WAY	Open	11-2	NEW
\$3,195,000	4+5	MEDITERRANEAN	




LOCATION MEETS QUALITY!

Situated in the heart of Brentwood, this turnkey home is close to San Vicente shops and restaurants as well as the Farmer's Market. Quality finishes throughout, in this expansive 3400 sq ft home. Great floor plan with four en-suite bedrooms, including a spacious master with separate walk-in and shoe closets. The 2 car garage lies off a quiet cul-de-sac, perfect for kids to play. Outdoor patio and grassy yard are surrounded by large hedges. Located in the desirable Kenter Canyon school district.

MLS#16-135670
Robert Winans 310-722-8456
COLDWELL BANKER - BW

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

1820 OLD ORCHARD RD	Open	11-2	NEW
\$2,995,000	3+3		




RARE ENCHANTING BRIGADOON OF A HOME

Currently owned by major Latin American actress, this home offers complete privacy. Unique scale of the ceiling height and skylights afford both the open air and coziness to offer a truly tranquil living space. The ample French doors throughout the home's 3bd/3bth open up to the beautiful greenery surrounding the outdoor spaces, exude romance. A large formal dining room opening up to the pool, make this property just as appropriate for entertaining, as curling up to read or write a book.

J.Babajian/T.Woods 310.623.8800
RODEO REALTY

www.1820oldorchard.com

11327 CHENAULT ST	Open	11-2	red
\$1,149,000	1249000	3+2	



EXCITING NEW REDUCED PRICE - GREAT VALUE!!

Adorable Charmer in Brentwood Glen! Clean and bright Traditional home with 3 bedrooms, 2 baths and a den. There is wood paneling, hardwood flooring, built-ins and 2 fireplaces. A great floorplan includes a lovely entry hall and formal dining room. Spacious and bright kitchen and cozy den have access to backyard. New carpet; double paned windows, new Central A/C and Heat; storage shed; detached garage and additional covered parking.

MLS#16-125058
Lisa Mansfield 310.481.4330
SOTHEY'S BRENTWOOD

3 bd + 2 ba + Den + Central AC + 2 Fpl

11956 AZURE PL	Lunch	11-2	rev
\$3,995,000	6+6	TRADITIONAL	



Tucked away in a quiet and private cul-de-sac, this meticulously renovated and traditional home is gated and boasts a long driveway surrounded by greenery. The property opens up to a magical backyard oasis. Equipped with a large pool, serene waterfall, and a sizable deck that overlooks a lush putting green.

MLS#16-136316
Mitra Moradifar 310-383-7253
KELLER WILLIAMS RLTY

Dshwshr,Micro,Fridg

TUESDAY

06 Brentwood *Condo / Co-op*

621 S BARRINGTON AVE #210	Open	11-2	NEW
\$955,000	2+2	CONTEMPORARY	



OPEN HOUSE PARKING AVAILABLE UNDER BUILDING

In one of Barrington Corridor's most coveted buildings, Le Provencal. This unit is centrally located between Brentwood Village and San Vicente. Second floor 2 bed/2 bath is set away from the bustle of the street. Classic features, modern colors and coastal living touches give this single level condo a warm and comfortable feel. Kitchen, dining and family rooms surround a large, central outdoor space while a split bedroom floor plan allows for maximum privacy. Pool and spa, lots of guest parking.

MLS#16-131668
Jesper Inglis 310.863.3034
COLDWELL BANKER

11755 MONTANA AVE #107	Refresh.	11-2	631H4	NEW
\$949,000	2+2	1sty-MEDITERRANEAN		



TWO BEDROOM BRENTWOOD BEAUTY

Gorgeous recently remodeled 2 bedroom 2 bath single level rear corner condo in the heart of Brentwood. Beautiful open living/dining room with fireplace, has sliding doors that open to a very large private patio outdoor space with mature plantings that add to your own private oasis right in town. Public rooms have stone floors, high ceilings, and recessed lighting. Kitchen and baths are tastefully done as well. Perfect getaway for a first time buyer or a family looking to downsize. Must see!

MLS#16-137380
Lisa Morrin 310.230.2450
COLDWELL BANKER-PAC.

www.11755Montana107.com

11733 GOSHEN AVE #101	Refresh.	11-2	NEW
\$779,000	2+2	CONTEMPORARY	



CHARMIN OPEN FLOOR PLAN CONDO

Delightfully remodeled two bedroom, two bath condo. Located in Brentwood, this unit features a highly desirable open floor plan, gas fireplace, marble floors, dining and kitchen area. Recessed lighting throughout the unit, wet bar great for entertaining and lots of closets with ample storage. Walking distance to shops, restaurants, nightlife and 10 minutes away from the beach.

MLS#16-135834
Shiva Mehrdad 310-505-9560
NELSON SHELTON

Dshwshr, Micro, Fridg

07 West L.A. *Single Family*

2496 S WESTGATE AVE	Open	11-2	632-A7	NEW
\$1,350,000	4+4.5	2sty-TRADITIONAL		



LARGE 4BED/4.5BATH HOME OFFERS LOTS OF SPACE & VERSATILITY


Dramatic living room with soaring ceiling, recessed lighting & fireplace. Kitchen features maple cabinetry, granite counters & stainless steel appliances. Each bedroom boasts en suite bathrooms. Downstairs Master has walk-in closet, spa tub, shower. Upstairs Master feels like a cabin retreat with knotty wood vaulted ceiling & balcony. Updated plumbing/electric, central heat/AC, more. There are even avocado & lime trees plus cabana. On a corner lot with commanding curb appeal & high privacy wall.

Pete Castro 310-482-2100
KELLER WILLIAMS

www.2496westgate.com

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

1734 S WESTGATE AVE #1	Refresh.	11-2	NEW
\$899,000	3+4	MODERN	



LARGE & BRIGHT MOVE-IN FRONT FACING TOWNHOUSE!

Welcome home to the recently modernized Park Westgate HOA Building where pride of ownership & low HOA's dues takes place in West L.A. Amazingly Spacious Tri-Level EXTREMELY BRIGHT FRONT Townhouse unit boasting 3 LARGE beds & 3.5 baths. Master has 2 walk-in closets. 2nd Bed has 2 large closets & beauty counter. Each bed has its own bath. Walk into a large living room & dining area that leads out to a large modernized patio. Direct access to the unit from the garage (2 car SxS). Large Laundry Room

MLS#16-137220
Fred Nabati 3103888100
TRIMAX REALTY, INC.

Bit-Ins, Dshwshr, Dryer, Grbg Disp, Micro, Ot

12222 WILSHIRE BLV, UNIT 304	Open	11-2	NEW
\$869,000	2+2	CONTEMPORARY	



CORNER UNIT. VIEWS. BALCONY. WESTSIDE'S BEST CONDO VALUE

Coveted Southwest corner unit in the modified, full service Brentwood/Santa Monica adjacent Wilshire Borgata. Largest wrap-around balcony with sweeping southwesterly views. Wood floors and spacious rooms, re-done and ready to move-in: Amenities include large gym and sauna, pool, spa, concierge service, controlled access, 2 tandem parking spaces, recreation room and meeting room. Great Wilshire value with high walk score to the best of the Westside

MICHAEL HIATT 3104814342
SOTHEBY'S

08 Cheviot Hills - Rancho Park *Single Family*

3009 CAVENDISH DR	Refresh.	11-2	NEW
\$2,597,000	4+3.5	2sty-TRADITIONAL	



FABULOUS TRADITIONAL!

Located on a beautiful tree lined street in California Country Club Estates! Tastefully renovated throughout, this home boasts a spacious floor plan, flooded with natural light. Elegant living room features a stone fireplace and French doors that lead to a cozy family room with custom built-ins. Spacious kitchen with stainless steel appliances, Caesarstone counter tops open to a sun-filled breakfast room that overlooks the lushly landscaped rear yard with BBQ area, gorgeous pool and spa!

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

www.RESULTSRealEstateGroup.com

10700 CUSHDON AVE	Refresh.	11-2	NEW
\$2,495,000	5+5	CONTEMPORARY	



STUNNING CONTEMPORARY HOME

A sleek and sophisticated home for the discerning buyer. Natural light pours through windows into beautiful spaces defined by high ceiling on both the Lower AND Upper floors. Custom Sliding Glass panels create an expansive indoor/outdoor family living area. Floor plan of the home is eminently practical and flows naturally from one area to the next. Gourmet island kitchen with Stainless steel appliances and walk in pantry. Master suite with fireplace and sitting area, separate dressing room.

MLS#16-137382
Rani Singh & Tim Jarnot 310-721-3171
WESTLINE PROPERTIES

Bit-Ins, Dshwshr, Dryer, Grbg Disp

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TUESDAY

09 Beverlywood Vicinity Single Family

9616 MONTE MAR DR	Open	11-2	NEW
\$1,785,000	4+3	TRADITIONAL	



PRIME BEVERLYWOOD TRADITIONAL WITH POOL

Prime Beverlywood one story traditional with large yard and pool. Four bedrooms, three bathrooms, hardwood floors and a large family room that opens to the private sunny south facing backyard. Approximately 2,240 square foot home on 7,516 square foot lot.

MLS#16-130352
Ron Holliman 310-777-6216
COLDWELL BANKER BH

Between Beverly Dr and Beverwil

9127 HILLSBORO DR	Open	11-2	NEW
\$1,549,000	4+3	1sty-MID-CENTURY	




BEVERLYWOOD HOA UPDATED MID-CENTURY CHARMER

Please join us for a tour of this light and bright Beverlywood mid-century modern. This beautiful home features an open floor plan that is perfect for entertaining friends and family as well as an updated kitchen with top-of-the-line appliances. Lushly landscaped private yard with plenty of room to play. There is even a 4th bedroom with separate entrance and a bath that would make a perfect in-law or nanny suite PLUS a detached home-office/play room. Quiet tree-lined street.

MLS#16-125554
Joe Hernandez 3108717111
RE/MAX ESTATE PROPER

Close to Everything! -- Castle Hts. Elem

3109 OAKHURST AVE	Open	11-2	NEW
\$989,000	3+2	TRADITIONAL	



LIVE CAREFREE IN CASTLE HEIGHTS

Hurry over to this pristine home that is move in ready. A drought tolerant front yard welcomes you to this private & hip home. The living room & first level have hardwood floors & a great family room that opens to the backyard w/ a custom shed behind the garage. There are two nice sized bedrooms downstairs also with hardwood floors and a freshly updated full bathroom. The second floor is where you will enjoy a lovely master suite also with a pristine new bathroom. It will be a joy to be close to Castle Heights Elementary School.

MLS#16-137518
Sherri Noel 3109948721
KELLER WILLIAMS - SM

Dshwshr, Dryer, Rng/Ovn, Fridg, Wshr

9112 W 25TH ST	Open	11-2	NEW
\$959,000	2+1	1sty-SPANISH	



STUNNING SPANISH HOME LOCATED IN DESIRABLE BEVERLYWOOD ADJ.

THIS CHARMING 2 BEDROOM, 1 BATH HOME HAS AN INCREDIBLE OPEN LIVING ROOM WITH FIREPLACE, HIGH BEAMED CEILINGS AND BUILT-IN BOOKCASES. ELEGANT FORMAL DINING ROOM. CHARMING KITCHEN WITH BREAKFAST AREA. 2 SPACIOUS BEDROOMS SHARE A FULL BATH. MASTER BEDROOM HAS FRENCH DOORS LEADING TO A WOOD DECK OVERLOOKING THE YARD. HOME FEATURES OAKWOOD HARDWOOD FLOORS THROUGHOUT, TONS OF NATURAL LIGHT, CURVED ARCHWAYS AND SPANISH TILE, ORIGINAL CHARM AND MUCH MORE.

MLS#16-136918
Bellet/Grakal Group 310-367-2288
KELLER WILLIAMS BH

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

1963 S CRESCENT HEIGHTS	Refresh.	11-2	NEW
\$935,000	3+2	CALIFORNIA BUNGALOW	



CHARMING TRADITIONAL BUNGALOW FEATURES 3 BEDS, 2 BATHS AND IS PERFECT TO EXPAND OR REMODEL. THIS FAMILY HOME LOCATED IN DESIRABLE FAIRCREST HEIGHTS FEATURES HARDWOOD FLOORS, FORMAL ENTRY, LIGHT FILLED LIVING ROOM W/FIREPLACE, FORMAL DINING ROOM, AND A LARGE KITCHEN. THE PRIVATE GRASSY BACKYARD HAS A PATIO AND FRUIT TREES, AN INVITING OASIS PERFECT FOR ENTERTAINING. YOU WILL WANT TO MAKE THIS HOUSE YOUR OWN! CLOSE TO SHOPS & CAFES ON PICO, CULVER CITY, BEVERLY HILLS, METRO, & PLACES OF WORSHIP.

MLS#16-135158
Laura Anderson 323.646.6569
KELLER WILLIAMS LARC

Dshwshr, Rng/Ovn, Fridg

8965 W 24TH ST	Refresh.	11-2	NEW
\$875,000	3+2	TRADITIONAL	



WELCOME HOME

TRADITIONAL BUNGALOW IN THE HEART OF REYNIER VILLAGE! ENTER THIS WELCOMING SPACIOUS LIGHT FILLED LIVING RM W/FIREPLACE. FEATURES INCLUDE: HARDWD FLRS, SEPARATE DINING RM FOR FAMILY GATHERINGS, 3 BEDRMS, 2 BATHS & A BONUS RM LEADING TO A PRIVATE & GATED BACKYARD PATIO SPACE PERFECT FOR ENTERTAINING. THIS HOUSE IS THE PERFECT CHOICE TO CALL "HOME". CLOSE TO CULVER CITY RESTAURANTS & THEATERS, BEVERLY HILLS, CENTURY CITY & EASY ACCESS TO SANTA MONICA OR DOWNTOWN VIA 10 FREEWAY OR METRO EXPO LINE.

MLS#16-134330
Laura Anderson 323.646.6569
KELLER WILLIAMS LARC

Blt-Ins, Dshwshr, Rng/Ovn, Fridg

1975 S CRESCENT HEIGHTS	Open	11-2	red
\$925,000	975000	3+2 1sty-UNKNOWN	



REDUCED / PRICED TO SELL!!!

Lovely Faircrest Heights home on a corner lot priced to sell. 3 bedroom 2 bathroom and family room. Beautiful living room with wood burning fireplace and bay window. Some upgrades to the home include newer windows, updated kitchen, central heat and air, new garage door and opener, new carpeting in bedrooms and hall and more. Spacious back yard, patio and above ground spa. Great home for entertaining.

MLS#16-125554
Joe Hernandez 3108717111
RE/MAX ESTATE PROPER

Blt-Ins, Dshwshr, Grbg Disp, Fridg

09 Beverlywood Vicinity Condo / Co-op

3729 CARDIFF AVE #4	Open	11-2	NEW
\$869,000	3+3	CONTEMPORARY	



PRETTY, PERFECT AND PRISITNE

This amazing tri-level townhouse is one of the largest in the bldg. The main living space of the home has an open floor plan accented by soaring ceilings. The great room has a newly updated & open kitchen w/ new stainless steel appliances & breakfast bar. The next level has two bedrooms, one w/ an oversized patio. The master suite w/ a rooftop deck is a welcoming retreat enhanced by mountain views. You will love the sense of relaxed urban living close to downtown Culver City & a short bike ride to the beach.

MLS#16-137776
Sherri Noel 3109948721
KELLER WILLIAMS - SM

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

10 West Hollywood Vicinity Single Family

427 WESTBOURNE DR	Open	11-2	NEW
\$2,999,900	3+3.5	2sty-MODERN	



ARCHITECTURAL MODERN

This two story architectural home, is in one of the best neighborhoods in West Hollywood. This magnificent property features 3 bedrooms en suite, plus a powder room, designer bathrooms, high ceilings, and a professional kitchen with Miele & Bertazzoni appliances. The modern open floor plan seamlessly combines the kitchen & family room, opening out onto a private entertainer's backyard, with a deck, pool, spa & fire pit.

The Sunset Team 310.274.3900
KW HOLLYWOOD HILLS

www.427Westbourne.com



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TUESDAY

317 WESTBOURNE DR	Open	11-2	NEW
\$2,999,000	3+4	2sty-ARCHITECTURAL	



NEW PRICE! DESIGNER HOME

This new architectural Modern features 3 bedrooms, 3.5 bathrooms, an outdoor family room, Control 4 smart home system, and in-ceiling speakers. The open floor plan seamlessly combines the living spaces for optimal functionality, showing off the walnut wood flooring. The designer kitchen is outfitted with Miele appliances, wine refrigerator, and Ernesto Meda kitchen cabinetry. Marvel at the designer closets and Antonio Lupi & Hans Grohe bathroom fixtures and cabinetry.

MLS#16-123130
The Sunset Team 310.274.3900
KW HOLLYWOOD HILLS
www.317Westbourne.com

8535 W WEST KNOLL DR, UNIT 116	Open	11-2	NEW
\$549,000	1+1	1sty-CONTEMPORARY	



CLEAN AND OPEN END UNIT IN PRIME WEST HOLLYWOOD

A superb 1 bedrm, 1 bth condo in a coveted West Hollywood building. Features a great open living rm/dining area beside an open kitchen. Dark espresso wood floors create a modern feel. Perfect for entertaining w/ a large, bright living rm that spills out to an expansive private balcony w/ views over West Hollywood & the Downtown skyline. Spacious master bedrm features ample closets & access to the balcony. A fine location just above Santa Monica & a short distance from shops & restaurants.

Joaquin Garcia 310-777-2807
BERKSHIRE HATHAWAYBH
Dishwshr/GarbDisp/Mcrwve/RangeOven

848 N CRESCENT HEIGHTS	Open	11-2	red
\$2,650,000	5+5	CONTEMPORARY	



REDUCED! NEWLY CONSTRUCTED WEHO MODERN

This Spectacular loft-like home is flooded with natural light and possesses a fantastic indoor/outdoor flow. Well appointed throughout, the home offers a gourmet kitchen equipped with Thermador appliances, three fireplaces, European Oak floors and a Lutron Smart Home System that controls all of the home's major functions. The master suite has it's own balcony and a luxurious bath. A built in barbeque, artful landscaping and fire pit round out the inviting backyard.

MLS#16-123106
Lorin Ruttenberg 310-500-3905
PARTNERS TRUST BEVER
BBQ,Dshwshr,Grbg Disp,Micro,Other

1200 N FLORES ST #304	Open	11-2	NEW
\$487,000	1+2	CONTEMPORARY	



GORGEOUS WEHO MID-CENTURY TOP FLOOR UNIT

Light and bright, One bedroom /one bath & powder room. View of pool. Lovely new hwd flrs & plantation shutters. Updated cooks kitchen w/ new cabinets. Walk-in shower & soaking tub. Baths w/gorgeous tiled floors & new cabinets. Ceiling fans & mirrored wall. Very spacious master suite w/ Great closets. Washer/dryer in unit. Close to Gelson's supermarket, Merix, Basix, Earth Bar, Hamburger Mary's and other fine restaurants and clubs.

MLS#16-136030
Paul Shipley 310-383-1306
COLDWELL BANKER RESI
Blt-Ins,Clng Fan,Dshwshr,Dryer,Elvtr

755 N LAUREL AVE	Open	11-2	rev
\$1,748,000	3+2	1sty-TRADITIONAL	



VINTAGE BEVERLY GROVE FAMILY HOME W SEPARATE INCOME COTTAGE

1926 character lovingly preserved with archways, mouldings, built-ins, hardwood floors and Batchelder tile fireplace intact. Seller upgraded kitchen floors, cabinetry, appliances, HVAC, solar. Garage. Grass yard, decks, patios. Entirely separate, private 1BR 1BA Spanish cottage with south-facing den/office, full kitchen. Newer appliances, floors, HVAC. Discreet entry and secluded rear yard area. Excellent LA permit parking. Walkscore 92. Cross-listed as residential income property MLS# 16-134000

MLS#16-133572
Erik Lerner (310) 734-8120
KELLER WILLIAMS BH
755laurel.com

1275 HAVENHURST DR #18	Open	11-2	NEW
\$449,000	1+1	MID-CENTURY	




FABULOUS TOP-FLOOR UPDATED 1+1 W/LAUNDRY, EQ INS, & 3% CSO!

Ultra-stylish top-floor 1-bdrm condo in well-located mid-century bldg, The Lawford. This unit in Prime West Hollywood has been updated w/ hardwood floors, stainless steel appliances, custom tile backsplash & shower, smooth ceilings, recessed lighting, skylights, modern vanity, & INSIDE LAUNDRY! Enjoy fabulous south-facing city views from master bedroom & generous closet/storage space. This building is well-maintained w/ great HOA and is close to the best WeHo locales. Beautiful courtyard w/pool.

MLS#16-137666
Allie Joel Riley 310-467-4567
TELES PROPERTIES
www.1275HavenhurstDrive.com

1212 N POINSETTIA PL	Refresh.	11-2	rev
\$1,199,000	2+2	CALIFORNIA BUNGALOW	

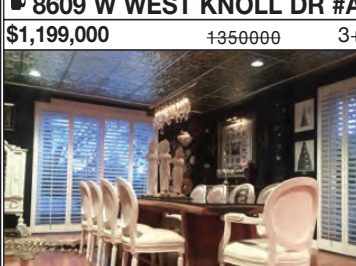


SUPER CUTE WEHO BUNGALOW

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

MLS#16-135430
Bill Lustig 310-770-0283
JOHN AAROE GROUP
please visit www.1212PoinsettiaPlace.com

8609 W WEST KNOLL DR #A	Refresh.	11-2	red
\$1,199,000	1350000	3+3 CONTEMP MED	



REDUCED TO SELL - SELLER WANTS OFFER COME AND SEE THIS DEAL!

REDUCED TO SELL-SELLER WANTS OFFERS! Huge over 2,000 sq ft unit Located in the prestigious 2005 "Margarita" building, this rare opportunity for 3bd highly upgraded front facing unit with City Lights Views. Very spacious and open floor plan so it feels like a home. Stone and hardwood floors throughout, gourmet granite and stainless kitchen, with European appliances. Many dramatic upgrades including custom dining room ceiling. Secure building with rooftop deck, gym and rec room. and 2 car parking.

MLS#16-121070
Jeffrey Hobgood 310-305-7653
SOTHEY'S BEV HILLS
Stainless Bosch Appliances Amaz Finishes

10 West Hollywood Vicinity Condo / Co-op

123 S CLARK DR, UNIT PH2	Lunch	11-2	NEW
\$1,149,000	3+2.5	4sty-TRADITIONAL	




URBAN CHIC PENTHOUSE

Stunning bright 3 bedroom 2.5 bath designer chic penthouse located in trendy Robertson area w/large private rooftop sundeck, ideal for entertaining. Gourmet kitchen with Italian cabinets, granite counters, breakfast bar, stainless Viking appliances. Open dining/living room area w/fireplace. Gorgeous bamboo hardwood floors. Luxury master suite w/ walk-in closet, fireplace and elegant bath that includes dual vanity plus separate shower and tub. 14 unit building set on quiet tree lined street.

MLS#16-129222
Margie Markus 818 807-7414
COLDWELL BANKER

960 N DOHENY DR #306	Open	11-2	rev
\$1,299,000	2+2.5	SPANISH	





STYLISH REMODELED 2BD+2.5BA TOWNHOUSE IN PRIME WEST HOLLYWOOD

Stylish & chic remodeled 2BD+2.5BA townhome in prime West Hollywood. Brand new design details plus wide plank oak & tile floors throughout. This sunlit condo feat numerous French doors & windows that open out to stunning views of the city. Spacious open living room w/ fireplace & dining area, gourmet Chef's kitchen, luxurious master sanctum, grand master wet bathroom w/ standing tub, guest BD/BA suite, in unit laundry, side x side parking, sundeck & pool area complete this rare offering.

MLS#16-129222
ST.JAMES+CANTER +FARAHMAD
BERKSHIRE HATHAWAY
WWW.960DOHENY306.COM

TUESDAY

1033 CAROL DR #T1	Open	12-2	rev
\$1,049,900	2+2.5	MODERN	
	***** CAROLWOOD CONDO ***** 12-2PM ONLY.		
The Carolwood Presents: A 2-story townhouse style corner-unit with only 1 shared wall and no one living above you. Facing East & West, this unit has an abundance of natural light. First floor offers a step-down living room w/fireplace & high ceiling, dining room, half-bath and beautifully appointed kitchen w/Calcutta marble countertops, limestone flooring, stainless appliances, office space & full-size laundry and hardwood flooring throughout.			
MLS#16-135718			
Daniel P. Signani 424-203-1881		www.1033CarolDriveT1.com	
TELES PROPERTIES			

1109 AMOROSO PL	Open	11-2	NEW
\$2,985,000	4+4	2sty-MODERN	
	MODERN VENICE FARMHOUSE		
Live close to Lincoln Boulevard shops, restaurants and the beach. This enchanting modern farmhouse has been designed by renowned Interior Designer Kathryn M. Ireland - star of Bravo's Million Dollar Decorator. Her timeless style blends her British roots with California chic. Landscaping done by Inner Gardens, best known for their work on the world famous Soho House in West Hollywood.			
MLS#16-136154			
Tamra (Tami) Pardee 310-266-9946		Dshwshr,Dryer,Micro,Fridg,Wshr	
HALTON PARDEE AND PA			

10 West Hollywood Vicinity Income

755 N LAUREL AVE	Open	11-2	rev
\$1,748,000	1sty-TRADITIONAL		
	ONE LOT, TWO HOUSES		
Two separate homes, separate addresses, separate amenities, separate yards on spacious corner lot, Walkscore 92. 1926 character lovingly preserved with upgraded systems. 755 N Laurel: Hardwood floors and Batchelder tile fireplace. Bright sunroom, formal dining room, dine-in kitchen, three outdoor areas. 8062 Waring: Completely private 1-bedroom Spanish cottage, with separate south-facing den/office, full kitchen, washer-dryer. Cross-listed as single family residential MLS# 16-133572.			
MLS#16-134000			
Erik Lerner (310) 734-8120		755laurel.com	
KELLER WILLIAMS BH			


515 VICTORIA AVE	Lunch	11-2	NEW
\$2,195,000	2+2.5	ARCHITECTURAL	
	MARK MACK LIVE/WORK ARCHITECTURAL		
Live and work (zoned M1) in style in this Mark Mack-designed tri-level architectural home, just steps from Abbot Kinney. Step inside to meet the perfect work studio with soaring two-story ceilings, concrete flooring, and a roll-up wall door, or transform it into excellent indoor/outdoor entertaining space by evening. Upstairs the gourmet kitchen and living room allow easy cooking while guests relax all while overlooking the Marina skyline through the wall-to-wall picture windows.			
MLS#16-137114			
Tamra (Tami) Pardee 310-907-6517		Dshwshr,Dryer,Grbg Disp,Rng/Ovn,Fridg	
HALTON PARDEE			

11 Venice Single Family

248 BERNARD AVE	Lunch	11-2	NEW
\$4,225,000	3+3.5	ARCHITECTURAL	
	STUNNING ARCHITECTURAL OFF CHIC ROSE AVE		
The wow factor is compounded inside the doors of this new John Reed designed home! A 4 car garage and elevator are just the start. With 3 bedrooms and 2 separate living areas, this home includes a myriad of elements of luxurious style. The bathrooms feature sleek wood accents and echo the sophistication of a five star hotel. Upstairs, a loft-style kitchen is composed of chef's dreams: Thermador refrigerator, expansive Wolf range/oven with charming color accents and built-in Miele espresso maker.			
MLS#16-137360			
Tamra (Tami) Pardee 310-907-6517		Dshwshr,Rng/Ovn,Fridg	
HALTON PARDEE			

711 BOCCACCIO AVE	Lunch	11-2	NEW
\$1,850,000	3+2	1sty-CONTEMPORARY	
	CUSTOM REMODELED FAMILY HOME IN COEUR D'ALENE SD		
Beautifully remodeled 3 bed, 2 bath home with terrific indoor/outdoor flow in premiere Coeur d'Alene Elementary school district! Vaulted ceilings, hardwood floors throughout, open floor plan kitchen-dining-living room, and expansive front and back decks are just the start. Master suite with french doors, walk-through closet with skylight, and spa-like bath with rain shower, dual sinks and tub. Finished garage with room for 2 cars or use as a bonus room. Flagstone driveway, gated, secure parking			
MLS#16-137360			
Tiffany Rochelle 310-210-2213		Refrigerator, Stove, Dishwasher	
HALTON PARDEE + PART			

1257 PALMS BLVD	Lunch	11-2	NEW
\$3,595,000	4+4.5	ARCHITECTURAL	
	STUNING, SPACIOUS & MODERN ARCHITECTURAL!		
Don't miss this newly built architectural home designed by Tom Carson! It is a stunning, spacious and modern home perfect for entertaining, and enjoying California life. An open floor plan throughout the living area creates great flow for the property and leads effortlessly into the kitchen. The kitchen is outfitted with brand new appliances, and a streamline design appointed w/ Poggenpahl cabinets, Dekton counters and a Spekva breakfast bar.			
MLS#16-137302			
Tamra (Tami) Pardee 310-907-6517		Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn,Fridg	
HALTON PARDEE			

1059 MARCO PL	Open	11-2	NEW
\$1,579,000	2+3	1sty-SPANISH	
	ONCE UPON A TIME		
You definitely can judge this book by its cover! With its picturesque storybook style, enchanting tile accents & whimsical details, you'll fall in love the moment you lay eyes on it. Brilliantly remodeled from top-to-bottom blending tudor-esque elements w/ modern niceties, vintage features, skylights, vaulted ceilings, Gourmand chef's kitchen plus a cool asymmetrical copper roof. Topping it off, detached office/playroom & ¾ bath. Undoubtedly, this is the house you'll want to call home.			
MLS#16-137302			
Laurie Woolner 310.699.0980		oven, ac, dishwasher	
WOOLNER GROUP			

3009 YALE AVE	Open	11-2	NEW
\$1,575,000	3+2.5	2sty-SPANISH	
	PRISTINE SPANISH HOME		
Secluded and Private Mediterranean. Originally built in 1928 but painstakingly remodeled with only the finest materials and sharp attention to detail. All bedrooms are upstairs with cool ocean breezes, downstairs flows inside to out seamlessly with french doors in the dining room to sliding glass doors in the living room. Chef's kitchen, master suite with steam shower and private balcony, surround sound speakers, large private landscaped yard and 2 car garage complete this truly special home			
MLS#16-137302			
Coleman Eisner 3109630363		Not in MLS	
DEASY/PENNER			


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Get Statistics for ANY Listing Search.

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

TUESDAY

2027 WALGROVE AVE	Open	11-2	NEW
\$1,550,000	3+2		



STUNNING MODERN BUNGALOW BORDER OF VENICE AND MAR VISTA

Remodeled from head to toe. Designed and built by Black Door Development, featuring European design elements and a great layout, perfect for entertaining. Large living room with vaulted ceilings opens up to dining room and kitchen for a nice open flow. New kitchen has marble tiles, quartz-stone counters, stainless steel appliances & separate breakfast room. Also includes a luxurious master suite with high ceilings and spectacular bathroom. The main house features new plumbing, electrical, HVAC.

Gary Gold	310.741.0505	Hiltonhyland.com
HILTON & HYLAND		

5405 VIA DONTE	Open	11-2	rev
\$3,995,000	4+5	ARCHITECTURAL	



SILVER STRAND HOME WITH STUNNING VIEWS

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

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

846 CALIFORNIA AVE	Open	11-2	NEW
\$1,487,000	3+3	1sty-CALIFORNIA BUNGALOW	



EXCEPTIONAL BEACH HOME W/ 1BR 1BA GUEST COTTAGE

Bright, light with great character, this home offers hardwood floors, skylights, open plan kitchen, fireplace generous closet and storage space and a bonus utility. Second home in the back is similarly appointed and private. This property also offers parking for two possibly three cars. Blocks to Abbot Kinney and the beach. Please do not disturb tenant.

MLS#16-137510		
Winston Cenac/ Julie Vad	310-963-9300	Blt-Ins,Cbl,Dshwshr
BULLDOG REALTORS		

13 Palms - Mar Vista Single Family

3457 ASHWOOD AVE	Open	11-2	NEW
\$1,289,000	3+2	TRADITIONAL	



YOU WILL LOVE TO BE IN THE "WOOD STREETS"

Just minutes to world class beaches, Santa Monica and all the Westside has to offer. This home has the perfect layout you have been looking for with a formal living room, open kitchen and family room w/ French doors out to the backyard. There are two bedrooms and a full bathroom towards the front of the house and at the rear, a spacious master suite that also has French doors to the newly installed Trex deck. Just minutes to Venice beach and a short stroll to Walgrove Elementary school.

MLS#16-137476		
Sherri Noel	3109948721	Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr
KELLER WILLIAMS-SM		

2227 SUPERIOR AVE	Open	11-2	rev
\$1,479,000	2+2	1sty-SPANISH	




LA BELLA VITA; A BEAUTIFUL LIFE!

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

MLS#16-135188		
Laurie Woolner	310.699.0980	Dshwshr,Rng/Ovn,Fridg
POWER BROKERS INTERN		

12656 DEWEY ST	Refresh.	11-2	red
\$1,995,000	2175000	4+4 3sty-MEDITERRANEAN	




MAR VISTA GRAND MEDITERRANEAN

Grand Mediterranean Villa houses 4 beds & 3.5 ba w/ over 3300 sq ft of living space per-owner. A clay tile roof, veranda & arched doorways echo Mediterranean style. Indoor architecture features archways & a hand painted semi-dome in the formal dining room. The spacious kitchen has plenty of space for entertaining around a marble-topped center island. Double ovens, SubZero refrigerator, elegant glass-front cabinets are convenient details. Three fireplaces adorn this home. This is a must see!

MLS#16-119818		
Tamra (Tami) Pardee	310-907-6517	Dshwshr,Dryer,Fridg,Wshr
HALTON PARDEE AND PA		

12 Marina Del Rey Single Family

929 DICKSON ST	Open	11-2	NEW
\$2,749,000	3+3	2sty-ARCHITECTURAL	



BOLD MODERNIST ARCHITECTURAL - HOT SILICON BEACH

Privacy & serenity within a total architectural environ- a fusion of striking sculpture gardens to a stunning 2-sty remodel. Luxe finishes enhance state of art design w/ 3 beds, 3baths, dramatic open living space, 2-sty barrel vaulted living, gourmet center island kitchen-dining, media rm, open gallery library, grand master suite +2 guest bedrms, & panoramic roof deck. 2 car garage w/finished floors & a/c. Italian tile, custom oak floors, Scavolini cabinetry, art lighting and so much more!

Joan Caplis	310.748.2208	929dickson.com
COLDWELL BANKER BW		

12613 EVERGLADE ST	Open	11-2	rev
\$2,395,000	5+5	2sty-TRADITIONAL	



MUST SEE THIS GORGEOUS HOME! DON'T MISS OUT!

Stunningly beautiful traditional family home set on an exquisitely landscaped in premier Mar Vista Hill! 3,600 SF of intimate spaces featuring 5Bd/5Ba & a lovely FDR. Chef's kitchen & breakfast area, expansive family room w/ FP & French doors leading out to the sensational backyard. Panamanian rosewood floors, a skylight & glorious picture windows flood the home w/sunshine & ocean breezes. Elegant master w/pitched ceiling, luxurious master bath & a balcony overlooking the backyard

MLS#16-126412		
Nili Hudson	310.622.7422	www.12613Everglade.com
GIBSON INTERNATIONAL		

Questions? Need Assistance?
Contact our Help Desk Department!

Please call 310.358.1833
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help!!!

TUESDAY

13 Palms - Mar Vista Condo / Co-op

10726 WOODBINE ST #4	Open	11-2	NEW
\$549,000	2+1.5	2sty-TRADITIONAL	



2 BEDROOM TOWNHOME IN PALMS

Charming light & bright 2 bedroom & 1.5 bathroom end unit Townhome in small 4 unit complex. Open concept floor plan with large living area with fireplace and dining area. Redone kitchen with stainless steel appliances, granite counters, newer cabinets and breakfast bar. Also includes wood floors, laundry in unit, smooth ceilings, patio, gated/secured building, 2 car tandem parking, and more! Great Palms location close to the Palms Expo Light Rail Station as well as great shops/restaurants!

MLS#16-137326			
WALKER SPANIER GROUP	310-893-0101		SCOTT WALKER & NEIL SPANIER
KW-SANTA MONICA			

562 STASSI LN	Open	11-2	red
\$4,995,000	4+5	ARCHITECTURAL	



MAJOR REDUCTION, FABULOUS OPPORTUNITY NEAR THE BEACH!!

Stunning 4bd & 5ba in sought after Santa Monica Canyon. Featured in Architectural Digest, this light filled house w/ movable walls of glass offer a seamless indoor/outdoor flow. The main floor is divided by a sculptured staircase and features a state of the art kitchen, family, dining and entertaining areas. Second flr w/sumptuous master suite & 2 bedrooms or office. upper floor has a loft, large office or 4th bedroom w/bath. Media room, gym & bonus room w/bath complete this special home.

MLS#16-115452			
Melanie Sommers	310-500-1291		Dshwshr,Dryer,Frzr,Grbg Disp,Hood Fan
PARTNERS TRUST SANTA			

14 Santa Monica Single Family

400 ENTRADA DRIVE	Refresh.	11-2	NEW
\$2,450,000	4+4	SPANISH	



1ST TIME ON MARKET IN 35 YEARS: SANTA MONICA CANYON HOME

Spanish Colonial Revival-style house built by Frank E. Bundy, original 1920s gem feat. 4 beds/ 3.5 baths w/ 2,693 sq ft of living space on three levels. Old world charm & canyon/ocean views,kitchen w/vintage stove,dining rm, living rm w/fireplace. 4 beds, 1 w/ en suite 1/2 bath. Master adjoins solarium that can be used as office,exercise,sitting room.3rd bedroom features door leading to small private patio and access to yard. 2 1car garages as well as additional parking for two or more vehicles.

MLS#16-137570			
Douglas Stoddard	3109138444		Clng Fan,Dshwshr,Dryer,Grbg Disp,Fridge
BULLDOG REALTORS INC			

14 Santa Monica Condo / Co-op

701 OCEAN AVENUE #303	Lunch	11-2	671/C1	NEW
\$6,675,000	3+3	1sty-ARCHITECTURAL		



FRESH NEW LOOK-BEAUTIFULLY FURNISHED-STUNNING OCEAN VIEWS!

Uniquely large double unit condominium,3 BR 3 BA,approx.3,408 SF.Chic marble entry,open floor plan. Gourmet kitchen w/breakfast area,sep.laundry rm.Expansive dining & living areas leading to large balcony w/ocean views. Luxurious master suite w/sitting area leading to a balcony w/ocean views.Elegant master marble bath,his/her walk in closets.Exquisite bldg.amenities:Concierge 24/7,Spectacular Rooftop w/Ocean Views.Pool,Spa,BBQ,Entertaining Area. Fitness Rm,Banq.Rm. 2 Floor Sub Pkg.On-Site Mgmt.

MLS#16-136022			
Julie Lovett	3108993514		Washer/Dryer,Range/Oven,Dshwshr,Alarm
COLDWELL BANKER RESI			

1717 SUNSET AVE	Open	11-2	NEW
\$1,965,000	3+3	ARCHITECTURAL	



SURFER CHIC ARCHITECTURAL IN SANTA MONICA

Light + airy architectural home located in Sunset Park w/ expansive views of the city, golf course + ocean. Completely remodeled kitchen w/ stainless steel counter tops, Meile appliances + custom cabinets carry out the SoCal lifestyle. The guest house/convertible office space includes half-bath, concrete floors + built in cabinetry. Relaxed living spaces that open up to private decks + a cascading water feature to enjoy the California sunsets.

MLS#16-137688			
Andrew Thurm	310.345.2661		Bit-Ins,Cbl,Dshwshr,Dryer,Frzr,Other
COLDWELL BANKER WSA			

Michelle Oliver	310.500.6111		
DOUGLAS ELLIMAN		www.michelleoliver.com	

1108 18TH ST #9	Open	11-2	NEW
\$1,169,000	2+3	CONTEMPORARY	



CLASSIC 2 BED + 2.5 BATH TOWNHOME, NORTH OF WILSHIRE

Move-in ready + over 1,400 sq. ft.. Highlights include hardwood floors throughout, recessed lighting, fireplace in living room, separate dining area, open patio off of living & dining + central a/c. Kitchen features granite countertops + newer stainless steel appliances. Master bedroom has high vaulted ceilings, in-suite full bathroom + balcony. Direct access, 2-car private garage. Washer/Dryer in unit. Pet friendly HOA w/ low dues, include EQ ins. Walking distance to Montana Ave.

MLS#16-137688			
Andrew Thurm	310.345.2661		Bit-Ins,Cbl,Dshwshr,Dryer,Frzr,Other
COLDWELL BANKER WSA			

1649 CENTINELA AVE	Open	11-2	NEW
\$1,050,000	2+1	COTTAGE	



2 BEDROOM 1 BATH FABULOUS OPPORTUNITY!

Remodel, Customize, Build new. Santa Monica Schools and Services. R2 Lot.
\$1,050,000

MLS#16-136062			
Gaby Schkud	310-291-5800		None
JOHN AAROE GROUP			

1017 PEARL ST #E	Open	11-2	NEW
\$949,900	3+2	2sty-CONTEMPORARY	



SM TOWNHOME MINUTES FROM BEACH WWW.1017PEARLUNITE.COM

Sunset Park Townhome, nearly 1900 Sq Ft of CA lifestyle living, 3 BDR, 2 bath just minutes from the beach! Remodeled kit & baths, open floor plan with a cozy fireplace. Beautifully remodeled open kitchen, SS appliances. Open loft-family room opens onto an amazing 497 SF private rooftop patio with views, making it perfect for entertaining and enjoying city lights and ocean breezes. In-unit washer and dryer and a spacious shelved storage unit in front of the 2 car gated tandem parking.

MLS#16-137636			
Omega Group-Sam Jacobson	310.746.8839		www.OmegaGroup.LA
KELLER WILLIAMS			

827 BAY ST #9	Open	11-2	NEW
\$869,000	3+2	MID-CENTURY	



"REMODELED" 3 +2 MID-CENTURY CONDO, NO COMMON WALLS!?

Chic & Priv. 3 bed, 2 bath Mid Century condo w/NO common walls. Light pours in w/high ceilings, skylights & bamboo floors! Solid doors w/Emtek & Baldwin hardware. New heater & Freidrich smart wall A/C units. Kit. w/ Cherry wd. cabinets. Caesarstone counters, subway tile, white appliances, stainless steel sink, Kohler chrome faucet w/ water filtration. Master Suite, Baths w/Porcelain floors, subway tile, dble. shower w/glass door, Hansgrohe fixtures & Elfa Closets. Attic for storage. W/D in unit!

MLS#16-136710			
Suzanne Trepany	310-210-6533		827bay.com
TELES PROPERTIES			

THE MLS .COM

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TUESDAY

101 CALIFORNIA AVE, UNIT 303	Open	11-2	NEW
\$745,000	1+1		



SANTA MONICA PIED-A-TERRE

Your perfect pied-a-terre located in Santa Monica welcomes you with partial ocean views. The residence has been transformed into a modern open area of kitchen, entertaining area and bedroom with a full-sized bathroom. The engineered wood floors throughout bring a rich tone to compliment the bright white walls giving a "beachy" vibe. This unit has 2 tandem parking spots and access to a lovely ground level pool. Close to all shops, restaurants, 3rd Street Promenade shopping and metro line.

Ninkey Dalton (424) 400-5921
THE AGENCY

739 SWARTHMORE AVE	Open	11-2	NEW
\$3,400,000	4+2.5	2sty-TRADITIONAL	



WARM TRADITIONAL ON A SERENE OVERSIZED LOT WITH AZURE POOL!

Embraced in verdant privacy within strolling distance to Village.Sensational remodeled kitchen invites inspired cooking w 4 burner/grill/double oven Viking powerhouse stove.Relax in comfortable living room anchored by wood burning fireplace.Dining area has sliding French doors to bricked, side patio.2 happy downstairs beds share full bath with jetted tub, also have sliding French doors to the gorgeous private yard & pool.3rd bed/office/den.Upstairs is all airy,romantic Master retreat w huge deck

MLS#16-137398
Tamra (Tami) Pardee 310.907.6517
HALTON PARDEE

Stove, Refrigerator, Ceiling Fan

14 Santa Monica *Income*

1144 11TH ST	Refresh.	11-2	NEW
\$2,195,000	Units	CRAFTSMAN	



RESTORED 1907 CRAFTSMAN HOME + 2 UNITS - N. OF WILSHIRE

Owner User or Investment Opportunity! 1907 Craftsman Home in front & 2 units in rear. Front house is 2+1 w/ Bonus Room. Wood floors, high ceilings, fireplace, Breakfast Area, Dining Room & Central Heat/Air. Two identical back units are 1+1 w/ Breakfast area/Office. Updated kitchens & baths. Close to Beach, Shopping, Dining & everything Santa Monica! Santa Monica rent control laws allow for rent control exemption for owner users of properties with three units or less.

MLS#16-136982
Michael Springer 310-745-8569
THE BIZZY BLONDES

Appetizers Served

201 ADERNO WAY	Open	11-2	NEW
\$3,195,000	3+2	1sty-TRADITIONAL	



TRULY A DELIGHTFUL & DRAMATICALLY UPDATED ONE STORY HOME.

California traditional.Every square inch is beautifully detailed. 3 bedrooms, 2 full bathrooms.Family room & bonus room. Beautiful grassy yard w/pool & patio perfect for entertaining. Property was extensively renovated I in 2000. New Roof,plumbing,electrical,kitchen,baths.Wood floors,French doors, charming batten board kitchen with cool breakfast banquette.Gorgeous master bath.Upper Bel Air Bay Club neighborhood.Your own steps leading short way down the road to the beach at the end of the street.

MLS#16-132244
Joan Sather 310.740.0302
SOTHEBY'S INTERNATIO

Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn

15 Pacific Palisades *Single Family*

1718 SAN REMO DR	Open	11-2	NEW
\$12,500,000	5+6	ARCHITECTURAL	



Down a long and private drive sits an architectural gem in the highly coveted Palisades Riviera. This meticulously designed five bedroom, five bathroom house features jetliner views and sits on nearly 1 acre of lushly landscaped grounds creating your own private oasis. The large chef's kitchen features top-of-the-line appliances, Caesarstone countertops and the kitchen adjoins a breakfast area, formal dining room and family room, all of which open to the pool and outdoor entertaining area.

MLS#16-119232
Aaron Kirman 424-249-7162
JOHN AAROE GROUP

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

1300 MONUMENT ST	Open	11-2	NEW
\$1,995,000	3+2	MID-CENTURY	




MAGNIFICENT POLLACK & KAHN DESIGNED MID-CENTURY POST & BEAM

Constructed in 1955 by Engineering powerhouse duo Pollack & Kahn, this classic post and beam style mid-century modern home in the Pacific Palisades exemplifies modern living with timeless details. The entire home is lifted up on stilts above the carport below giving it access to cascades of natural light throughout. Access from all three bedrooms to the outdoor entertainers patio allow you enjoy a seamless indoor/outdoor California lifestyle.

MLS#16-137416
Rayni & Branden Williams 310-691-5935
HILTON & HYLAND

Rng/Ovn

1014 GLENHAVEN DR	Open	11-2	630H4	NEW
\$4,695,000	3+2.5	2sty-ARCHITECTURAL		



ARCHITECTURAL MODERN

Stunning Architectural Modern custom built home features high-end finishes, soaring ceilings and exquisite details: full height glass walls with corner glazing to maximize the expansive views, wide plank hardwood, stone flooring and custom millwork installed throughout. Open and airy, the home includes more than 4700 sq feet located in one of the most desirable view areas of Pacific Palisades. Large upstairs office/home theatre may also be used as fourth bedroom. Private office downstairs.

Anca Bradford 310.230.2420
COLDWELL BANKER-PAC.

1550 SAN REMO DR	Open	11-2	red
\$14,995,000	17995000	5+6	



NEW PRICE! ALMOST A FULL FLAT ACRE ON SAN REMO RIM!

First time on the market in almost 65 years! Park-like grounds with lush forest solitude on almost a full FLAT ACRE on one of the most desired streets in the Pacific Palisades Riviera. Extreme privacy surrounded by mature trees and landscaping provides amazing serenity coupled with incredible city lights views. Create your dream estate or remodel and expand the existing home in the ultra-exclusive upper Riviera neighborhood. It's like living in your own private reserve!

MLS#16-124060
J. Rey/S. Apelian 310-285-7529
COLDWELL BANKER RESI

www.stephenapelian.com

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™).

16031 JUNALUSKA WAY	Refresh.	11-2	630J5	rev
\$1,950,000	2+2	1sty-CAPE COD		



COTTAGE BY THE SEA!


From the moment you drive up to this rose covered 2 bdrm and 2 bath cottage, you realize what a treat it would be to live in such charming home! Just move in as all the remodeling has been done for you! A huge master suite (2006) w/ two walk in closets & fireplace sitting area & remodeled Carrera master bathrooms. The 2nd bdrm functions as a guest bdrm & has a work station built into the closet for those who enjoy working from home! The granite kitchen(remodeled in 2007.

MLS#16-136010
Gwen Fritzing 310.749.8821
GIBSON INTERNATIONAL

Beautifully remodeled cottage!

15 Pacific Palisades Condo / Co-op

1524 MICHAEL LN	Open 11-2	NEW
\$1,495,000	3+3.5 3sty-MEDITERRANEAN	
	MICHAEL LANE VILLA TOWN HOME DONE TO THE 9'S!	
Every sq inch is designer perfect! Highly desirable floor plan with versatile living spaces. Flooring is a combination of wide-plank engineered French Oak and custom Italian porcelain. Kitchen has all Viking appliances, KWC faucets & Brazilian quartzite countertops. LED lighting throughout. Automatic Hunter Douglas shades/blinds with wireless remotes. CAT 5 network wiring, solid Douglas Fir COBB doors, split face marble fireplace in living room and ELFA modular system in walk-in closet.		
Eric Knight/April McKenn BERKSHIRE HATHAWAY	310.994.9410	

724 PALISADES DR	Open 11-2 630G5	rev
\$1,575,000	3+3.5 2sty-CONTEMP MED	
	SEA RIDGE TOWN HOUSE WITH MOUNTAIN VIEWS!	
Feels like a home! Enjoy living in the most desirable floor plan in Sea Ridge Complex. 3 Bedrooms, 3.5 Baths, Family room and bonus room. Master Suite with walk-in closet on main level. Kitchen with newer appliances. Bright and airy with beautiful mountain views. Must See!		
MLS#16-133786 Afrouz Nosratan COLDWELL BANKER-PAC.	310.230.2489	www.724Palisades.com

16 Mid Los Angeles Single Family


3201 MONTCLAIR ST	Refresh. 11-2	NEW
\$685,000	3+2 1sty-CRAFTSMAN	
	VINTAGE WEST ADAMS TRANSITIONAL	
Living room then flows straight thru the dining area. Trn of the century clms and built-in shelves. Kitchen eqp'd Grohe fixtures, Quartz cntrs, & ss appliances. Nest allows the air to be controlled with ease. Maple Flrs, Wainscoting, and Ceiling Beams. Bthm luxury finishes include Toto Toilets, Grohe Raindance shwr heads & tub faucets, & Emers Procelain floor tiles. Mstr bdrm in back of house w an en suite bathroom & seating area, with French doors to a rear Redwd deck.		
MLS#16-137748 Ari Wintraub SOTHEY'S INT REALTY	310-428-5045	Historic Jefferson Park--HPOZ

17 Mid-Wilshire Condo / Co-op

855 S SERRANO AVE #53A	Refresh. 11-2	NEW
\$995,000	3+3 5sty-FRENCH	
	HISTORIC CHATEAU CHAUMONT	
One of a kind and lavishly restored unit, with charm and historical appeal. Great views of the City. Located in K-Town. An elegant home that speaks of historical integrity with modern amenities. Includes master bedroom, master bath and large walk in closet. Plus 2 spacious bedrooms and 2 baths. Spacious living room w/ fireplace and wall of newly restored windows with views of downtown. Spacious dining room. Closet space. Crown moldings, Hardwood floors, vintage tile, Fireplace. 3 car prkg.		
MLS#16-135792 Maria Gomez COLDWELL BANKER HPN	(213) 705-1603	Email: mcgmcg@sbcglobal.net

18 Hancock Park-Wilshire Single Family

624 S RIMPAU BLV	Lunch 11-2	NEW
\$6,900,000	6+6.5 TRADITIONAL	
	STUNNING & SOPHISTICATED HANCOCK PARK ESTATE!	
This sophisticated Traditional home boasts an updated style while maintaining its original charm! The open floor plan is perfectly complimented by beautiful moldings, hardwood floors, French doors, & exceptional attention to detail. The quiet park-like yard will be your personal sanctuary w/ sparkling pool, grassy yard, spa, & converted garage. Situated on a huge private lot in prime Hancock Park, enjoy Southern California living at its finest!		
S.F./Schlosser/ Walters JOHN AAROE GROUP	3106917888	624Rimpau.com

121 N JUNE ST	Open 11-2 633E1	NEW
\$5,625,000	5+6.5 2sty-HACIENDA	
	HANCOCK PARK GEM	
Exquisite home in the heart of Hancock Park. 5BR suites + 6.5 BA. California mission architecture blended with modern conveniences. Massive yet elegant rooms. Expansive, private yard in a romantic setting with pool, loggia and BBQ. 3 Car garage. A gem of a property.		
Meg Ostrow KELLER WILLIAMS BH	310.497.7199	www.121njune.com

420 S HIGHLAND AVE	Refresh. 11-2	NEW
\$2,199,000	4+4 2sty-SPANISH	
	HISTORIC DETAILS FLOURISH - SEE IT FOR THE 1ST TIME AGAIN!	
Original architectural details flourish in this 3,555 SF home, set back far from the street for QUIET privacy. Offering 4 well-appointed beds, 4 full baths, basement, den, bonus room, breakfast room, laundry room, maid's quarters & detached guest unit. Vast front patio & open foyer lead to formal living & dining rooms. Jack & Jill beds offer storage & privacy + well-lit Master Suite w/ 3 closets. Versatile 10,500 SF lot w/ room for pool. 2-car garage & guest unit tucked beyond a gated driveway.		
MLS#16-137436 Tiffany Chin KELLER WILLIAMS LARC	323.762.2531	guest unit, den, bonus room, brkfst room

1351 S TREMAINE AVE	Refresh. 11-2 633D4	NEW
\$920,000	3+2 CALIFORNIA BUNGALOW	
	2007 CONTEMPORARY BUNGALOW	
Located in sought after Longwood/Highlands, this home was re-constructed in '07 with new roof, tankless H2O heater, sewer, copper plumbing, electric, HVAC, and Brazilian Walnut hrwd floors per SLR. Upon entry the great room showcases a custom-designed Granite countertop in a galley kitchen combining entertainment space and dining. The Master offers an en-suite bath with double sinks, sunken tub and separate shower. A private backyard, 230 Sqft deck, shed and one-car garage completes this home.		
Susan S Lee COLDWELL BANKER	626-554-8039	www.1351Tremaine.com

853 S MUIRFIELD RD	Lunch 11-2	red
\$2,199,000	4+4 TRADITIONAL	
	REDUCED \$200,000! STUNNING SINGLE STORY REMODEL!	
REDUCED \$200,000! This completely redone, virtually new, romantic Spanish has been re-imagined in a striking renovation. The home features 4bd, 3.5ba in a beautifully reconfigured floor plan that boasts vaulted ceilings & open living spaces to suit any lifestyle. The kitchen features SS appliances that open to the voluminous family rm. w/ glass doors opening to the private grassy yard & expansive patio. Located in desirable Brookside this remarkable home has a fully converted garage!		
MLS#16-124990 Sally Forster Jones JOHN AAROE GROUP	3106917888	853Muirfield.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

TUESDAY

19 Beverly Center-Miracle Mile Single Family

153 S EDINBURGH AVE		Refresh. 6-9	NEW
\$3,795,000	5+5.5	2sty-CONTEMPORARY	



STUNNING DESIGNER SHOWPLACE
WWW.153EDINBURGH.COM TWILIGHT

Walled & gated contemporary architecture at its best. 6000+ sq ft of indoor-outdoor living spaces, a 1057 sq ft rooftop deck with panoramic city views. Custom LEICHT kitchen with Miele appliances. Imported bath tiles & Graf fixtures; hardwood floors, Fleetwood door systems and state-of-the-art URC home automation system. Integrated swimmers lap pool & spa, outdoor MOVIE projector, gorgeous lpe wood entertainment deck complete w/ bar, fire pit & BBQ area. Catered by STK, wine & Be-Tini Cocktails!

Omega Group-Ron Keinan KELLER WILLIAMS	310.779.5348	www.OmegaGroup.LA
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6636 LINDENHURST AVE		Open 11-2	NEW
\$2,399,900	4+4.5	1sty-CONTEMP MED	



BEV GROVE REMODEL WITH GUEST HOUSE
WWW.6636LINDENHURST.COM

Stunning Contemporary Spanish remodeled to perfection! Hedged & gated home features: beamed ceiling LVR w/ FPL, bright open floor plan, smart home system, hwd floors throughout. 3 large bedrooms each w/ en-suite bath, high-end imported tiles, designer sinks and faucets. A cook's kitchen w/ Viking appliances, lrg center island-bar, bkfst nook, custom cabinets & Italian carrera counters. Swimmer's pool, cozy spa, fountains & fire pit, perfect for outdoor gatherings. Amazing detached guest house.

Omega Group-Ron Keinan KELLER WILLIAMS	310.779.5348	www.OmegaGroup.LA
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147 N VISTA ST		Lunch 11-2	NEW
\$1,895,000	3+2.5	SPANISH	




DESIGNER SHOWPLACE BY THE GROVE!

Immaculately redone 1928 Spanish with 3 beds, 2.5 baths and over 1,900 sf with finished garage and room for a pool. Home has been completely updated & done to the 9's in 2013. Newer hardwood floors, beautifully tiled baths, architectural beamed ceiling in living room with rebuilt fireplace using Batchelder and period tiles, Sub-Zero fridge, Wolf range, eat-in kitchen with built-in bench, and Lutron system throughout. Beautifully landscaped yard!

Grant Linscott KELLER WILLIAMS RLTY	323-333-6222	fridge, range, fireplace, lutan system
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144 S HAYWORTH AVE		Open 11-2	NEW
\$1,449,000	3+4	4sty-ARCHITECTURAL	



BEVERLY GROVE HOMES

New Construction. Stunning architectural, 4-story home offers combination of exceptional layout & finishes w oversized windows, rich maple flooring & direct entry 2 car garage. Open floor plan kitchen/living/dining room 2nd level w SS appliances, quartz countertops & custom glass front Italian cabinetry. Living room features limestone fireplace. 3rd floor generous 2nd BR suite & third BR. Open & airy master BR suite on top flr w walk-in closet & master bath w/ zebra wood cabinetry. Small Lot Sub

Josh Gaunya Lisa Papero DEASY/PENNER	323-404-7504	
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6119 MARYLAND DR		Open 11-2	red
\$2,699,000	5+6	2sty-MODERN	



REDUCED NEW 2016 HOME \$2,699,000

Modern 5-Suite Bedroom and 5.5-Bath. Smart Home. 2016 New Construction. Open floor plan, plentiful skylights, balconies and sliding doors Custom-made European cabinets, Stainless steel appliances, luxurious island. Floating stairs & custom glass work. The master suite is equipped with a spacious walk-in closet, private balcony and view of the Hollywood sign. Multi sliding doors. The pool, jacuzzi, fire pit and deck, creating a Zen aroma in the backyard. Various cacti and vibrant pebble hardscape

Mimi Arbib Iss RODEO REALTY	323-684-3732	DW,Grbg,Micro,Ntwrk Wire,Rng/Ovn,Other
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613 N GARDNER ST		Open 11-2	red
\$1,999,000	3+3	TRADITIONAL	



Two story traditional family home, turnkey condition. Completely rebuilt with attention to details/quality. Hardwood floors, granite counter tops in the kitchen and all bathrooms, custom made cabinets, plantation shutters and custom designed window treatment create warm and inviting ambiance. Den is located next to a full bathroom, adding a closet will make it the fourth bedroom. Master bedroom opens to a balcony and features large spa bath, separate shower, double sinks and walk in closet..

Kathryn M Reitzen KELLER WILLIAMS BEVE	310.617.4047	Cbl,Grbg Disp
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6652 LINDENHURST AVE		Open 11-2	rev
\$1,650,000	2+2	1sty-RANCH	



ROMANTIC CHARMER

Extra large lot with 100 feet frontage. Step inside and be very pleasantly surprised!. Enter the living room and be greeted by the wooden floors, high cathedral exposed wooden beamed ceiling, grand fireplace mantel and a view of the amazing romantic back yard. Updated kitchen with granite counters, stainless steel appliances and cozy breakfast room. Large Master suite with two sets of French Doors that open to lush and private back yard garden with built in barbecue to enjoy al fresco dining.

Rosalie Klein ENGEL & VOLKERS BH	323.935.8680	Dshwshr, Micro, Rng/Ovn, Fridg
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723 N CITRUS AVE		Open 11-2	593	rev
\$1,399,000	3+3	1sty-TUDOR		




HANCOCK PARK ADJACENT OLD-HOLLYWOOD TUDOR

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

Jory Burton SOTHEBYS INTL REALTY	3108604515	www.723Citrus.com
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19 Beverly Center-Miracle Mile Condo / Co-op

100 S DOHENY DR #423		Open 11-2	red
\$519,000	1+1.5	CONTEMPORARY	



REDUCED AND GREAT BUY!

Amazing remodeled unit in Prime BH Adjacent Location! One bedroom + 1 1/2 baths, dramatic stainless steel kitchen with sub-zero refrigerator, breakfast bar opening to Dining/Living Area with direct access to private balcony with treetop and mtn views-Sunset views too! Master suite with excellent closet space, updated bathroom with separate stall shower and tub. Additional features include classic tile and stone flooring, central heating & air conditioning, recessed lighting, & surround sound!

James Hancock COLDWELL BANKER RESI	310-777-6351	REDUCED! Bring or Send Clients!
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108 S WETHERLY DR #4		Open 1-4	rev
\$1,699,999	3+4	SPANISH	



MIRACLE MILE 3+ 4 + LOFT ULTRA PRIVATE TOWNHOUSE W/ PVT YARD


Beverly Hills on One Side, WeHo on the other + a yard! Open living room w/stone fireplace, hardwood floors, French doors, custom shutters, 17 foot ceilings, gourmet kitchen w/ professional DCS range, stainless steel appliances, custom cabinetry & marble counter tops. 2nd floor loft screening room. Master suite w/fireplace, balcony & luxurious master bath w/steam shower & spa tub. Balconies off every bedroom, rooftop patio w/gorgeous city & mountain views. Near Robertson Drive, Cedars-Sinai.

Kristina Kaminski RODEO REALTY	818-789-9900	Dshwshr,Dryer,Elvtr,Grbg Disp,Hood Fan
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TUESDAY

19 Beverly Center-Miracle Mile Income

1030 S ALFRED ST	Open 11-2
\$1,795,000	Duplex MEDITERRANEAN



rev

CHARMING OWNER USER DUPLEX - OFFERS DUE 6/29

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

MLS#16-134374	
David Israeli	310-918-3527
KELLER WILLIAMS RLTY	

20 Hollywood Single Family

800 N MELROSE HILL ST	Open 11-2
\$949,000	999000 3+1 1sty-CRAFTSMAN



red


REDUCED TO SELL. NORTH OF MELROSE / WEST OF THE 101

Melrose Hill HPOZ District, A Quiet Cul-de-Sac Enclave of Early Century Architecture. Authentic 3bd Craftsman Bungalow Emphasizing Exemplary Hand-Craftsmanship and Honesty of Design. Grand Covered Porch Entry, Massive Wood Door, Generous sized Living Room, Original Fireplace, Spacious Dining Room, BkRm, Detailed Wood Molding & Trim, Large Period Windows, Hwd Flrs. Fully Fenced, Hedged and Gated for Privacy. Mature Landscape, Grassy Yards & Patio. Detached Garage.

MLS#16-131824	
Louvet/Wight	310-734-2102
KELLER WILLIAMS BH	
www.TheLouvetGroup.com	

20 Hollywood Condo / Co-op

1820 N CANYON DR #207	Open 11-2
\$549,000	2+2 MID-CENTURY



NEW

SPACIOUS SECOND FLOOR CORNER UNIT IN THE FRANKLIN VILLAGE

This prime second floor corner unit is set in the desirable Brittany Hartford building, an airy mid-century complex and is the first time on the market since built. This spacious house-like condo features a fantastic floor plan with 2 bedrooms, 1.75 baths, 3 balconies for air flow, large closets everywhere and floor to ceiling windows. Enormous living room, high ceilings, sunny dining area, galley kitchen and more complete the package. This find awaits you to make it your own!

MLS#16-137808	
Gary Bergevin	323-422-7876
BERKSHIRE HATHAWAY	
www.1820NorthCanyon.com	

1840 GRACE AVE	Open 11-2 593/E4
\$719,900	1+1 2sty-SPANISH




red

EXQUISITE 1920'S SPANISH IN LA LANDMARK COURTYARD BUILDING

Built by Cecil B DeMille, designed by Arthur & Nina Zwebell. "Sister" building to "The Andalusia" in WeHo. A jaw-droppingly enviable combination of charm, history, privacy & detail. One of only 10 units. L/R w/15' beamed ceiling, & wd burning fpl. 3 exposures, 2 balconies - east and west, french windws & views of lush courtyard, Hillywd Hills & The Observatory. Central A/C, washer/dryer, deeded grg parking, Mills Act tax relief, too. A spectacular unit and slice of Hollywood history!

MLS#16-117636	
Steven Senigram	213-910-5937
KELLER WILLIAMS RLTY	
Dshwshr,Wshr/Dryr,Grbg Disp,Blt-Ins,Fpl	

6250 HOLLYWOOD BLVD #4J	Open 11-2
\$899,000	1+2 CONTEMPORARY



rev

HOLLYWOOD AT ITS FINEST!

NYC Full-Service Lifestyle in Hollywood...This designer condo features a chic interior with custom finishes including hardwood floors, Poliform kitchen, Sub Zero refrigerator, wine cooler, Kuppersbusch stove & dishwasher, Bosch washer/dryer, Brazilian limestone baths, an immense Poliform walk-in closet, and an outdoor patio area. Offering 24 hour valet & concierge, private rooftop pool, lounge areas, fire pits, barbecues, gym, dog park, media room and more! Direct access to all W Hotel amenities.

MLS#16-120686	
Marcia Glow	310.404.4807
HILTON & HYLAND	
Blt-Ins,Cbl,Dshwshr,Dryer,Elvtr,Other	

21 Silver Lake - Echo Park Single Family

1416 N OCCIDENTAL BLV	Refresh. 11-2
\$1,075,000	3+2 2sty-CONTEMPORARY



NEW

SILVER LAKE CONTEMPORARY

3 Bed, 2 Bath, remodeled, contemporary style home in the heart of Silver Lake. Close to the Silver Lake Dog Park, Meadow and more.

MLS#16-131824	
Matthew Morgus	323-301-3041
SOTHEBY'S LOS FELIZ	
Refrigerator,Washer,Dryer,Oven	

22 Los Feliz Single Family

4733 BONVUE AVE	Refresh. 10-2
\$5,900,000	5+11 3sty-CONTEMP MED



NEW

LARGE CONTEMPORARY MEDITERRANEAN WITH UNOBSTRUCTED VIEWS

Situated North of the Boulevard in one of the most sought-after areas of Los Feliz, on a street-to-street lot, and offering some of the most square footage of living space in the area, this contemporary Mediterranean is a fully-custom home built in 2006. 5-9 bedrooms, depending on how configured, 11 bathrooms, detached guest house and infinity-edge pool, in over 12,000 sqft of taped living space. Garage parking for 7 cars with direct street access. Visit www.4733Bonvue.com for more information.

MLS#16-136192	
Tim Durkovic	310-738-8098
DILBECK ESTATES	

2301 INVERNESS AVE	Open 11-2
\$2,279,000	5+4 RANCH



NEW

LOS FELIZ HOME ON THE CORNER OF HILLHURST & INVERNESS

This 5 bed/4 bath 1 level, 3,300+SF architect designed ranch style was built in 1956. Oversized formal dining room w/ built-in buffet, are both set off by a gorgeous pebble and brick, 2-sided fireplace; providing roomy, comfortable, upscale relaxed living. The entire interior house perimeter opens onto a private enclosed courtyard through sliding glass doors. The yard backs up to lush foliage. Steps from the Greek and LF Village. Bring your ideas Amazing Possibilities!


MLS#16-136192	
A. Lascano / B. Farrugia	424 253 5489
HILTON & HYLAND	
Alphonsobjorn.com	



The Source Of Real Time Real Estate™

TUESDAY

2059 AMES ST	Open	11-2	NEW
\$1,299,000	3+2.5	MID-CENTURY	




SOPHISTICATED MID-CENTURY IN THE HEART OF LOS FELIZ!

Tucked away on the Los Feliz/Silverlake border, this sophisticated Mid-Century modern home offers chic and stylish finishes with highly desirable post and beam design. Polished workmanship makes the home great for relaxing and entertaining. Minutes to intimate eateries with impressive wine lists like Barbrix and Little Dom's. Minutes to Griffith Park, DTLA, Trader Joe's, coffee shops, movie theaters, studios, highways, metro, and located in the desirable Franklin Avenue elementary district.

MLS#16-137148
Edward Arnez 323.333.2888
SOTHEBY'S INT REALTY

www.2059Ames.com

22 Los Feliz	<i>Income</i>		
2139 N COMMONWEALTH AVE	Open	11-1	NEW
\$1,049,000	Duplex	2sty-SPANISH	



2 STORY DUPLEX IN PRIME LOS FELIZ

Spanish Duplex - 2 Bed/1 Bath each, hardwood floors, bay windows in living rooms, dining areas, separate laundry rooms. Great for buyer looking to restore. Tenant occupied.

Marcus Kassin 310-948-1915
COLDWELL BANKER/BHS

1841 N ALEXANDRIA AVE	Open	11-2	red
\$1,395,000	3+4	3sty-MODERN	



JUST REDUCED! FINAL CLOSE OUT AT ALEXANDRIA FOUR

One-of-a-kind "small-lot" residence featuring unsurpassed build-quality and materials. Outfitted with motorized window treatments, Control 4 AV & Sony 4K Ultra HD TV, white oak plank flooring, custom steel staircases and railings, solid Honduran mahogany doors and appliances by Wolf, Miele and Sub Zero. Complete with bespoke architectural elements, thoughtful design, and views of Griffith Observatory. Built for the most discerning buyer looking for luxurious, turnkey living in Los Feliz.

MLS#16-982521
Bryant | Reichling 323-395-9084
SOTHEBY'S

www.Alexandria4.com

28 Culver City	<i>Single Family</i>		
3148 VERA AVE	Open	11-2	NEW
\$1,175,000	3+2	SPANISH	



WWW.3148VERA.COM

Front home is gorgeous 1928 Spanish with 1010sqft, 2 Bedrooms & 1 Bathroom. Kitchen with custom cabinets & peninsula counter with stool seating that opens to dining. Back 2-story, 2nd home was built in 2006 with 950sqft, open kitchenette/dining area, beautiful bathroom with stone tile & counters and large open 2nd story that could be divided into 2 additional bedrooms. Garage studio is finished with wall cabinetry, exotic hardwood flooring. Near all the shops & restaurants at Helms Bakery.

MLS#16-137212
Todd Miller 3105602999
KELLER WILLIAMS-SM

Open House Sun 2-5pm & Tuesday 11-2pm

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




CASA CEDARHURST - SPANISH COLONIAL REVIVAL W/ SWEEPING VIEWS

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

MLS#16-111664
Cesar Sanchez 323-356-6618
COLDWELL BANKER

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

30 Hollywood Hills East	<i>Single Family</i>		
3477 WONDER VIEW PL	Refresh.	11-2	NEW
\$1,950,000	3+4	ARCHITECTURAL	



Located in the highly desirable Lake Hollywood Knolls and designed by architect Daniel Bernstein, this modern home boasts views from every level and angle. Sleek, sophisticated and nestled among the tall trees, overlooking the Hollywood Hills, city lights and summertime fireworks, this spacious home offers an open-air lifestyle. Walls of glass enhance the dining and entertaining experience with multiple view decks for a true indoor/outdoor experience. Recording studio and possible 4th bedroom.

MLS#16-136410
Tom Otero 323-570-0036
RODEO REALTY

Blt-Ins,Dshwshr,Grbg Disp

2183 FERN DELL PL	Lunch	11-2	rev
\$3,099,000	5+5	MEDITERRANEAN	



COME JOIN US FOR LUNCH!! CHIN CHIN CHIX SALAD

Newly Staged and New Price! 5BR+4.25BA on a street to street lot. Direct entry 2 car garage and 2-zone HVAC. Dramatic living room w/ fireplace, formal dining, and chef's kitchen. Hardwood floors throughout. Upstairs master suite with private balcony. Epic, professionally terraced and landscaped yard. Entertainer's dream house walking distance to Griffith Park trails.

MLS#16-128964
Ryan Judd 214-929-6643
KELLER WILLIAMS BH

www.2183FernDellPlace.com

3179 LINDO ST	Open	11-2	NEW
\$1,550,000	3+4	1sty-TRADITIONAL	



1930'S TRADITIONAL RETREAT OFFERS FRESH CONTEMPORARY BLEND

Beautiful 1920's Traditional charmer expanded and re-envisioned creates a warm inviting retreat with tree-top views from almost every window this private haven just minutes to Hollywood Studios is a wonderful opportunity for anyone searching for a true turn-key gem! Large public rooms flow perfectly to outdoor gardens. Great for large scale entertaining a true Chef's kitchen is the heart of the home. The main residence offers two Master suites, a separate guest suite completes the home.

Karen Lower 323-804-8043
COLDWELL BANKER

www.3179Lindo.com

2312 RONDA VISTA DR	Open	11-2	rev
\$1,197,000	3+2.5	MODERN	



PRIVATE FRANKLIN HILLS OASIS

Chic Moderne home with panoramic views of city lights & mountains. Located in the heart of Franklin Hills, this Los Feliz gem offers an open living room & dining area with wood floors, fireplace, view balcony & step-up kitchen overlooking a private courtyard. Private master suite. Downstairs level features a family room plus 2 additional bedrooms, bath & garden patio. Lush terraced garden with a meandering concrete paver pathway that leads to lounging & dining patios, ideal for entertaining.

MLS#16-131876
Rose Ware BHHS-BH 213-369-9171


Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn


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

3342 CHARLESTON WAY		NEW
\$1,400,000	4+4 TRADITIONAL	
		
Located in highly desirable Lake Hollywood Manor, this well maintained, original owner home, is spacious with beautiful views of the Hollywood Hills and famous Cahuenga mountain peak. There are high-pitched ceilings, a large formal dining and new porcelain/wood designed floors. Enjoy the sunrise from your wrap-around glass sun-room. Stainless steel kitchen appliances, ceramic tile counters compliment the large eat-in kitchen. The master bedroom is spacious with en suite bath and walk-in closet		
MLS#16-137174 Tom Otero 323-570-0036 RODEO REALTY		
Dshwshr,Rng/Ovn,Fridg		

42 Downtown L.A.		<i>Condo / Co-op</i>
1100 WILSHIRE BLV, UNIT 3303		Open 11-2
\$779,000	1+1	NEW
		
BREATHTAKING AND COMPLETELY REMODELED LOFT Located in one of the tallest residential buildings in CA. 10'2" ceilings, European style cabinetry, granite counter tops, hardwood flrs, 2 walk-in closets and Alexa smart home system. Nestled in DWTN LA, 17th floor infinity pool plus deck, bbq grill and seated fire pit, fully outfitted gym, 2 reserved parking spaces, 24 hour security, controlled access through the lobby, screening room, business center and guest parking. Near Staples Center, LA Live, Whole Foods and world class restaurants.		
Mac Montgomery 310.429.7986 NOURMAND&ASSOCIATES		

6438 GEORGIUS WAY		Refresh. 11-2	red
\$2,395,000	2595000 3+4	CONTEMPORARY	
			
STYLISH, CONTEMPORARY HOME IN THE HOLLYWOOD HILLS With room for a 4th bedroom, this stylish, contemporary, multi-level home located steps from the Hollywood Reservoir exudes expansive views of the hills, canyons and ocean. Equipped with dual master suites, gourmet kitchen, 3-car garage, home theatre, wine cellar, herb garden and outdoor hot tub. Experience privacy & tranquility away from the hustle and bustle of the city in this true oasis.			
MLS#16-101442 Marci Kays, Kofi Nartey 424-216-5471 THE AGENCY			
Blt-Ins,Clng Fan,Dshwshr,Washer,Dryer			

60 Tarzana		<i>Single Family</i>
18918 LA MONTANA PL		Refresh. 11-2
\$4,300,000	4+5	ARCHITECTURAL
		
NEUTRA APX.3 ACRE 360 DEGREE VIEW MASTERPIECE Richard and Dion Neutra, 1972: One of the most significant architectural offerings in the U.S. Neutra was a master at integrating architecture within its natural surroundings with the home sitting atop an expansive, nearly 3 acre, promontory with breathtaking 360 degree views.		
MLS#16-122816 Andrea Korchek 8183710933 WISH SOTHEY'S INTL		
Pool house; Detached Full Guest Room		

2932 LEDGEWOOD DR		Open 11-2	rev
\$1,195,000	4+4	2sty-MID-CENTURY	
			
BEACHWOOD CANYON HIDEAWAY Beautifully remodeled 3Bd/3Ba Mid-Century in prime Beachwood Cyn w/one bedroom guest unit & bath w/sep entrance & patio. This 2-story home features a spacious open floor plan, living & dining area w/wood floors, wood-burning fpl, & floor to ceiling sliding glass doors that open out to a private garden patio. Eat-in-kitchen offers wood cabinets, granite counters, SS appls & center island w/ breakfast bar. Upstairs master suite has walk-in closet & sitting area w/balcony. Set amidst tall oak trees.			
MLS#16-130036 Rose Ware 213-369-9171 BHHS-BH			
Dshwshr,Grbg Disp,Hood Fan,Micro,Rng/Ovn			

62 Encino		<i>Single Family</i>
17065 ENCINO VERDE PL		Open 11-2
\$4,275,000	8+10	MEDITERRANEAN
		
Rare 9,424 sq ft of luxury living on a 5+ acre lot in the best location of Encino. Built in 2001 and extensively remodeled in 2013 this 8 bedrooms 10 bathrooms house floor to ceiling windows, skylights, gourmet kitchen, wine cellar, elevator, movie theater, library, gym, fireplaces, his and hers bathrooms, his and hers walk in closets, Jacuzzi tub, steam shower, recessed lights, led lights, wet bar, surround sound and security system, amazing mosaic pool, spa, waterfalls and 4 car garage.		
MLS#16-137774 Aaron Kirman JOHN AAROE GROUP		
Cent Vac,Dshwshr,Dryer,Grbg Disp,Fridg		

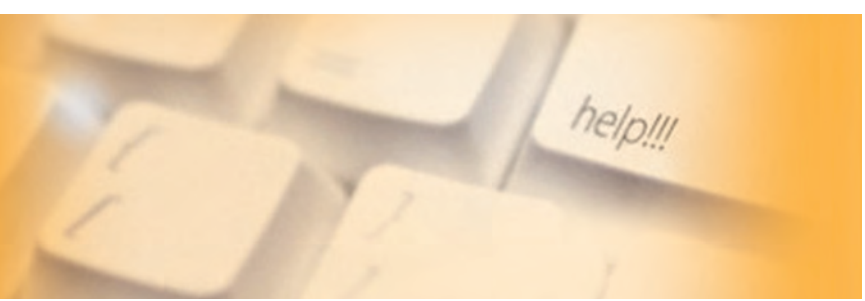
31 Playa Del Rey *Condo / Co-op*

8500 FALMOUTH AVE, UNIT 2207		Open 11-2	NEW
\$575,000	1+1		
			
COVETED CONDO IN PLAYA DEL REY Coveted, top-floor 1-bedroom unit + loft with soaring vaulted ceilings. Ideal layout and numerous windows allow for the entire unit to be flooded with natural lighting. Features clean modern finishes, hardwood flooring, Travertine bathrooms, granite counter tops, laundry, and private balcony overlooking the pool area. Conveniently located within the gated Beachport Village complex, which offers guest parking, pool, spa, tennis courts, and clubhouse. 2-car subterranean parking and storage.			
MLS#16-136716 Susan Perryman 310.261.1960 HILTON & HYLAND			
Hiltonhyland.com			

3740 WESTFALL DR		Open 11-2	NEW
\$1,795,000	5+4	1sty-CONTEMPORARY	
			
ENCINO HILLS WITH PANORAMIC VIEWS Prime Encino Hills with spectacular twinkling Valley light views. Contemporary with mid-century flair, spacious open rooms with abundant light and walls of glass to enjoy the views. Conversation pit and fireplace bring the space together for entertaining that flows to the outdoors with sparkling pool, spa and patio. 5 bedrooms include a maids/guest suite+room converted to office.Convenient to both Valley and City, this home offers everything and is in coveted Lanai School District. A must see!			
MLS#16-136716 S.Stewart,M.Shore 310-721-5297 COLDWELL BANKER RES			
Blt-Ins,Dshwshr,Hood Fan,Rng/Ovn,Fridg			

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



TUESDAY

4849 ENCINO AVE	Open 11-2	red
\$6,995,000	6+9 MEDITERRANEAN	
NEW PRICE MAGNIFICENT TUSCAN ESTATE		
<p>Situated on ±1.37 acres of serene park-like gated grnds. Soaring ceilings & Italian Travertine flrs, w/amenities such as a frml circular DR, chef's kit, wine cellar, tasting rm, & a full viewing theater w/bar. FRL LR w/a stone fplc, an elevator, maid's qrts, study, library, & personal gym. The mstr ste contains a fplc, ofc, dual custom walk-in closets, & a spa-like bath. There are 3 addnl en suite baths. Formal gardens, lawns/patios, a loggia, outdoor kit, tennis crt, pl/ spa, & full gthsh.</p>		
<p>MLS#16-114282 Jacob Dadon 818.264.8780 JOHN AAROE GROUP www.4849encino.com</p>		

3551 ROYAL WOODS DR	Open 11-2	rev
\$1,995,000	4+5 CONTEMPORARY	
BEAUTIFUL NEWLY RENOVATED CONTEMPORARY IN SHERMAN OAKS		
<p>Gorgeous contemporary home featuring a large open floor plan with gourmet chef's kitchen, custom cabinetry, and stainless steel appliances. Boasting four large bedrooms including two master suites, five baths and a large family room. Beautifully landscaped with a spacious back yard featuring an expansive pool and beautiful views. No detail has been left out and the quality of construction is beyond meticulous. A must see and aggressively priced to sell!</p>		
<p>MLS#16-135580 Adam Rosenfeld MERCER VINE Open house 6/28 & 7/1 11am-2pm</p>		

4533 ESTRONDO DR	Lunch 11-2	red
\$5,495,000	6+9 CONTEMPORARY	
REDUCED! THE ULTIMATE IN LUXURY!		
<p>The ultimate in luxury this architectural home is imaginative & inspired! The open floor plan boasts soaring ceilings & incredible volume. The gourmet kitchen features Calacatta marble, Viking appliances, & SS fixtures. The roof deck provides an incredible space for outdoor entertaining & the yard is complete with limestone patios, infinity pool w/ spa, waterfall, & a guest house. Special features include: home theater, elevator, garden, 3-car garage, private gate, & more. Truly one-of-a-kind!</p>		
<p>MLS#16-119944 Sally Forster Jones 310-691-7888 JOHN AAROE GROUP 4533Estrondo.com</p>		

72 Sherman Oaks Single Family

15439 VALLEY VISTA	Open 11-2	NEW
\$2,350,000	6+6 TRADITIONAL	
THE RESORT: AT SHERMAN OAKS		
<p>...Enter Your Gated Estate w Just A Click. The Open-Style Layout Reflects Today's Modern Lifestyle Where The Lines Between Indrs & Outdrs Are Blurred. Your Living Rm Affords You More Than Enough Space To Entertain Your Guests. The Huge Kitchen w Custom Wood Cabnt, Viking Everything & Granite Is Every Chef's Dream. Explore Your Outdr Resort w Pool, Sun Deck, Grassy Yard, Playgrnd Eqpmt & A Cabana w Kit & Sports Bar! Retire To Your Master Ste w Walk-In Closet, Patio & Spa-Style Bathrm. Lanai Elem!</p>		
<p>MLS#16-137310 Jason Reitz 323-656-1800 ROCK REALTY GROUP www.15439ValleyVista.com</p>		

13552 CONTOUR DR	Refresh. 11:30-1:30	NEW
\$1,550,000	4+4 3sty-CONTEMPORARY	
ENTERTAINER'S PARADISE		
<p>Entertainer's Paradise, 4 oversized bedrooms, 1 bedroom downstairs with full bath- perfect for in-laws. Formal dining rm, gourmet island kitchen, family room leads to private pool with spa, large master suite with views, additional separate room for office/gym, large outdoor play area upstairs, over sized garage 2 cars plenty of storage. Lush landscaping with exterior sitting area on top of the hill with beautiful views. Ideal location & best Schools. #3,730 sq.ft.</p>		
<p>MLS#16-136984 Estelle King 818-434-3554 RODEO REALTY ,Cent Vac,Dshwshr,Grbg Disp,Rng/Ovn,</p>		

15431 VISTA HAVEN PL	Open 11-2	red
\$2,449,000	2599000 4+5 1sty-MID-CENTURY	
SAME GREAT HOUSE. NEW & IMPROVED PRICE.		
<p>Mid-Century Arch'l on a pvt.1/3 ac. just below Mulholland, tastefully expanded & remodeled in '06. A very functional, open floorplan; bedrooms on one side, public rooms on the other w/ walls of glass in most rooms leading out to the resort-like backyard (pool, firepit, hillside views & outdoor kitchen) exemplifies the CA lifestyle at its best. A Viking center island kitchen, Roscomare El. (967 API) & proximity to the Westside & the 405 round out this exceptional opportunity.</p>		
<p>MLS#16-127000 Michael Tunick 323-646-3893 BHHS CA PROPERTIES SEE FULL PG B&W AD 15431VistaHaven.com</p>		

73 Studio City Single Family

11558 CANTON DR	Open 11-2 562H7	NEW
\$3,195,000	6+7.5 CONTEMPORARY	
CALIFORNIA CONTEMPORARY WITH PARK LIKE YARD		
<p>Enter into a grand living space with soaring ceilings, fireplace & large windows. Versatile living, dining, kitchen are perfectly suited for today's lifestyle. Eat-in kitchen with center island open to den. First floor bedroom. Large master suite with fireplace, high ceilings & spacious bathroom. Lower level offers unparalleled entertaining space with professionally designed sound studio, vocal booth and more. Gorgeous park-like yard with pool, spa and large lawn. Carpenter School District.</p>		
<p>MLS#16-134248 Leah Lail 310-849-9596 COLDWELL BANKER-BHN Blt-Ins,Dshwshr,Dryer,Grbg Disp,Rng/Oven</p>		

3649 BERRY DR	Open 11-2	NEW
\$2,245,000	4+4	
DISCOVER HILLTOP PERFECTION IN THIS ARCHITECTURAL STUNNER		
<p>Meticulously designed by Jay Vanos AIA, this private oasis is located in the exclusive enclave of the Studio City hills and the award-winning Carpenter school district. Boasting stunning views from every room with an open floor plan that includes 4 bedrooms & 4 baths + an office, library, and a tv/ theater room. The attention to detail extends into the outdoor living areas, with perfectly manicured lawns and a 1-mile private hiking trail! This property is an absolute must see.</p>		
<p>MLS#16-134248 Carl Gambino 646-465-1766 WEA</p>		

94 Glassell Park Single Family

3406 THE PASEO	Open 11-2	red
\$1,179,000	1249000 3+3 2sty-CONTEMPORARY	
REDUCED PRICE: CONTEMPORARY NEW CONSTRUCTION W/ ROOFTOP DECK		
<p>New construction in red-hot neighborhood. Contemporary design, loft style open floor plan with 10 ft ceilings throughout. Convertible den for office/study. Master bedroom with fireplace, walk in closet and large open pocket doors to welcome the balcony and expansive views. Gorgous Carrera marble master bathroom to die for. Designer kitchen coupled with a center island and Viking appliances. Large Rooftop deck with panoramic views. Just a stroll away from hip restaurants, shops and parks.</p>		
<p>MLS#16-123096 RC Thornton 310-210-5315 COMPASS Atc Fan</p>		

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

95 Mount Washington *Single Family*

3546 ROSEVIEW AVE	Refresh.	11-2	NEW
\$899,000	4+4	2sty-MODERN	



STUNNING BOHEMIAN MODERN IN THE HILLS OF MT. WASHINGTON!
 Ultra sleek re-imagined architectural home with high end finishes throughout & butterfly roof. Light & bright, hwd flrs, open concept floor plan, office room w separate entrance, HVAC, recessed lighting, balcony, outdoor patio & 4 car parking. High ceilings w clerestory windows in LR/DR. Kitchen w custom cabinets, quartz counters & SS appliances. En suite master w separate tub & shower. Outdoor patio w plenty of room for entertaining & lounging. A one of kind gem in an oasis of cool!

Linda Chamberlain 323.828.7269
 NOURMAND AND ASSOC. Dishwasher, Stove, Garbage Disposal

1284 Highland Park *Single Family*

408 KENDALL AVE	Open	11-2	rev
\$668,000	3+2	1sty-TRADITIONAL	



A PERFECT TEN!
 10 minutes off the 110, ten minutes from Fig Jam, Second Saturday, a hike in Debs Park & amazing Fresco market & a flat out Ten for fabulous style points, move-in-(ready-to-love condition) & a low care back yrd that beckons you out to fire up the bbq. Ten for floor plan too w/a wing tucked on one side of the house w/master suit, 2nd bedrm & crisply reborn baths paired nicely w/a third bedroom on the other side. Ten for the sunny kitchen & TEN for a spacious living/dining room

MLS#16-132864
 Liz Johnson 323-397-6041
 COMPASS Move-in Ready!!!

TUESDAY

432 MUSEUM DR	Refresh.	11-2	rev
\$650,000	1+1	1sty-COTTAGE	

A magical experience awaits you in this bohemian cabin on 1/3 acre set far back from the street in the canyons of Mt. Washington. Vacant lot next door APN# 35467020018 included.

MLS#16-136562	Fireplace, hardwood flrs, huge backyard
Diane McDonald	323-236-4369 KWLOSFELIZ

OPEN HOUSE STATUS

- NEW** New, automatic status
- NEW*** New, not yet listed
- RED** Reduced
- REV** Review, automatic status
- BOM** Back on Market


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



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 \$1,200,000

THURSDAY OPEN HOUSES

11 Venice

Condo / Co-op

659 BROADWAY ST		Lunch	11-2	NEW
\$2,750,000	3+3.5	2sty-ARCHITECTURAL		
				
CUTTING EDGE NEW YORK STYLE LOFT				
Ever so tastefully enclosed in a Redwood and stucco design created by Robert Thibodeau, one of the West Side's top residential architects, this amazing 3150 Sq. Ft. dwelling is aptly described as Abbot Kinney meets Soho. Spacious to the extreme, it is probably the best home in the Venice area at any price for entertaining, showing off your art collection, or just about any other endeavor that requires wide open areas and lots of walls.				
Tami Pardee (310) 907-6517		Range, stove, dishwasher, refrigerator		
HALTON PARDEE + PART				

21 Silver Lake - Echo Park

Single Family

2462 LINDSAY LANE LANE		Open	11-2	594D4	rev
\$1,029,000	2+2	1sty-TRADITIONAL			
					
PRIVATE RETREAT					
Impeccable landscaping surrounds this traditional home above the street in Silver Lake. The front porch leads to an entry with a Dutch front door & steps up to the living room with FP & picture window. Hardwood floors in this home leads to a master suite, a 2nd bedroom, dining area & updated kitchen. Plenty of windows open to back patio area perfect for barbecuing & above ground spa.CA/FA, copper plumbing & a security system. Ivanhoe School District, close to the meadow, & 365 Market.					
Jane Kane (818) 6324128		Dshwshr,Rng/Ovn			
PODLEY PROPERTIES					

32 Malibu Beach

Single Family

26814 MALIBU COVE COLONY DR		Refresh.	9-12	rev
\$13,495,000	5+6	ARCHITECTURAL		
				
AMAZING OPPORTUNITY ON THE BEST STREETS IN BEL AIR				
Ocean, city, and mountain views from the contemporary estate. Open and spacious Contemporary beach house on approx. 50 ft of beach. Located at the end of Malibu Cove Colony Dr. this 24 hr. guard gated cul de sac offers the utmost in privacy and security. Sumptuous master suite, gourmet kitchen, open living room, and dining room offers several options for guest suites. Walk to Paradise Cove and beyond at low tide and a few hundred yards from the surf. One of the most gorgeous homes on the street.				
Myra N./Nicole C. (310) 888-3333		www.malibucoveestate.com		
NOURMAND&ASSOCIATES				

FRIDAY OPEN HOUSES

60 Tarzana

Single Family

19324 SANTA RITA ST		Open	11-2	NEW
\$1,775,000	6+5	COUNTRY ENGLISH		
				
BEAUTIFUL POOL HOME				
Gorgeous home in the flats of Tarzana S. of the Blvd on a sprawling lot. Situated on a lovely street resting behind a white picket fence, this inviting 6 bedroom home has a wonderful feel & layout. Gleaming hardwood floors throughout the living, family room & 2 downstairs bedrooms. Open kitchen features granite counters, ample cabinetry, double oven & a new dishwasher. Off the kitchen is a delightful 3rd downstairs room which could be an office, playroom or bedroom with its own 3/4 bth.				
Dan Nessel (310) 365-0195		Blt-Ins,Cbl,Dshwshr,Dryer		
BERKSHIRE HATHAWAY H				

62 Encino

Single Family

5443 ENCINO AVE		Refresh.	11-2	NEW
\$2,150,000	5+6	2sty-TRADITIONAL		
				
ELEGANT DESIGNER ESTATE				
This elegant designer home offers privacy and refinement tucked away at Amestoy Estates, defined by its large lots and promise of seclusion afforded by abundant trees and winding streets that remain close to a vibrant dining scene and elegant shopping. In line with this exclusive area's unusually larger lots, this fully remodeled home offers elegant living on an impressive sprawling lot situated on a cul-de-sac bordered by mature trees and enchanting w/ Pool / Spa / Sports Court.				
David Pinkham (310) 435.8616		Cbl,Dshwshr,Dryer,Grbg Disp,		
PINKHAM ESTATES REAL				

BY APPOINTMENT

30 Hollywood Hills East

Land

3400 N OAK GLEN DR		Land	NEW
\$4,500,000			
			
REDEFINE "CLASSIC HOLLYWOOD" - AMAZING LAND OFFERING			
Unobstructed hillside view lots. 5 contiguous, undeveloped land parcels zoned R1-1 located in the Cahuenga Pass (49,495 s.f., total). Hillside living in an urban setting. Overlooking Universal City, nestled above trendy restaurants, gyms and shops on nearby Cahuenga Blvd. Close to production companies and major studios. Poised for a visionary to set a high watermark for this legendary neighborhood. Co-listed by Joie Wilson, Wish Sotheby's Int'l.			
Dana Rose Saffron (818) 370-2745		WISH SOTHEBY'S INT'L	

72 Sherman Oaks

Condo / Co-op

15039 DICKENS ST #104		3+4	CONTEMPORARY	bom
\$825,000				
				
Fabulous 3 level twnhse,direct entry 2 car sxs garage.Hi ceilings,plantation shutters,recessed lighting, hwdwd flrs, Lg private Master ste on entire upper level w/vaulted ceiling,roof top deck,mountain views.Plus 2 Bdrs w/2 full baths+den+laundry room on 2nd level.Gourmet kitchen,center island w/breakfast bar.Pre-wired for audio/video,includes flat screen TV's and equipment.Highly desired So. of the Blvd Prime Sherman Oaks location,walking distance to Galleria,shopping+restaurants.Back on market.				
Geraldine Spira (310) 463-4403		All Appliances + Washer/Dryer		
GERALDINE SPIRA				

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™).

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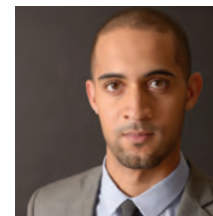
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*Third-party survey representing 2,542 client responses over a 365-day period, April 2014 to April 2015.

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Sampling of rates as of June 22, 2016

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BRE 01004991 | NMLS 357449
chris@insigniamortgage.com

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#11 NATIONAL MORTGAGE NEWS

#21 SCOTSMAN GUIDE TOP DOLLAR VOLUME 2015



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The Douglas Elliman family extends its deepest sympathies and support to the families, friends and communities affected by the tragedy in Orlando.



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Neighbors, businesses and the artist all come together for this annual event. This year Pick Pico 2016 expected over 4,000 visitors to our community. We were honored to return with the **Bouncy House for kids**. We also conducted a raffle to sponsor **Children's Miracle Network of Hospitals**. The money raised goes to support the local Children's Hospital. We had a great time passing out reusable shopping bags, flags and water.

Thank you for visiting Pick Pico 2016. See you next year!

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NMLS# 611776
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310.363.5800
Daniel.Gat@nafinc.com



STEPHANIE KATES
Sr. Loan Consultant, NMLS# 481277
818.231.8960
Stephanie.Kates@nafinc.com



SCOTT ENGEL
Sales Manager, NMLS# 260965
310.739.6243
Scott.Engel@nafinc.com



RICK KLEINFINGER
Sr. Loan Consultant, NMLS# 260526
310.429.7683
Rick.Kleinfinger@nafinc.com



RON SEQUEIRA
Loan Consultant, NMLS# 40105
626.388.4007
Ron.Sequeira@nafinc.com



RAMIN LAVI
Loan Consultant, NMLS# 1053717
714.390.8249
Ramin.Lavi@nafinc.com



JAY GOLDBERG
Sr. Loan Consultant, NMLS# 261023
310.600.1988
Jay.Goldberg@nafinc.com



AMIR ALI TABRIZI
Loan Consultant, NMLS #226998
917.676.6430
Ali.Tabrizi@nafinc.com



CHRISTIAN CRANDALL
Loan Consultant, NMLS# 78846
323.707.3532
Christian.Crandall@nafinc.com



PAUL YANEZ
Loan Consultant, NMLS # 202897
310.775.6363
Paul.Yanez@nafinc.com



STEVEN D. WETZEL
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