

☑ REFRESHMENTS ✕ LUNCH
* THEMLSPTO™ OPEN HOUSES

FRI, BY APPT, SAT & SUN OPEN HOUSE DIRECTORIES

FRIDAY OPEN HOUSE DIRECTORY

73 Studio City		<i>Single Family</i>				
16-130548	11-2	3230 IREDELL LN	NEW	\$4,975,000	3+4	p.190
16-130170	11-2	4513 MORSE AVE	NEW	\$1,235,000	2+2	p.190
16-130170	2-5	4513 MORSE AVE	NEW	\$1,235,000	2+2	*
16-129838	1-2	11674 SUNSHINE TER	rev	\$1,559,000	4+4	*
86 Pasadena		<i>Lease</i>				
16-129928	1-3	268 S ORANGE GROVE	NEW	\$6,900	6+4	*

BY APPOINTMENT

3 Sunset Strip - Hollywood Hills West		<i>Single Family</i>				
16-123728		7930 VULCAN DR	rev	\$8,995,000	6+7	p.190

SATURDAY OPEN HOUSE DIRECTORY

2 Beverly Hills Post Office		<i>Single Family</i>				
16-129388	2-5	3096 DEEP CANYON DR	rev	\$3,650,000	5+5	*
17 Mid-Wilshire		<i>Condo / Co-op</i>				
16-129588	2-5	424 S WESTMORELAND AVE #309	NEW	\$410,000	2+2	*
18 Hancock Park-Wilshire		<i>Condo / Co-op</i>				
16-127784	1-5	311 S GRAMERCY PL #506	rev	\$880,000	3+2	*
16-979097	1-4	109 N SYCAMORE AVE #102	rev	\$794,999	1+1	*
31 Playa Del Rey		<i>Condo / Co-op</i>				
16-130506	12-4	8701 DELGANY AVE #305	NEW	\$550,000	2+2	*
36 Metropolitan Southwest		<i>Single Family</i>				
16-129824	1-4	7631 S HARVARD	NEW	\$320,000	2+1	*
39 Playa Vista		<i>Condo / Co-op</i>				
16-125506	2-4	5625 CRESCENT #201	rev	\$819,000	2+2	*
42 Downtown L.A.		<i>Condo / Co-op</i>				
16-117890	12-4	527 MOLINO ST #201	rev	\$885,000	1+1	*
62 Encino		<i>Single Family</i>				
16-130972	1-4	16817 ALBERS ST	rev	\$759,900	3+2	*
94 Glassell Park		<i>Single Family</i>				
16-131258	2-4	2034 ROME DRIVE	NEW	\$1,388,800	3+3	*
256 Harbor City		<i>Condo / Co-op</i>				
16-127182	1-4	1620 237TH ST #10	rev	\$525,900	3+4	*
16-121280	1-4	1620 237TH ST #8	rev	\$499,900	4+3	*

SUNDAY OPEN HOUSE DIRECTORY

2 Beverly Hills Post Office		<i>Single Family</i>				
16-129030	2-5	9969 WESTWANDA DR	NEW	\$1,599,000	3+3	*
16-129388	2-5	3096 DEEP CANYON DR	rev	\$3,650,000	5+5	*
16-117086	592C3 1-5	9811 EASTON DR	rev	\$1,325,000	3+3	*

3 Sunset Strip - Hollywood Hills West		<i>Single Family</i>				
16-129992	2-5	7506 HERMES DR	NEW	\$3,195,000	4+5	*
4 Bel Air - Holmby Hills		<i>Single Family</i>				
16-977557	2-5	501 ST CLOUD RD	NEW	\$11,900,000	5+5	p.190
16-131096	2-5	10917 SAVONA RD	NEW	\$6,495,000	4+6	*
16-126024	2-5	871 LINDA FLORA DR	rev	\$2,595,000	3+4	*
15-929301	2-5	2041 ROSCOMARE RD	rev	\$1,649,000	3+3	*
6 Brentwood		<i>Single Family</i>				
16-128842	2-5	13000 SKY VALLEY RD	rev	\$1,531,000	3+2	p.190
11 Venice		<i>Condo / Co-op</i>				
16-971697	1-4	18 N VENICE #C	rev	\$1,749,000	2+2	*
13 Palms - Mar Vista		<i>Single Family</i>				
16-131186	2-5	12627 WALSH AVE	NEW	\$919,000	3+2	p.190
16-117870	2-5	3338 MCLAUGHLIN AVE	rev	\$3,098,000	4+6	*
13 Palms - Mar Vista		<i>Condo / Co-op</i>				
16-130774	2-5	12515 PACIFIC AVE #103	rev	\$770,000	2+2	*
14 Santa Monica		<i>Single Family</i>				
16-119138	2-5	711 OZONE ST	rev	\$1,995,000	3+3	*
15 Pacific Palisades		<i>Lease</i>				
16-113544	2-5	1225 LACHMAN LN	rev	\$9,600	3+3	*
18 Hancock Park-Wilshire		<i>Condo / Co-op</i>				
16-979097	1-4	109 N SYCAMORE AVE #102	rev	\$794,999	1+1	*
29 Westchester		<i>Single Family</i>				
16-131158	672G7 2-5	7219 KENTWOOD AVE	rev	\$1,599,000	4+3	*
32 Malibu Beach		<i>Single Family</i>				
15-952891	2-5	24138 MALIBU RD	rev	\$6,995,000	3+3	*
16-980929	1-4	27208 PACIFIC COAST HWY	rev	\$6,100,000	3+3	*
16-111178	629J6 2-5	20032 PACIFIC COAST HWY	rev	\$4,997,500	4+3	*
16-121042	2-5	19214 PACIFIC COAST HWY	rev	\$4,399,000	3+3	*
33 Malibu		<i>Single Family</i>				
16-120826	2-5	5501 HORIZON DR	NEW	\$5,200,000	3+4	*
16-128216	2-5	20475 ROCA CHICA DR	rev	\$2,498,000	4+3	*
33 Malibu		<i>Condo / Co-op</i>				
16-981695	667F2 2-5	6435 ZUMIREZ DR #17	rev	\$975,000	2+3	*
33 Malibu		<i>Lease</i>				
16-973077	2-5	22251 CARBON MESA RD	rev	\$20,000	5+6	*
39 Playa Vista		<i>Condo / Co-op</i>				
16-125506	2-5	5625 CRESCENT #201	rev	\$819,000	2+2	*
42 Downtown L.A.		<i>Condo / Co-op</i>				
16-129696	2-5	800 W 1ST ST #2301	NEW	\$469,000	1+1	*
62 Encino		<i>Single Family</i>				
16-130972	1-4	16817 ALBERS ST	rev	\$759,900	3+2	*
62 Encino		<i>Condo / Co-op</i>				
16-127130	2-5	4949 GENESTA AVE #PH 415	rev	\$749,500	2+2	*
73 Studio City		<i>Single Family</i>				
16-128758	1-4	11468 LAURELCREST DR	NEW	\$1,152,000	2+2	*
94 Glassell Park		<i>Single Family</i>				
16-131258	2-5	2034 ROME DRIVE	NEW	\$1,388,800	3+3	*
95 Mount Washington		<i>Single Family</i>				
16-115894	2-5	567 CRANE BLVD	rev	\$995,000	4+5	*
256 Harbor City		<i>Condo / Co-op</i>				
16-127182	2-5	1620 237TH ST #10	rev	\$525,900	3+4	*
16-121280	2-5	1620 237TH ST #8	rev	\$499,900	4+3	*
999 Out of Area		<i>Single Family</i>				
16-127056	2-4	1607 MEADOWGLEN CT	rev	\$789,000	3+3	*



202 N. Canon Dr.
Beverly Hills, CA
90210

Open House
Tuesday
11am-2pm



Gated Mini Estate in Prime BHPO

9620 CEDARBROOK | BEVERLY HILLS | 90210

\$5,750,000

6 Bed • 7 Bath

Huge motor court welcomes you to this 6 bd/7 bath on almost ONE acre of land. Fabulous English Country house w/great entertaining space. Huge formal living room that pours into a sizable family room; all leading to the backyard. Formal dining near ample kitchen. Second floor has an over-sized master w/dual baths and two more bedroom suites w/baths. Wonderful pool/spa w/tropical waterfall, outdoor kitchen and outdoor living space leads to North/South Tennis Court w/lights! Detached guest house great for studio/office/staff.



ROGER PERRY
REALTOR® | BROKER ASSOCIATE

RPERRY@ROGERPERRY.COM

310-600-1553

WWW.ROGERPERRY.COM

AREA

2

BEVERLY HILLS POST OFFICE



2382 KIMRIDGE RD

Tenant Moved out, Ready for Viewing...Most desirable area of BHPO. Elegant Contemporary with unobstructed canyon and treetop views. Chef's new kitchen with stainless steel appliances, living room with floor-to-ceiling windows and a fireplace. New floors, roof, heating & air conditioning.

Featuring 3 bedrooms with 2.5 baths. Enjoy the outdoor entertaining and dining from the over sized party deck that overlooks the garden. This is an exclusive opportunity in Beverly Hills P.O.

Offered At **\$1,999,999**



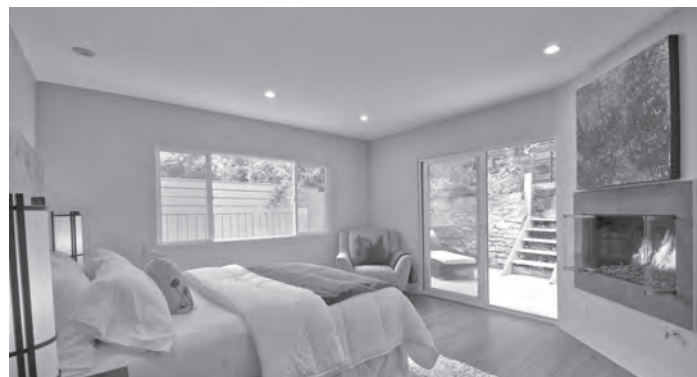
Claudia Nicolaou
3107802445

9950 DURANT DR UNIT 204

Sophisticated Contemporary !

AREA
2

BEVERLY HILLS POST OFFICE



\$2,400,000

06/07/2016

2737 ELLISON DR

Very Open Light Bright and Sophisticated Home..Ready to move right in .. Fabulous for entertaining.. Great Room Opens to very charming backyard with multiple patio /entertainment

areas. Kitchen light and airy with top of the line appliances .. All bedrooms are suites. Very private yard.



Susan Del Prete

310-874-5753

355 N Canon Drive Beverly Hills, CA 90210

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AREA
3

SUNSET STRIP -
HOLLYWOOD HILLS WEST



Sierra Towers | 9255 Doheny Road #902 & 904, West Hollywood

OPEN TUESDAY 11-2PM

Rare double unit in internationally acclaimed Sierra Towers. Listing includes space of an original 3 bedroom and a 1 bedroom combined, 3,400+ square feet. This is what you have been waiting for to create your dream home in the best building in LA. Spacious units with walls of glass, beautiful terrace, amazingly attentive staff, fabulous full service, valet parking, 24-hour switchboard, salt water pool, fitness center and so much more... great views of city and ocean, great space, great building. The quintessential LA residence. Live the ultimate lifestyle in the heart of it all. There's only one Sierra Towers.

Price Reduced: \$5,950,000



SU-Z SCHNEIDER

310.622.7475 direct

310.779.3795 mobile

suzmschneider@gmail.com

AREA
4

Exciting chic Contemporary

BEL AIR – HOLMBY HILLS



10917 SAVONA RD
Tuesday June 7, 11-2 PM

Explosive head on City light views and private back yard with canyon sunsets. Contemporary masterpiece with two master suites, 2 secondary bedrooms, and a true mancave.

Extremely bright sunny bright home with large volume. Newly redone, complete new upper floor houses a huge master suite with a sitting area, his and her baths.

Offered At **\$6,495,000**

Kelly Kort
310-413-0053

Agent is also owner

Keller Williams Realty Westside
 10880 Wilshire Blvd, # 122, LA, CA
 ALSO OPEN ON JUNE 12, 2016 @ 2-5PM



AREA

5

WESTWOOD - CENTURY CITY

Open Sunday
June 12th from 2-5pm

2116 Benecia Avenue

ROMANTIC 1924 SPANISH WESTWOOD CHARMER

Inviting 3 Bdrm w/2 bath single story residence, Sunlit living room w/barrel ceiling, arched windows and Batchelder fireplace to formal dining room w/glass panel doors. Remodeled kitchen with 6 burner viking range, double oven, farmhouse sink, wine cooler, custom cabinets to adjacent laundry plus tankless hotwater. Sparkling hardwood floors throughout the home to a center hallway and bedroom wing. Master suite w/French doors to large outdoor Mexican tiled terrace with lighted trellis, private gated backyard garden to detached 2 car garage. Located on a quiet private corner landscaped lot, close to Century City, UCLA & Beverly Hills.



Offered at \$1,528,000

Jack Brown
 310.429.3781
 JackBrown@RodeoRE.com
 CalBRE#01079890



Kayleigh Lamb
 310.357.8424
 KayleighL@RodeoRE.com
 CalBRE#01958328

AREA

6

BRENTWOOD



LISA MANSFIELD PRESENTS

160 Beloit Avenue - Brentwood Glen

Open Tuesday 11 - 2



3 BEDS | 3 BATHS | 7,300+ SQ.FT. LOT | POOL

www.BeloitAve.com | Offered for \$2,095,000

Rare, remodeled home has a great open layout with most rooms opening to huge yard. Bright, airy living room & spacious dining area with custom China cabinets, both have high ceilings & French doors opening to large, private backyard with solar heated pool, outdoor shower with hot water, 2 covered patios, and Bamboo & wood paneling home exterior. Beautiful kitchen has Caesarstone, a breakfast bar & wet bar. Cherry Wood cabinets & SS appliances. 2 bedrooms, 2 baths on one side of home with master suite opening to covered patio & yard. Master bathroom has multi-head shower. Large 3rd Bedroom on opposite side of home has French doors leading to patio & yard. Gorgeous hardwood floors, dual zone central AC, indoor/outdoor speakers, double paned windows, citrus trees & attached 2 car garage with storage.



LISA MANSFIELD

Realtor®, NRT's Top 1,000 Sales Associates

310.481.4313 | lisa.mansfield@sothebyshomes.com

www.lisamansfield.com | CalBRE#: 01105508

Sotheby's
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SOTHEBY'S INTERNATIONAL REALTY BRENTWOOD BROKERAGE | sothebyshomes.com

11911 San Vicente Blvd, Suite 200, Los Angeles, CA 90049 | ONLYWITHUS.COM

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BEVERLYWOOD SPANISH REVIVAL DUPLEX



9117 AIRDROME ST, LOS ANGELES, CA 90035

2 Bed/2 Bath | 2 Bed/1 Bath | 2,749 Sq Ft

This 1929 Beverlywood Authentic Spanish Revival Duplex will be delivered vacant & is a perfect owner-user. Enjoy the likes of your own private sanctuary as you step into this very charming, calming & peaceful Casitas. 1st floor owner's unit completely renovated 2 bed, 2 bath, travertine floors throughout, w/hardwood in the bdrms, chef's Kitchen features granite countertops, poplar cabinets, Viking & Samsung appliances & recessed lighting. Dining rm w/bay windows & inset tray ceilings are complemented by a beautiful Keystone Arch. The common area gracefully flows to the warm sunken Living rm w/beamed vaulted ceilings, large picture window & the wood & gas burning fireplace. There are coved ceilings in all bdrms and ba's. Upper unit is matched w/much of the same old charm, w/2 beds, 1 bath, 2 balconies and city views. Both units have their own laundry inside. The shared Bistro like backyard/patio is perfect for entertaining. 2 car garage, centrally located and close to all. It's a Beauty!

BROKER CARAVAN
Tue June 7th 11am-2pm

Toni Patillo

BROKER OF RECORD

310.482.2035
www.ToniPatillo.com
Info@ToniPatillo.com



Offered at: \$1,559,500

www.9117airdrome.com

KW SANTA MONICA
KELLERWILLIAMS.

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Cal BRE# 01313287




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NOW AVAILABLE...

The New Mobile Friendly Report Module!


NEW One Line Report


PRINT PDF MAP EMAIL CLOUD CMA STATS CART SETTINGS

Change Report: One Line


1 of 62 Listings Selected

Active 15 Pending 8 Sold 36 All

#(1)	Photo	MLS#	AR#	S	Address	City	BR	Baths	SqFt	\$/SqFt	LP	SP
1		14-734607	6	A	468 N TIGERTAIL RD	LOS ANGELES	4	4.00 (4 0 0 0)	2,537	\$2,552.23	\$6,475,000	

One Line
 One Line Hotsheet
 Agent Detail
 Client Detail
 Agent Listing Brief
 Client Listing Brief
 carport
 ke example
 new info *


NEW Agent Detail Report


PRINT PDF MAP EMAIL CLOUD CMA STATS CART

Change Report: Agent Detail

0 of 106 Listings Selected

1010 S CALLE DE MARIA
PALM SPRINGS, CA 92264



1340 E 88th
baths

3,741/176
Sq Ft

Residential Single Family

LP: \$798,000

Area: 234 Palm Springs South End

Subdivision: Delray

Price Per SqFt: \$354.30


Lot Size: 10,880/176

HOA 162

MLS#: 14-788299

APN#: 70-174-4-00


NEW Listing Brief Report


PRINT PDF MAP EMAIL CLOUD CMA STATS CART

Change Report: Agent Listing Brief

0 of 8 Listings Selected

1 777 W PANORAMA RD
PALM SPRINGS, CA 92264



LP: \$1,579,000

DOM: 3

Area: 332


Year Built: 1980

HOA 162

Subdivision: Lido Timbrey

Listing Date: 10/09/2014

2 1212 E SIERRA WAY
PALM SPRINGS, CA 92264



SP: \$1,047,000

DOM: 146

Area: 354


Year Built: 1977

HOA 162

Subdivision: Indian Canyon

Listing Date: 10/09/2014

3 496 N GLEN CIR
PALM SPRINGS, CA 92264



LP: \$539,000

DOM: 37

Area: 331

Year Built: 1959

HOA 162

Subdivision: Riquelme Club East

Listing Date: 10/09/2014

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- NEW Detail Report PDF w/Photo Gallery

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310-358-1833 or 760-459-8712

Spectacular 2,400 Sqft Penthouse! 3Bd + Loft + 4.5Ba!



851 N Kings Road PH #301, West Hollywood

Offered at \$1,495,000

This exceptional 3 bd, 4.5 ba, + loft with full bath (possible 4th bedroom) 2,400 sq. ft. penthouse unit has been meticulously upgraded with the highest quality amenities and finishes. Penthouse features Fleetwood double-paned windows and sliding doors plus a cathedral ceiling with vast skylight which fills the unit with light throughout the day. Cook's kitchen with eat-in bar, Bosch and Thermador appliances, Heath Ceramics backsplash, Caesarstone countertops and ergonomic cork flooring. Huge master suite has custom walnut closet with concealed laundry leading to gorgeously tiled master bath featuring Ann Sacks tilework, soaking tub, shower and dual vanity. Additional fixtures include Grohe faucets, George Nelson lighting, 50+ dimmable recessed LED and Halogen lights. Upper loft with media center features spectacular Hollywood Hills views. A must-see!

Tom Scrocco

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Randy Isaacs

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Sean Christian

Realtor® - CalBRE #01773471
C (310) 890-2220

Sean@TomAndRandyProperties.com



www.TomAndRandyProperties.com

166 S Canon Drive
Beverly Hills, CA 90210



AREA
15
PACIFIC PALISADES

New California Coastal

\$5,195,000



728 EL MEDIO AVENUE, PACIFIC PALISADES - 728ELMEDIO.COM
Open House Tuesday, June 7th from 11 - 2



Thoughtfully designed, meticulously hand-crafted, technology driven and Green Point Rated, 728 El Medio Avenue is a brand new, uniquely custom, California Coastal home that was built to exceed all expectations. Completed in 2016 and with six,

en-suite bedrooms and eight bathrooms on three levels of approximately 6,643 square feet, the property encourages an indoor-outdoor lifestyle with expansive disappearing doors, dining terraces, a master bedroom cabaña and a sun drenched entertainment level.



Neil Smith
310-235-1451



310-990-9641



11601 Wilshire Blvd., 5th Floor Los Angeles, CA 90025
728ELMEDIO.COM

Custom Designed New Construction Contemporary!



6246 Drexel Ave, Beverly Grove

Offered at \$3,495,000

A spacious, architectural modern retreat, 6246 Drexel is privately situated on a serene tree-lined street. The newly constructed residence features a thoughtfully designed open concept by Beverly Hills-based design and build firm, Noesis Group. 3,936 sq. ft., this contemporary home is purposefully curated; from the floor-to-ceiling Fleetwood vanishing doors which allow for seamless indoor/outdoor living, to the latest smart-home technology system, Control4, which allows the homeowner to create the ideal environment. The 23' ceilings contribute to the Zen-like sensibility the home offers. The oversized spa-like master suite features a fireplace, custom closet, ensuite bath and private balcony. The gourmet kitchen offers dual islands with bar seating and professional grade appliances. Just minutes from the acclaimed schools of Beverly Hills, The Grove, Beverly Center, West Hollywood, 3rd Street and Sunset Strip 5-star restaurants, theaters, museums and world-class shopping.

Tom Scrocco

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www.TomAndRandyProperties.com

166 N Canon Dr
Beverly Hills, CA 90210



PARTNERS
trustOPEN HOUSE
TUESDAY 11AM-2PM

6706 DREXEL AVENUE | LOS ANGELES

Offered at \$1,649,000 | 2 BED | GREAT ROOM | 3 BATH

Gated and secluded Spanish-style home offers historic charm and modern amenities in the exclusive Beverly Grove neighborhood. Located within a short distance to vibrant 3rd Street, this property embraces a spacious floor plan suited for easy living and entertaining right at home, including a formal living room, dining room, and remodeled, open-concept kitchen with generous center island and fireplace. French doors in both the great room and the master suite lead to a secluded, grassy backyard. Master bedroom suite has dual closets, en-suite bathroom and views onto the patio. Additional details include a spacious second bedroom and bath, an electric front gate, a water feature, alarm, and new A/C. www.6706drexel.com.

ROSS & BARTON

NANCY ROSS | 310.500.3983 LAURA BARTON | 310.500.3985
ROSSANDBARTON.COM

THEPARTNERSTRUST.COM

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SLICE of HEAVEN JOIN THE HOLLYWOOD RENAISSANCE



OPEN TUES 11-2
Come join me for lunch with a view from Lemonade



Best GPS Address
1717 N. Gramercy Place, Hollywood

HOLLYWOOD

5635 West Observation Lane | Hollywood

Views Views Views from your private roof top deck. BEST GPS ADDRESS is 1717 N Gramercy Place. No shared walls and private entrances allow individual expression and privacy in this newly constructed single lot line home in the most vibrant of areas in Hollywood. Park your car in your double car side by side garage with direct access and stroll to the metro, restaurants and services. Incredibly flexible floor plan with 3 full bathrooms and the possibility of 3 bedrooms, art studio, or writer's retreat...let your imagination run wild. Gorgeous design choices, center kitchen island, stainless appliances and builder warranties top the list of amenities. North & South exposures let the sun shine in. Easy to show.



RYAN FITZGERALD

310.402.6000
Ryan@RyanSellsLA.com
RyanSellsLA.com

JOHN AAROE GROUP

AREA
73

STUDIO CITY

STUDIO CITY FIXER!



4104 GOODLAND AVE
TUESDAY, 6/7 FROM 11-2PM

First time on market in over 40 Years! Classic Cape Cod, South-of-the-Blvd in prime Studio City w/fantastic curb appeal. Fixer w/upside potential, nearly 2,700 sqft with 5 bdrms & 3 full baths. Large formal living rm w/ tree-top & hillside views. Gleaming wd flrs in most rms & newer dual-

glazed windows, lots of charm! Near trendy shops, boutiques, restaurants & Harvard-Westlake School, plus convenient Westside access. Part of Dixie Canyon Charter School district (buyer to verify availability).

Offered At **\$1,288,000**



Mario Acosta
818-515-1440

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Sherman Oaks, CA 91423
www.4104Goodland.com



BERKSHIRE HATHAWAY
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California Properties

Privacy and Serenity

AREA
75

VALLEY VILLAGE



5421 RADFORD AVE
Tuesday - June 7th 11:00 - 2:00

Privacy and serenity abound in this hedged and gated celebrity owned home on a large 10,000 sq ft lot with lovely landscaping. The home has been beautifully updated and features 3 bedrooms, 2 baths, formal living room with a fireplace, large family room with a sitting area w/ a fireplace. Formal dining room.

A lovely cooks kitchen with granite counters and stainless steel appliances and a breakfast area. Master suite with huge walk in closet, separate dressing area and sumptuous master bathroom.

Offered At **\$1,199,000**



Sharon Rollins
818-515-9333

4061 Laurel Canyon Blvd
Studio City, Ca 91604



Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or feature of the property. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals.

AREA
81

Historic Spanish

GLENDALE



\$1,650,000

Open Tuesday June 7th 11-2

1117 ROSSMOYNE AVE

Glendale historic resource #74. Dramatic Spanish Colonial Revival honored with Mills Act tax break. Unspoiled with pointed arches, massive stucco corbel, recessed window openings, original tiles and wrought iron balconies. This 4 bedroom 3 bath home features a beautiful living room

with French doors to the patio, pool and gardens. Fabulous neighborhood close to Burbank and Hollywood studios, Whole Foods & Trader Joe's. For the buyer who wants historic but doesn't want to break the bank.



Dave Robles
213-712-4343

1660 Hillhurst Ave
HistoricRossmoyne.com

The REVERSE PURCHASE: a Profit Opportunity for REALTORS®

A Lunch and Learn

Brought to you by Cynthia Rockwell



Join Cynthia Rockwell, US Bank & speaker Becky Rhodes, direct lender with American Advisors Group, AAG, specializing in reverse mortgages and learn what every REALTOR® should know about reverse mortgage.

Top 5 benefits of reverse mortgage:

- Reverse mortgage represents an excellent and overlooked sales and a referral opportunity for the REALTOR® and is much more than just a refinance.
- Reverse mortgage could be the financing for a 2nd home.
- Reverse mortgage could be the down payment for the children or grandchildren's home.
- Reverse mortgage could be the Buy Down vehicle that will trigger a listing and subsequent purchase.
- Reverse mortgage may be the way to help your past clients remain in their house and age gracefully in place.

10,000 seniors turn age 62 every day currently, as the Baby Boomers transition into retirement. The reverse mortgage is a powerful tool to help seniors remain gracefully in their home over an extended retirement period. With a reverse mortgage, seniors can improve their cash flow by eliminating the mortgage payment, or additionally, qualify for a lifetime stream of income or a line of credit.

Thursday, June 16, 2016

11:30am - 1:30pm

FREE to BH/GLAAR Members

\$10 for Non-Members

Parking Validation Not Included

Register online: www.bhglaar.com

Becky Rhodes, MBA

NMLS #236096

Reverse Mortgage Specialist

310.916.6013

brhodesmtgplan@gmail.com



Cynthia Rockwell

NMLS #307398

Mortgage Loan Officer

310.467.5187

cynthia.rockwell@usbank.com

Ed Rowin

Insurance & Financial Services

424-777-2566

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Property Type: Residential Status: Default

0 of 2 Listings Selected
1 / 1
Listings 1 - 2

1 **900 W OLYMPIC BLVD #47G**
LOS ANGELES CA 90015

3 Beds
4.00 Baths (4F 0T 0H 0Q)
4,250 Sqft

Condo/Co-op
LP: \$8,800,000

Active

Area	42 Downtown L.A.
Subdivision	
Price Per Sqft	\$2,070.59
Lot Size	399,270
HOA 1&2	\$4143.25(N/A)
MLS#	15-894355
APN	5138-027-198
List Date	04-03-2015
DOM	363

Total Clicks: 11,189

Agent Views 9,852	Public Views 410	Mapped 151	Printed 145	Emailed 253	Virtual Tour Views 68	Photo Views 310
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Updated as of: 3/25/2016 12:00 AM

Total Leads: 8

Search Results Impressions 56,922	Detail Report Impressions 18,742
# Of Clicks	
12	

Updated as of: 2/10/2016 12:00 AM

Search Impressions 503,383	Page Views 13,352
Emails	
1	

Updated as of: 3/24/2016 12:00 AM

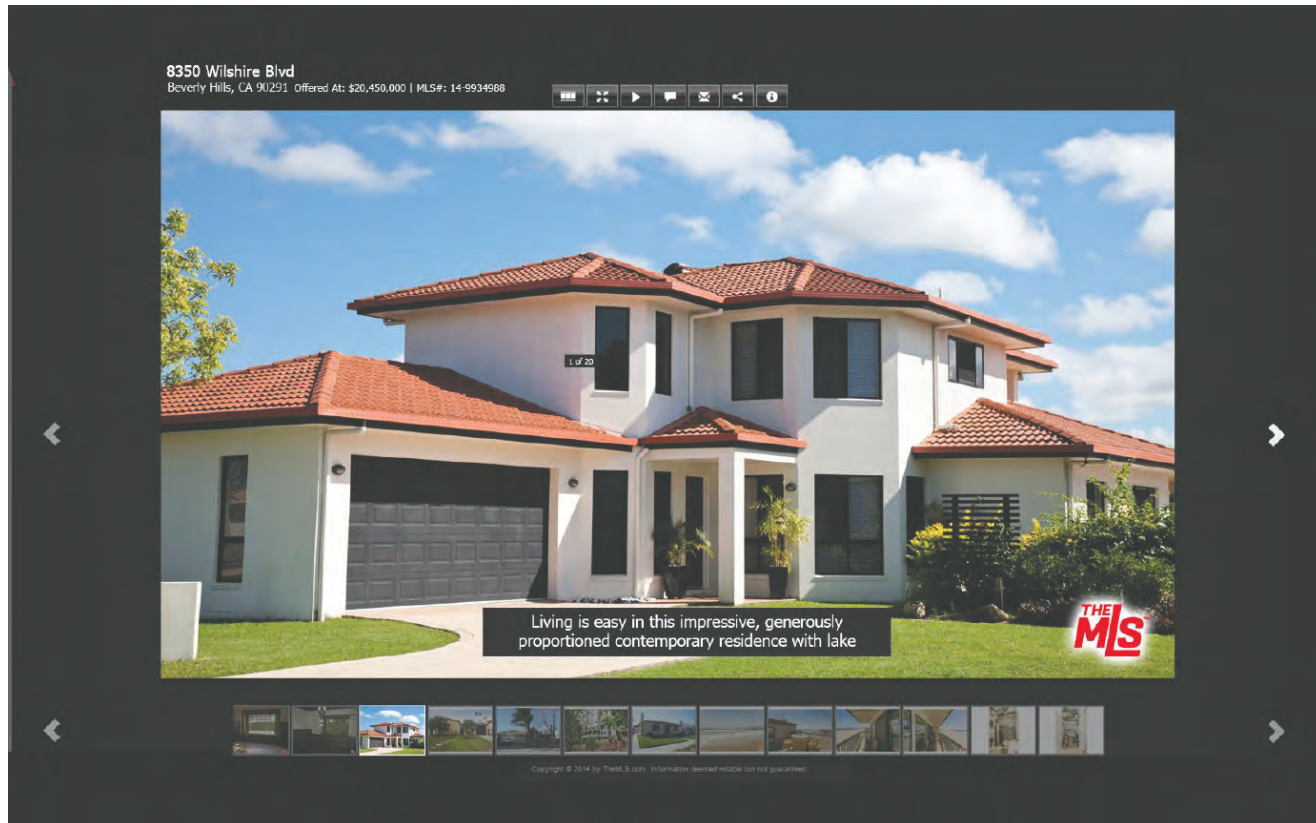
Portal Impressions 179	Portal Detail Views 3
Mobile Impressions	
109	

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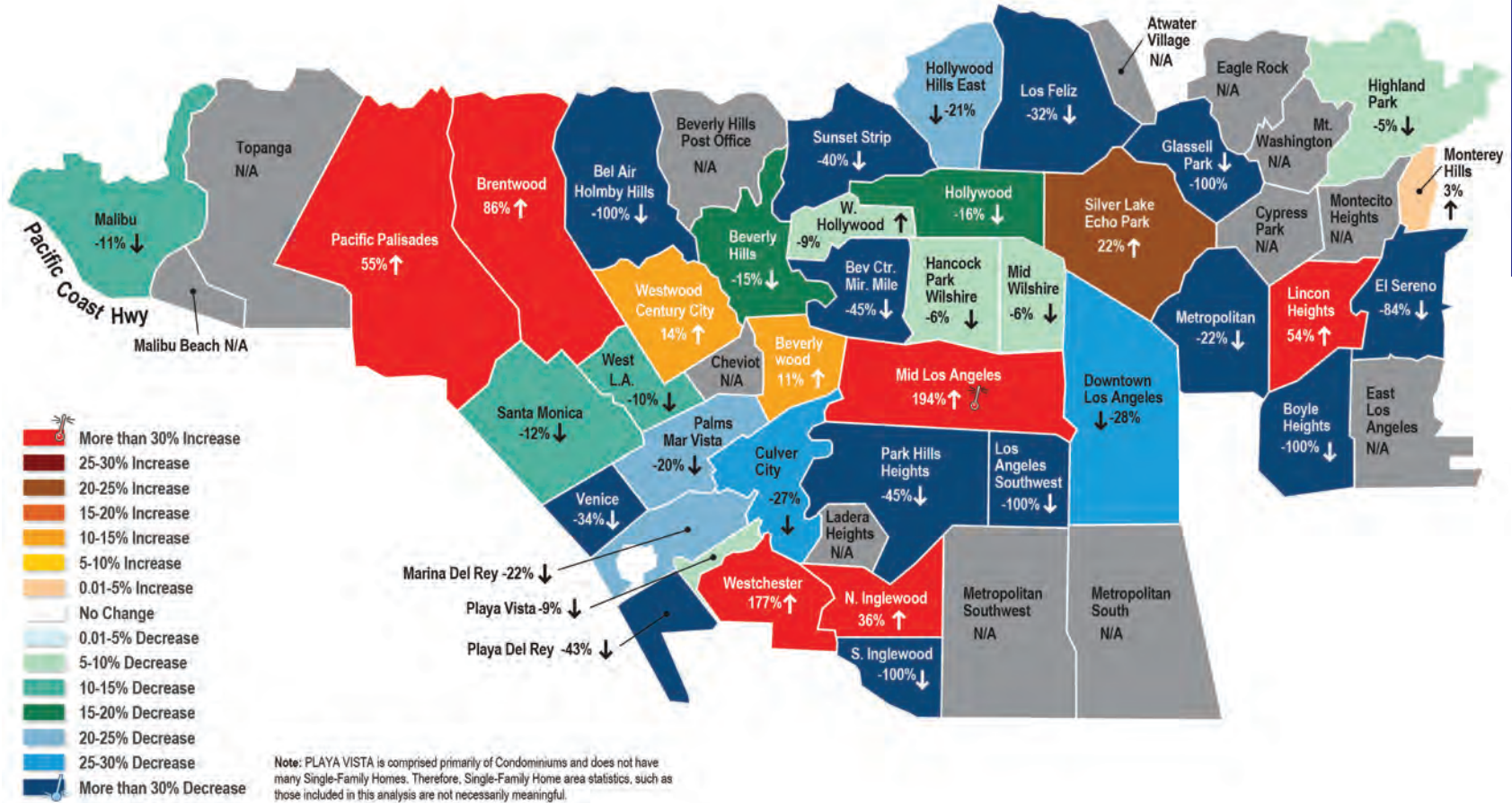
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MARKET CLIMATE MAP

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

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STATISTICS CORNER

CONDO/COOP SALES VOLUME & 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 SALES VOLUME & 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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TUESDAY

01 Beverly Hills Single Family

1535 CARLA RDG		Open 11-2	NEW
\$21,000,000	5+6	1sty-CONTEMPORARY	
SOPHISTICATED ARCHITECTURAL HOME TROUSDALE ESTATES			
<p>Built new in 2016, this gated nearly 7,000 square foot home features 5 bedrooms, 6 bathrooms, 2 full kitchens, home theater, infinity edge pool with spa, built in BBQ and a 1,000 bottle, all glass, climate controlled wine chamber as a centerpiece to the sleek design of this XTEN masterpiece. This entertainer's home boasts downtown to the ocean views, and a rear yard featuring an outdoor fireplace and seating area.</p>			
<p>MLS#16-129448 Michael Mac Dermott 310-502-5002 RODEO REALTY - BH</p>		<p>1535CARLARIDGE.COM</p>	

633 N FOOTHILL RD		Lunch 11-2	NEW
\$7,995,000	6+6	2sty-TRADITIONAL	
STATELY CLASSIC ON PREMIER LARGE CORNER LOT			
<p>CLASSIC 2STY TRADITIONAL WITH INTENSE CURB APPEAL & SWEEPING CIRCULAR DRIVEWAY ON PRIME DEEP CORNER LOT. 4BD UP + 2 MDS RMS DOWN. GRACIOUS RMS W/WD FLRS/TALL CLNGS/MLDGS/FRENCH DRS. COOL RETRO KITCHEN & BATHS. HUGE MASTER W/DUAL BAS/CLOSET AREAS. BIG LIV RM & ELEGANT OVAL DINING RM. SEP DEN W/BAR/FP & GREAT FAM RM. LG BRKFST RM & FAM RM OVERLOOK LUSH GROUNDS WITH LAWNS/PATIO. LG OUTSIDE BONUS RM/STUDIO & BATH NEXT TO GARAGES. SUPREME 600 BLOCK PROXIMATE TO THE FINEST AMENITIES.</p>			
<p>MLS#16-130950 MICHAEL J. LIBOW 310-285-7509 CBRB - BH S</p>		<p>WWW.633FOOTHILL.COM</p>	

610 TRENTON DR		Open 11-2	NEW
\$7,495,000	4+5	TRADITIONAL	
STATELY TRADITIONAL SET ON APPROXIMATELY 18,000 SQFT			
<p>On park-like grounds in the highly sought-after west end of the Beverly Hills flats. With character and street presence, this two-story home features three bedrooms plus a maid's room, five baths, an elegant living room, library/den, breakfast room, and dining room. Conveniently and peacefully located on the camphor tree-lined Trenton Drive and primed for the creative palate of its next owner. A rare opportunity not to be missed.</p>			
<p>MLS#16-130492 David Konheim 310.803.9999 HILTON & HYLAND</p>		<p>hiltonhyland.com</p>	

405 EVELYN PL		Open 11-2	NEW
\$4,995,000	4+5.5	1sty-CONTEMPORARY	
TROUSDALE CANYON VIEW HOME			
<p>Quiet and serene setting with beautiful canyon views and gorgeous pool/spa. Family home with 4 bedrooms and 5.5 baths on an over sized 20,000+/- sq. ft. lot. This spacious home offers a private master suite with dual bathrooms, hardwood floors, many French doors and windows. Great for end-user or develop to your heart's desire! Endless possibilities!</p>			
<p>Randi Lieberman 818 903-8007 JOHN AAROE GROUP</p>			

1249 COLDWATER CANYON DR		Open 11-2	NEW
\$3,495,000	4+4	1sty-RANCH	
BEAUTIFUL "RANCH REGENCY" IN BEVERLY HILLS			
<p>This prime Coldwater Canyon estate exudes warmth and elegance at every turn. The stunning living room is anchored by a large fireplace and prominent bay window overlooking the spacious rear grounds. A charming den with fireplace and bar is ideal for casual gatherings while the formal dining room lends itself to large or intimate entertaining. Special properties such as this are rarely available and certainly define the word home.</p>			
<p>Bret Parsons 310.497.5832 COLDWELL BANKER BH</p>		<p>www.1249ColdwaterCanyon.com</p>	

233 S ALMONT DR		Open 11-2	NEW
\$3,195,000	4+4	TRADITIONAL	
NEW LISTING! DESIGNER REMODELED BEVERLY HILLS CHARMER			
<p>Completely redone Beverly Hills charmer! No expense spared on the designer remodel of this gorgeous jewel box situated on one of the best streets in BH. Incredible indoor/outdoor flow. Pro quality gourmet kitchen & light filled bar adjoins the generous family room, dining area, & al fresco entertainer's yard w/ pool/spa. Privacy hedges add to the resort-like environment in the back yard terrace, lawn & pool area. Fully permitted detached rec room. Ample parking & gated driveway.</p>			
<p>Josh & Matthew Altman 310.415.2653 DOUGLAS ELLIMAN</p>		<p>www.TheAltmanBrothers.com</p>	

1910 LOMA VISTA DR		Lunch 11-2	red
\$6,995,000	5+7	MID-CENTURY	
\$1 MILLION DOLLAR PRICE REDUCTION!			
<p>UNBELIEVABLE VALUE! An unprecedented opportunity to build an extraordinary 7,223 sqft. estate on a spectacular approximately 32,871 sqft. lot w/ incredible privacy. Ready to build w/ fully approved, ready to issue plans in coveted Trousedale Estates! Featuring incredible privacy, a HUGE yard & PANORAMIC views. For those who appreciate style & modern design, this property is a quiet escape in the most desirable part of Beverly Hills. Don't waste ANY time! Plans are 100% approved - Ready to build!</p>			
<p>MLS#16-122218 Sally Forster Jones 310-691-7888 JOHN AAROE GROUP</p>		<p>1910lomavistadrive.com</p>	

1296 MONTE CIELO DR		Open 11-2	rev
\$18,387,000	7+11	3sty-MEDITERRANEAN	
NEWLY CONSTRUCTED MEDITERRANEAN ESTATE ON A LARGE LOT			
<p>Newly constructed Mediterranean Estate, set on appr 36,000 sqft mostly flat lot, welcomes you to grand scaled rooms w/ natural light, high Ceilings, formal Dining room, Living & Family room, 5 bed suites + 2 bed in Guest house. Master w/FP, luxurious bath, His & Hers walk-in-closets & Balcony w/view of backyard & pool. Office w/a private entrance, Theater, Wine Cellar, Sauna, Elevator, Gym, Maid w/bath, Fireplaces, 6-car Garag, 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>Elevator, BBQ, Rng/Ovn, Fridg</p>	

1110 BENEDICT CANYON DR		Lunch 11-2	rev
\$7,995,000	5+6	TRADITIONAL	
STUNNING JOHN WOLF INSPIRED HOME IN PRIME LOCATION!			
<p>Gorgeous classic Traditional nestled behind a gated entry in sought after Beverly Hills. This rare marvel has elements of modern design, classic sophistication & old Hollywood charm. This striking 5bd, 5.5ba home offers enormous bdrms w/ natural light & windows overlooking the enchanting backyard. Find yourself transported to a resort paradise w/ brick patios, outdoor dining, cabana, sparkling pool, mature landscaping, & spaces for entertaining. Relish in the charm of this elegant estate!</p>			
<p>MLS#16-128672 Sally Forster Jones 3106917888 JOHN AAROE GROUP</p>		<p>1110BenedictCanyon.com</p>	

1031 COVE WAY		Refresh. 11-2	rev
\$7,399,000	4+5	1sty-CONTEMP MED	
INCREDIBLE OPPORTUNITY AWAITS...			
<p>Dramatic price reduction! Chic contemporary villa located on one of the best streets north of Lexington. Hard to find one-story built in 2004. Large foyer leads to an inviting great room with gourmet kitchen, family room, and walk-in wine cellar. Living room and master suite both open to the courtyard pool. Cozy fire pit and sophisticated resort-style seating for indoor/outdoor living and entertaining. Move right in or develop to maximize the full potential of this impressive site on Cove Way!!</p>			
<p>MLS#16-982861 Janelle Friedman 310-850-3635 SOTHEBY'S INTERNATNL</p>		<p>Dshwshr, Dryer, Rng/Ovn, Fridg, Wshr</p>	

TUESDAY

1013 LAUREL WAY	Open	12-2	rev
\$5,995,000	3+4	TRADITIONAL	




This traditional one story home is just North of Sunset. It features two spacious bedrooms with en suite baths and large maids quarter. The master bedroom has sitting area and luxurious bathroom. The kitchen features high quality appliances and beautiful dark wood floors throughout the home. The dining and family room areas open up to a private, lush and scenic backyard with a pool and large grassy area.

MLS#16-113312
 Valerie Fitzgerald 310-285-7515
 COLDWELL BANKER RESI

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

633 N FOOTHILL RD	Lunch	11-2	NEW
\$14,000	6+6	2sty-TRADITIONAL	




STATELY CLASSIC ON PREMIER LARGE CORNER LOT

CLASSIC 2STY TRADITIONAL WITH INTENSE CURB APPEAL & SWEEPING CIRCULAR DRIVEWAY ON PRIME DEEP CORNER LOT. 4BD UP + 2 MDS RMS DOWN. GRACIOUS RMS W/WD FLRS/TALL CLNGS/MLDGS/ FRENCH DRS. COOL RETRO KITCHEN & BATHS. HUGE MASTER W/DUAL BAS/CLOSET AREAS. BIG LIV RM & ELEGANT OVAL DINING RM. SEP DEN W/BAR/FP & GREAT FAM RM. LG BRKFST RM & FAM RM OVERLOOK LUSH GROUNDS WITH LAWN/PATIO. LG OUTSIDE BONUS RM/STUDIO & BATH NEXT TO GARAGES. SUPREME 600 BLOCK PROXIMATE TO THE FINEST AMENITIES.

MLS#16-131292
 MICHAEL J. LIBOW 310-285-7509
 CBRB - BH

WWW.633FOOTHILL.COM

450 S CRESCENT DR	Open	11-2	632G3	rev
\$2,295,000	4+3	CONTEMP MED		



BEVERLY HILLS CONTEMPORARY MEDITERRANEAN ENTERTAINER'S HOME

Beverly Hills Contemporary Mediterranean entertainer's home on a quiet, tree-lined street. Warm & gracious w/ approx. 2700 SF, this 4 BD, 3 BA home feat: Hardwood floors, Dramatic entryway w/ high ceilings, living room w/ high pitched beamed ceiling. Elegant dining room easily accommodates large dinner parties. Open kitchen boasts an oversized center island, granite countertops, custom cabinetry. Grassy backyard w/ patio & permitted casita. Located close to Beverly Hills shopping & restaurants.

MLS#16-123308
 ST.JAMES+ CANTER + SALIM 917.459.2664
 BERKSHIRE HATHAWAY

WWW.450SOUTHCRESCENT.COM

8601 WILSHIRE	Open	11-2	632J2	NEW
\$4,400	1+2	MODERN		



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MLS#15-927839
 Nicole Contreras 310-614-4952
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Starting at \$4,400/mo

01 Beverly Hills *Condo / Co-op*

173 N LA PEER DR	Open	11-2	NEW
\$1,549,998	2+2.5	3sty-CONTEMPORARY	



UNIQUE MUST-SEE 2700 SF PENTHOUSE

Recently renovated, private. Occupies entire upper floor, clerestory windows, lots of light, 13-foot ceilings, 3 fireplaces, light wood flooring & travertine contrast white walls. Excellent for entertaining, w/ oversized dining/living rm, wet bar & gourmet kitchen w/ granite & stainless appliances. Large pvt patio, accessible from the kitchen, family & master. Master BA w/ large shower & tub, 2 walk-in closets. 2nd BR, w/ private BA & balcony. 4 parking spaces & storage. Ideal SFR alternative.

MLS#16-983225
 Janelle Friedman 310-850-3635
 SOTHEBY'S INTERNATIO

Washer/Dryer,Built-ins

Robert & Jacqueline 323.842.2527
 RE/MAX & WESTSIDE

1031 COVE WAY	Refresh.	11-2	592D6	rev
\$22,500	4+5	CONTEMP MED		



LIFE IS GOOD ON COVE WAY...

Move right in! Chic contemporary villa on one of the best streets north of Sunset and just moments to the Beverly Hills Hotel. Hard to find one-story built in 2004. Large foyer leads to an inviting great room with gourmet kitchen, family room, and walk-in wine cellar. Living room and master open to the sunny courtyard pool. Cozy fire pit and sophisticated resort-style seating perfect for indoor/outdoor living and entertaining. Excellent closets/storage. This terrific house is ready to lease now!

MLS#16-983225
 Janelle Friedman 310-850-3635
 SOTHEBY'S INTERNATIO

Washer/Dryer,Built-ins

01 Beverly Hills *Lease*

1469 CARLA RIDGE	Refresh.	11-2	NEW
\$32,500	4+5	1sty-MID-CENTURY	



LUXURY FURNISHED IN TROUSDALE

THE QUINTESSENTIAL, CLASSIC TROUSDALE MID-CENTURY - Tremendous city and ocean views totally remodeled and updated property Gated, private & fully "turnkey" furnished including flatscreen's in every room the latest integrated smart panel-device operated mechanical control and video surveillance. Expensive living room with stone fireplace, 12' ceilings & walls of glass opening to the new swimmers pool-jacuzzi & birds eye views beyond.

MLS#16-129128
 Brent Watson 310-600-9119
 COMPASS

Bit-Ins

02 Beverly Hills Post Office *Single Family*

1500 SEABRIGHT PL	Open	11-2	NEW
\$29,950,000	7+8	MEDITERRANEAN	



OWN A PIECE OF HOLLYWOOD HISTORY

Designed by architect, John Byers, The Barrymore Estate is amongst Los Angeles' most historic Hollywood glamour era homes. The property consists of a main residence and 3,000sq.ft. aviary with a two level living space that would be an ideal recording, artist or editing studio. In addition there are two guest houses and a 4 car subterranean garage. Gated, private and situated on nearly 1.5 acres with sweeping city and ocean views.

MLS#16-129014
 David Kramer 310-691-2400
 HILTON & HYLAND

Dryer,Rng/Ovn,Fridg,Wshr

9374 BEVERLY CREST DR	Open	11-2	NEW
\$12,950,000	5+6	ARCHITECTURAL	



Newly designed and decorated, this is an absolutely stunning contemporary with massive city and ocean views from every room in the house. Gated and private from the street the glass entry opens into a spacious entry with commanding 180 degree views. The master suite is on this level- it is large with a sitting area, fireplace and terrace. You can watch the sunset over the Pacific Ocean from bed! Richly appointed master bath with dual vanities and luxurious walk in closet.


MLS#16-130256
 Valerie Fitzgerald 310-285-7515
 COLDWELL BANKER RESI


Bit-Ins,Dshwshr,Elvtr,Hood Fan,Rng/Ovn


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TUESDAY


X 12055 SUMMIT CIRCLE		Lunch	11-2	NEW
\$10,750,000	7+8	CONTEMPORARY		
GOURMET KOSHER LUNCH BY REDFISH				
 <p>Reconstructed, expanded and professionally designed gated Estate in the exclusive community "The Summit". 7BD + 8BA including magnificent Master Suite with dual baths, his & her closets. Gourmet kitchen w/Viking appliances opens to family room, home theater w/ seating for 20+ guests, private resort-like backyard with pool, spa. Crestron, surveillance cameras and electronic gate for ultimate security. Join us for lunch!</p>				
<p>MLS#16-129564 Elsa, David, Jennifer 310-345-9306 NELSON SHELTON</p>				

9940 LIEBE DR		Open	11-2	NEW
\$3,699,000	4+4	MID-CENTURY		
PRIVATE GATED MIDCENTURY MODERN				
 <p>Designed by architect Bill Mack, the gated midcentury modern residence invites indoor-outdoor living & entertaining. Floor-to-ceiling windows offset by exquisite woodwork. Living-dining room w/ fireplace opens to patio, swimming pool, cook's kitchen, breakfast area opening onto the patio & a large adjoining laundry room. Master suite looks onto the pool & has a walk-in closet & large bath w/ double vanity. 2 additional bedrooms, plus 1-bedroom, 1-bath guest unit above garage. www.9940LiebeDrive.com</p>				
<p>MLS#16-116456 Stacy Gottula 3236107191 COLDWELL BANKER RESI</p> <p style="text-align: right;">Blt-Ins,Grbg Disp,Hood Fan</p>				


9308 READCREST DR		Open	11-2	NEW
\$6,500,000	4+7	SPANISH		
SPANISH COLONIAL VILLA				
 <p>Built in 1926, this Spanish Colonial Villa was renovated without compromising its original architectural elements. Handcrafted tiles designed by artisans of Mission Tiles adorn the outdoor fountains and stairways in the main house. Travertine stone and maple wood planked floors throughout. Vintage French doors and hardware with clerestory windows brighten the living room overlooking the loggia and rolling green lawn.</p>				
<p>MLS#16-130316 Heidi Lake 310-430-1316 SOTHEBY'S BH</p> <p style="text-align: right;">BEVERLY HILLS PO BOX</p>				

X 9705 OAK PASS RD		Lunch	11-2	NEW
\$3,599,000	5+3	1sty-MID-CENTURY		
MID-CENTURY RETREAT ON GATED OAK PASS RD				
 <p>ELEVATED ABOVE THE LEGENDARY GATED SECTION OF OAK PASS RD SITS THIS COOL 1STY MID-CENTURY LIGHT-FILLED RETREAT ON OVER ONE HALF ACRE OF LUSH LAND W/ABUNDANT CYN & TREETOP VISTAS. LONG PRIV GATED DRIVE TO MOTORCOURT. HI VAULTED CLNGS, FRENCH DRS, WD FLRS. MASTER SUITE W/ WALK-IN/FP/FAB BA. BUCOLIC GROUNDS W/PL/SPA/LAWNS/PATIOS/VUS! 'GREAT' RM DESIGN FOR ULTIMATE INDOOR/OUTDOOR ENTERTAINING. SEP FAM RM & OFFICE. AN UBER-PRIVATE RETREAT IN THE HEART OF BHPO. ENDLESS POSSIBILITIES FOR THE CREATIVE!</p>				
<p>MLS#16-130946 LIBOW/ALLEMAND 310-285-7509 CBRB - BH</p> <p style="text-align: right;">WWW.9705OAKPASS.COM</p>				

9620 CEDARBROOK DR		Open	11-2	NEW
\$5,750,000	6+7	COUNTRY ENGLISH		
GATED MINI ESTATE				
 <p>Huge motor court welcomes you to 6 bd/7 bath on almost ONE acre of land. English Country house. Formal living room, sizable family room. Formal dining. Ample kitchen. Over-sized master w/dual baths & two more bedroom suites w/baths. Pool/spa w/tropical waterfall, outdoor kitchen & outdoor living space. North/South Tennis Court w/lights! Plus, detached guest house for studio or office.</p>				
<p>MLS#16-130580 Roger Perry 310-600-1553 RODEO REALTY - BH</p> <p style="text-align: right;">www.RogerPerry.com</p>				

9847 WHITWELL DRIVE		Open	11-2	NEW
\$3,079,000	6+5	2sty-TRADITIONAL		
FIRST TIME ON THE MARKET IN OVER 25 YEARS!!				
 <p>Beautiful custom built home situated on a private cul-de-sac on one of Benedict Hills Estates best streets. Fabulous grand entry with exquisite lighting and gleaming hardwood floors. Incredible kitchen with breakfast area with French doors opening up to the outside. Formal family room with fireplace and bar with wine storage and mini refrigerator. Large master suite with fireplace and French doors leading to a private patio. Spacious bonus room overlooking pool/ Marlin Dginguerian (818) 415-1516</p>				
<p>MLS#316004144IT Amy Dginguerian 818-568-4243 JOHNHART REAL ESTATE</p> <p style="text-align: right;">Dshwshr,Hood Fan,Micro</p>				

9400 READCREST DRIVE		Open	11-2	NEW
\$4,450,000	4+4	3sty-ARCHITECTURAL		
STUNNING ARCHITECTURAL MID-CENTURY MODERN				
 <p>Dramatic, glass-gated and private on quiet cul-de-sac in "The Crests" with ample parking. Floor to ceiling windows capture panoramic views of ocean, city and canyon. Indoor/ outdoor living with decks, grass areas and resort-style waterfall pool/spa. High ceilings, white gallery walls for objets d'art, light maple floors, state of art lighting, master suite w/ loft for sitting room or office, 2 additional stes, media rm, gym, office, wine cellar, Viking kitchen, 2 fps, generator, built-ins +more.</p>				
<p>MLS#16-129770 Ina Kagel 310-503-5367 RODEO REALTY - BH</p> <p style="text-align: right;">www.9400ReadcrestDrive.com</p>				


2737 ELLISON DR		Refresh.	11-2	NEW
\$2,400,000	3+4	CONTEMPORARY		
SOPHISTICATED CONTEMPORARY !				
 <p>Open and spacious.. very sophisticated contemporary home. Top of the line kitchen and baths.. Light and Bright. All bedroom suites..2 master suites one with fireplace that opens to patio area. Open and very spacious kitchen/ great room/Dining area with an open yet formal living room PERFECT house for entertaining Ready to move right in</p>				
<p>MLS#16-131314 Susan Del Prete 310-874-5753 NELSON SHELTON & ASS</p> <p style="text-align: right;">Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn,Fridg</p>				

X 2468 COLDWATER CANYON DR		Lunch	11-2	NEW
\$3,895,000	4+4.5	MEDITERRANEAN		
IRRISISTIBLE GATED MEDITERRANEAN VILLA!				
 <p>Immerse yourself in this irresistible gated Mediterranean villa. This spectacular home was built to impress w/ the magnificent 2-story foyer, sweeping ceilings & peaceful water features. Relish in the expansive indoor/outdoor living areas, backyard loggia, BBQ, & romantic pool perfect for evening swims. The master suite exudes luxury w/ huge glass windows overlooking the mountains, cozy fireplace, walk-in closets & incredible patio. Surrounded by pure bliss, unwind in your private villa!</p>				
<p>S.F. Jones/ P. Boroda 3106917888 JOHN AAROE GROUP</p> <p style="text-align: right;">2468Coldwater.com</p>				

X 1600 SAN YSIDRO DR		Lunch	11-2	592-D5	NEW
\$1,849,000	4+5	1sty-MID-CENTURY			
MID-CENTURY FIXER IN PRIME BHPO					
 <p>Unique Mid-Century One Level Pool Home Fixer on Beautiful +/- 15,000 sq. ft. lot in Prime Beverly Hills Post. OfficeBuild your dream home in this prestigious neighborhood, near Beverly Park and Beverly Hills' Golden Triangle. Don't miss this once in a lifetime opportunity! Trust Sale - Sold as is!</p>					
<p>Alan Taylor 818-650-1603 JOHN AAROE GROUP</p>					

TUESDAY

9825 PORTOLA DR	Open	11-2	NEW
\$1,569,000	3+2.5	CONTEMPORARY	




CONTEMPORARY HILLSIDE RETREAT IN BEVERLY HILLS POST OFFICE

This Completely Remodeled 3 bed, 2.5 bath home offers refined design finishes throughout, custom gray stained oak floors, living room w/tall ceilings & large windows + skylights for natural light, flexible office/study room, dining room wall covered in book-matched Italian Statuario Marble trimmed in brass—truly a dramatic statement + an add'l 1,000 sq.ft. of outdoor dining/entertaining space w/incredibly private panoramic canyon view. Hillside has been illuminated & professionally landscaped.

GREG HARRIS 323-356-8024
COMPASS

www.9825Portola.com

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



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

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

Blt-Ins,Dshwshr,Elvtr,Grbg Disp

13981 AUBREY RD	Open	11-2	red
\$6,995,000	7350000	6+7	




NEW PRICE- PLEASE RSVP

Priced to Sell! Extraordinary estate on an expansive, private lot w/ vus. Impressive entry with sweeping stairway and soaring ceilings throughout, stunning architectural living room, formal dining w/butlers, two offices, great rm, chef's kitchen, yoga studio and guest suite. 4 generous 2nd floor bedrooms include Master w/ deck, luxe bath, gym w/ sauna. Lower level w/ wine cellar, 3 car garage, elevator. Absolutely amazing value, dont wait. RSVP rina.wesely@gmail.com / txt 310-467-3889.

MLS#16-117160
Jane Gavens 310-497-5166
JOHN AAROE GROUP

13981aubrey.aaroe.site

9653 OAK PASS RD	Open	11-2	rev
\$4,795,000	5+6	CONTEMPORARY	



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

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

MLS#16-984399
Eric Lavey 424-233-0920
THE AGENCY

BBQ,Dshwshr,Fridg,Wshr

1315 SCHUYLER RD	Open	11-2	red
\$3,750,000	3+4	VILLA	



FABULOUS NEW PRICE!

The quintessential jewel box hideaway located on a quiet street just seconds from the heart of Beverly Hills. Gated & private with lush tropical landscaping, this captivating single-story villa offers a tranquil retreat. Beautiful hardwood floors, vaulted ceilings, custom Walker Zanger tile in the kitchen & bths, & French doors throughout that open to the verdant grounds. Living rm, dining rm, & wonderful kitchen. Master suite & 2 family bdrm suites. Attached gsthse. Patio, pool, & grass area.

MLS#16-109692
Jade Mills 310-285-7508
COLDWELL BANKER

Dshwshr,Dryer,Frzr,Grbg Disp,Hood Fan

9626 HIGHRIDGE DR	Open	11-2	rev
\$3,795,000	5+4	CONTEMPORARY	



SOPHISTICATED LIFESTYLE

Sleek, single-level contemporary retreat minutes from Rodeo Drive, located near Beverly Park. Spectacular canyon/city view estate offers a fabulous lifestyle. Private backyard with pool, spa and barbecue area. Open floorplan and sliders make for easy in/outdoor entertaining. Spacious living and dining rooms, family room is open to center-island kitchen with Viking appliances. Office and music rooms, guest bed plus two additional beds with work/play area. 2 car garage plus carport for 4.

MLS#16-110246
Hilary Stevens 310-281-3941
COLDWELL BANKER RESI

BBQ,Dshwshr,Dryer,Grbg Disp,Hood Fan

1722 FERRARI DR	Open	11-2	red
\$1,995,000	4+3	RANCH	




INCREDIBLE NEW PRICE!

Located up a long private driveway at the end of a cul-de-sac just minutes from the heart of Beverly Hills, this wonderful single-story Ranch style home offers a secluded & tranquil retreat. Spacious open living room with fireplace, dining room, family room, & kitchen with professional appliances, marble countertops & breakfast bar. Large master suite with luxurious bath, 2 family bdrms with shared bath, & 4th bdrm or office. Lovely yard with patio, pool, spa, grass area, & lush landscaping.

MLS#16-973163
Jade Mills 310-285-7508
COLDWELL BANKER

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

9971 WESTWANDA DR	Refresh.	11-2	rev
\$999,000	3+2	SPANISH	



CANYON HOUSE TUCKED AWAY RIGHT OFF OF BENEDICT CANYON

Just 2 miles North of Sunset, this charming property offers a retreat from city noise while still being close to downtown Beverly Hills. Past the fountain courtyard entrance is a living room with two story high ceilings and fire place. This 3 bed, 2 full bath has an office/den, 2 car garage, hardwood floors, a master with a balcony on one side and a patio on the other. The kitchen has stainless steel appliances and granite counter tops. The back gardens lead uphill on a stone walkway.

MLS#16-129150
Mac Montgomery 310-429-7986
NOURMAND&ASSOCIATES

Clng Fan,Dshwshr,Dryer,Grbg Disp,Fridg

02 Beverly Hills Post Office Lease

9739 OAK PASS RD	Open	11-2	rev
\$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#15-937221
G. Gold / B & N Robinson 310.741.0505
HILTON & HYLAND

hiltonhyland.com

8 BEVERLY RIDGE TER	Refresh.	11-2	NEW
\$75,000	6+9	2sty-MEDITERRANEAN	



LEASE FIT FOR ROYALTY


EXTRAORDINARY PRIVATELY GATED MEDITERRANEAN ESTATE LOCATED IN COVETED BEVERLY RIDGE ESTATES. BREATHTAKING PANORAMIC VIEWS SURROUND THIS STUNNING HOME, 6 BDMS / 9 BAS, 11,000+ SQFT. ON 3.96 ACRS. HI-CEILINGS, STONE AND HRWD FLOORS, STATE-OF-THE-ART THEATER, FRML LR, FR, DEN AND REC RMS .TOP-OF-THE-LINE KIT. FDR, BRKFST.RM.OUTDOOR-ENCLOSED-2ND.-FR.W/FRPLC. MASTER SUITE WITH FRPLC, VERANDA AND MEGA VIEWS.INFINITY POOL, PATIOS AND GAZEBO. DET.GH. FULLY FURNISHED. FOR YOUR MOST DISCERNING CLIENTS.

MLS#16-124810
Joyce Butler 310-213-3389
RODEO REALTY - BEVER

BBQ,Blt-Ins,Dshwshr,Dryer,Grbg Dsp,Othr

TUESDAY

9714 OAK PASS RD	Open	11-2	red
\$13,750	5+6	SPANISH	



Spanish 5 bedrooms, 5 1/2 baths with magical grounds on celebrity famed, gated Oak Pass Road. 4 bedrooms (4,084 sq.ft.) in the main house and an approximately 900 sq.ft guest house, attached, with a separate entrance and 3 rooms. There are 4 en-suite bedrooms, 3 on the second floor and one on the first floor. Fireplace in the living room and the master sitting area, Cooks kitchen and expansive canyon views from most rooms. Pool, spa and many areas for entertaining.

MLS#16-125056
Sheila Rose 3108901521
BERKSHIRE HATHAWAY H

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

7506 HERMES DR	Open	11-2	NEW
\$3,195,000	4+5	TUDOR	



LARGE CORNER LOT 18,940 SQ. FT CANYON AND CITY VIEWS

A very special one owner home. Updated & added on to thru-out the years. Situated up a long,private driveway. 4 Beds, 4.5 baths, 2 family rms, remod kitchen, 3 frplcs, vaulted ceilings & moldings help add to the detail and character of this property. Upstairs there are 3 en suite rooms plus an extra large family rm., perfect for a home theater or offices. Downstairs there is 1 bedroom, a family rm. & formal dining rm. A lush yard w/ a pool & Spa. A great opportunity not to be missed!

MLS#16-129992
Sheila Rose 3108901521
BERKSHIRE HATHAWAY H

Blt-Ins,Dshwshr

03 Sunset Strip - Hollywood Hills West *Single Family*

1286 SUNSET PLAZA DR	Open	11-2	NEW
\$5,099,000	5+5	3sty-TRADITIONAL	



SEE FULL PAGE AD

Move right in to this chic and beautifully updated home on lower Sunset Plaza Dr. Situated behind gates, the beautiful façade has magnificent curb appeal. The interiors are sophisticated and stylish. A dramatic entry staircase is reminiscent of old Hollywood. The perfectly manicured grounds include an outdoor dining room, pool, grassy area and mature trees. Fantastic off-street parking in the motor court or enter from Belfast to access additional parking on this street-to-street lot.

MLS#16-130306
Parnes / Harris 310-733-8038
THE AGENCY

Blt-Ins,Dshwshr,Rng/Ovn,Fridg

2655 BYRON PL	Open	11-2	NEW
\$2,495,000	5+5	2sty-TRADITIONAL	



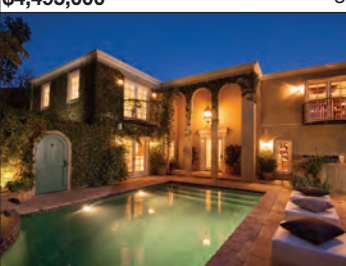
GORGEOUS HOME IN LAUREL HILLS

A spacious two-story, 5 bedroom + 4 1/2 bathroom home in the quaint community of Laurel Hills with easy access to Mulholland Drive, a private yard, pool + spa. The luxurious master bedroom features an oversized walk-in closet and canyon views. This home is in the Wonderland School District and in the prime location for hiking, and in a quiet, private neighborhood. More info: <http://bit.ly/1T65hT7>

MLS#16-126558
Darren Winston 310-709-8980
JOHN AAROE GROUP

BBQ,Blt-Ins,Clng Fan,Dshwshr,Dryer,Other

2641 NICHOLS CANYON RD	Open	11-2	NEW
\$4,495,000	5+4	CONTEMPORARY	




ORIGINAL FRED SMATHERS

FRED SMATHERS SPANISH CONTEPORARY IN BEAUTIFUL NICHOLS CANYON. BRIGHT SUITE WITH SITTING AREA & BEAUTIFUL NEWER KITCHEN, FORMAL DINING RM, PRIVATE POOL & SPACIOUS PATIO AREA. BEAUTIFUL CANYON VIEWS.

MLS#16-129996
Aaron Kirman 424-249-7162
JOHN AAROE GROUP

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

1723 VIEWMONT DR	Lunch	11-2	NEW
\$2,492,000	3+3	CONTEMP MED	



GORGEOUS VIEWS ABOVE THE SUNSET STRIP

Reminiscent of old Hollywood glamour, this romantic celebrity hideaway captures the elegance of a classic entertainer's home. Poised on a private bluff above Sunset Plaza, this enchanting property provides breathtaking views. With captivating vistas from every room of the home, this 3bd 3ba abode affords an open floorplan lined w/ oak hardwood flrs, gourmet chef's kitchen, brilliant picture windows throughout pouring in rays of natural sunlight, & a soaking tub perfect for ocean view relaxation.

MLS#16-129996
Tamra (Tami) Pardee 3109076517
HALTON PARDEE AND PA

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

3548 1/2 MULTIVIEW DR	Open	11-2	NEW
\$3,698,000	3+4	MODERN	



GORGEOUS NEW HOME

Brand New Construction. Behind Gates. Wonderful Views. Open Floor Plan. 3 Bedroom plus 3.5 Baths. Fabulous Kitchen. Wood Floors Exquisite Master Bedroom. Gorgeous Salt Water Pool plus Spa surrounded by a Beautiful Travertine Tile Pool Area. Large 2 Car Garage plus Extra Parking Area. Sophisticated Security System. Sprinklers are on a Drip System. This is a Smart House with all the latest items.

MLS#16-129900
Michael Dickson 310 918-5383
NELSON SHELTON & ASS

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

7514 WILLOW GLEN RD	Refresh.	11-2	NEW
\$1,849,000	4+4	CONTEMPORARY	



EXQUISITE NICHOLS CANYON ARCHITECTURAL

Sited on 2 legal parcels, which combined is just shy of 1/2 acre. The home offers great versatile space, including living, dining, powder, 4 beds and a recreation/media room. Great for entertaining and just minutes from Sunset strip.

MLS#16-120918
Andrea Korchek 818-371-0933
WISH SOTHEY'S INTL

www.7514WillowGlen.com

7262 MULHOLLAND DR	Open	11-2	NEW
\$3,659,000	4+4	ARCHITECTURAL	



CUSTOM BUILT ARCHITECTURAL WITH EXPLOSIVE VIEWS

"SUCH AN AMAZING SITE!" ONCE YOU START DOWN THE LONG GATED DRIVE, YOU WILL ENCOUNTER A MAGICAL SETTING WITH EXPLOSIVE HEAD-ON CITY VIEWS AND YOUR OWN PRIVATE WORLD.THIS GOES WAY BEYOND THE TYPICAL MODERN HOMES YOU SEE COMING ON THE MARKET TODAY. THE DESIGNER HAS UTILIZED A PRIME PIECE OF LAND TO DEVELOP AN ULTRA-DRAMATIC RESIDENCE. IT'S A TOTAL "WOW" UPON ENTERING AND IT EVEN GETS BETTER. THE MASTER SUITE IS ON ITS OWN LEVEL WITH A LUXURIOUS BATH OVERLOOKING THE CITY. SEP GST HSE/STUDIO.

MLS#16-129164
Neal Baddin 323-793-7405
COLDWELL BANKER RESI

6726 MILNER RD	Lunch	11-2	NEW
\$1,729,000	4+3	SPANISH	



HISTORIC WHITLEY HEIGHTS HOME W/ GUEST QUARTERS!

Immaculate Spanish Revival in historic Whitley Heights w/ Guest Suite. Main house feat. hardwood floors throughout, barreled ceiling w/fireplace, views, period details + vintage fixtures & formal dining. Cook's kitchen feat. Sub Zero fridge, Bertazonni range, wine fridge, quartz counters & double drawer dishwasher. Master Bed w/bay window + patio off the bath. Guest suite incl. tiled fireplace, separate bath & wet bar. Steps from the Bowl & Hollywood on a quiet perch above the street. Mills Act!

MLS#16-129164
Grant Linscott 323-333-6222
KELLER WILLIAMS RLTY

fridge, dw, stove, wine fridge

TUESDAY

6760 MULHOLLAND DR	Open	11-2	NEW
\$999,000	2+2	1sty-RANCH	



WONDERFUL MID-CENTURY RANCH

This expansive flat lot sits just off prestigious Mulholland Drive and is just minutes from the heart of Hollywood. The well-cared for mid-century ranch house is move-in ready or represents an amazing redevelopment opportunity with its Hollywood Sign & canyon views, usable flat land for expansion and more. There are currently 2 bedrooms & 2 baths plus a very large den and bonus room. Charming original details include hrdwd floors, vintage tile and cabinets, dark wood paneling & brick fireplaces

MLS#16-106386
John Galich 310-461-0468
RODEO REALTY INC.

Can be purchased with 6752 Mulholland Dr

9151 THRASHER AVE	Open	11-2	rev
\$4,995,000	3+2	1sty-CONTEMPORARY	



BEST PRICE IN THIS ICONIC LOCATION

"THE" 50 yard line on the Sunset Strip - Prime Bird Streets Potential. Under 5 million here on a \$20-\$30-\$50 million dollar street...Sweeping views of the Westside, Ocean and Canyon Cool Contemporary vibe with high ceilings and a massive extending terrace along the entire view side of the home. Superb potential for major expansion to be an incredible penthouse alternative or take it down and build new!

MLS#16-129136
Brent Watson 310-600-9119
COMPASS

6752 MULHOLLAND DR	Open	11-2	NEW
\$899,000	2+2	1sty-RANCH	



AMAZING MID-CENTURY RANCH OPPORTUNITY. HOLLYWOOD SIGN VIEWS

Wonderful views of the hills and The Hollywood Sign and just minutes to the heart of Hollywood from this prestigious Mulholland location. This mid-century ranch sits at the end of a shared private drive and has a flat yard with room for a pool. The current home needs to be restored but has wonderful hardwood floors and other period details...or bring your developers looking for a project to grow. This home can be purchased with neighboring 6760 Mulholland that is also open for Brokers' Caravan.

MLS#16-106380
John Galich 310-461-0468
RODEO REALTY INC.

Can be purchased with 6760 Mulholland Dr

1395 N DOHENY DR	Refresh.	11-2	rev
\$4,495,000	3+3	1sty-TRADITIONAL	




KEY LOT. BIRD STREETS GATEWAY

A rare offering to own an architecturally significant Gerard Colcord home, or build your dream home on a key, street-to-street, 14,500+ sf lot in the Sunset Strip/Bird Streets area of West Hollywood: The 3 bed/3 bath main home with a separate "B & B" style, 1 bed/1 bath guest house, has colorful, "impressionist" gardens, pool, separate gym/art studio, and more. With the signature Colcord design, finishes and floor plan, re-imagined or ground-up, this is the buy-now opportunity to move on!

MLS#16-128716
MICHAEL HIATT 310-481-4342
SOTHEBY'S

TheBiggestStageInTheWorld.com

8080 LAUREL VIEW DR	Open	11-2	red
\$8,795,000	4+5.5	CONTEMPORARY	




NEW CONTEMPORARY FARMHOUSE WITH AMAZING VIEWS

New Price! Spectacular Modern overlooking the vast LA skyline features canyon, city & Downtown views. Loft-like living room features high ceilings, fireplace & a wall of windows. Open-spaced, eat-in chef's kitchen/den. Sumptuous master suite with stunning bath. Entertain with top of the world views from the posh entertainment room. Zero-edge pool, spa. Flat yard. This estate offers the ultimate in Los Angeles living only minutes away from the Sunset Strip and Hollywood. 8080LaurelView.com

MLS#16-105844
Leah Lail/Steve Frankel 310-281-3981
COLDWELL BANKER-CBN

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

7825 TORREYSON DR	Open	6-8	rev
\$3,495,000	3+4	3sty-OTHER	



SEE FULL PAGE AD

Magnificent newly reimagined Hamptons Farmhouse in the Hollywood Hills. Surrounded by mature redwood trees and oriented towards majestic, unobstructed views of the mountains and city. Features include vaulted and beamed ceilings, hardwood floors, security system and an abundance of windows and French doors which bring the outdoors in. Enjoy entertaining in the breathtaking backyard around the infinity pool overlooking the panoramic vistas beyond.

MLS#16-129958
Parnes/Harris/Smith 424-400-5916
THE AGENCY

Dshwshr,Hood Fan,Rng/Ovn,Fridg

1616 RISING GLEN RD	Open	11-2	rev
\$6,495,000	5+5	MID-CENTURY	




SUNSET STRIP MID-CENTURY ON A FLAT PAD WITH VIEWS!

Rare Mid-Century view property located on a flat pad less than 1 minute from Sunset Plaza. Passing through the exterior gates, stunning city views framed by floor-to-ceiling glass amaze you before you even step inside. With 5 bedrooms and over 4,000 sf this home affords both a spacious and functional quality of life, and was built for entertaining. Completing this quintessential California jewel is the large and flat backyard floating over the city with plenty of grass, hardscaping, and pool.

MLS#16-119594
Eric Lavey 424 233 0920
THE AGENCY

Rng/Ovn

2731 OUTPOST DR	Open	11-2	rev
\$3,149,000	2+3	MID-CENTURY	



PRIVATE MIDCENTURY LIVING IN THE HOLLYWOOD HILLS

The Kamanski House (1952) presents a secluded, architecturally significant retreat displaying the finest in Mid-Century post +beam California design. Accessed from a private road, the property is gated and set far back from the street for ultimate privacy. The large pool area offers prime entertaining space around a solar-heated pool/spa naturally surrounded by landscaped gardens with city light views in the distance.

MLS#16-119618
Eric Lavey 424-233-0920
THE AGENCY

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

1616 RISING GLEN RD	Open	11-2	rev
\$5,995,000	5+5	MID-CENTURY	



SUNSET STRIP MID-CENTURY ON A FLAT PAD WITH VIEWS!

Rare Mid-Century view property located on a flat pad less than 1 minute from Sunset Plaza. Passing through the exterior gates, stunning city views framed by floor-to-ceiling glass amaze you before you even step inside. With 5 bedrooms and over 4,000 sf this home affords both a spacious and functional quality of life, and was built for entertaining. Completing this quintessential California jewel is the large and flat backyard floating over the city with plenty of grass, hardscaping, and pool.

MLS#16-119594
Eric Lavey 424-233-0920
THE AGENCY

Rng/Ovn


7346 PACIFIC VIEW DR	Refresh.	11-2	rev
\$1,995,000	4+5	3sty-ARCHITECTURAL	

HUGE REDUCTION!! \$150K!! Contemporary finishes with soaring ceilings and open flr plan make this one of the finest architectural homes in this price range. H.Wood Sign views. Seller Fin. avail. 3800sf

MLS#16-978825
Andrew Yalcin 310-871-3833
Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg
COLDWELL BANKER RESI



7346 PACIFIC VIEW DR	Refresh.	11-2	rev
\$1,995,000	4+5	ARCHITECTURAL	



HUGE REDUCTION!! \$150K!! An exciting blend of contemporary state of the art finishes with soaring ceilings and open floor plan make this one of the finest architectural homes in this price range. Fantastic 1 bedroom/Guest suite on the first floor. Spacious and updated above Outpost Estates off of world famous Mulholland Dr. with picturesque views of the Hollywood Sign. Fireplaces in X-large Master and living room. Large yard w/fountains, great for entertaining! Seller Financing available.

MLS#16-978825
Andrew Yalcin 310-871-3833
COLDWELL BANKER RESI Bit-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg

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

3625 FREDONIA DR #9	Open	11-2	NEW
\$589,000	2+2	MID-CENTURY	




ARCHITECTURAL GEM WITH VIEWS

A rare opportunity to own an architectural gem. Mid-century twnhse designed by architect Ray Kappe in '63. Flooded w light, the floor to ceiling glass front wall provides a breathtaking view of the Valley lights. First level feat a spacious living rm, wet bar, half bth, dining area, recently remod kitch w stainless appl & a large priv patio. Top level feat a loft/bdrm facing the floor-to-ceiling window's views, a master bdrm w priv patio, a remod bthrm & in-unit laundry. Hrdwd flrs throughout.

MLS#16-130682
Rogers + Stellini + Ritt 310-888-3377
NOURMAND BH <http://www.3625fredonia9.com>

7250 FRANKLIN AVE #1103	Open	11-2	NEW
\$585,000	1+2	OTHER	



FRANKLIN TOWERS STUNNER

Exquisitely remodeled unit with expansive views. Open floor plan with spacious living & dining rooms leading out to a large balcony overlooking the Hollywood Hills & Runyon Canyon. Wood floors, high ceilings with custom wood beams & recessed lights. Stunning open kitchen with Casarstone counters, tile backsplash, custom wood cabinets & stainless steel appl. Large bedroom suite with sliding door to balcony, 2 custom closets. Master bath with quartz counters, dual sinks, separate tub & shower

MLS#16-129974
Gavin Fleminger 310-850-8053
NOURMAND & ASSOC Dshwshr,Grbg Disp,Hood Fan,Micro,Rng/Ovn

1942 GRACE AVE #217	Open	11:30-1:30	NEW
\$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

9255 DOHENY RD #902	Open	11-2	592G6	red
\$5,950,000	4+5	HIGH TECH		



AMAZING PRICE REDUCTION

Rare double unit in internationally acclaimed Sierra Towers. Original 3BD & 1BD combined. Create your dream home in the best building in LA. Spacious units with walls of glass, beautiful terrace, amazingly attentive staff, fabulous full service, valet parking, 24hr switchboard, salt water pool, fitness center & so much more... City & Ocean views, great space, great building. The quintessential LA residence. Live the ultimate lifestyle in the heart of it all. There's only one Sierra Towers.

MLS#16-117280
Su-Z Schneider 310-779-3795
GIBSON INTERNATIONAL

04 Bel Air - Holmby Hills Single Family

10464 W SUNSET BLV	Open	11-2	NEW
\$7,250,000	5+7.5	TRADITIONAL	



MAJESTIC SOUTHERN COLONIAL BEL AIR ESTATE

Stately Traditional home featuring a classic center hall floor plan. Gorgeous entry with sweeping staircase. Bright and light living room with hardwood floors, crown moldings and wood burning fireplace. Upstairs features a fabulous master suite with fireplace. There are an additional 3 bedrooms plus convertible office. The lower level is a self-contained entertainer's paradise. Elegant living in Bel Air!

S Frankel, L Young 310-281-3981
CBBHN, BHHS www.10464sunset.com

10917 SAVONA RD	Open	11-2	NEW
\$6,495,000	4+6	2sty-CONTEMPORARY	



EXCITING CONTEMPORARY WITH EXPLOSIVE CITY, CANYON VIEWS !!!

ALSO public OPEN HOUSE SUNDAY JUNE 12,2016

Killer views in this newly redone masterpiece ! Two true master suites, two secondary bedroom's, mancave, formal dining, Newer master suite encompassing the entire second floor with head on city light views,sitting area, fireplace, his and hers bath's. Very serene quiet private backyard.

MLS#16-131096
Kelly Kort 310-413-0053
KELLER WILLIAMS RLTY BBQ,Blt-Ins,Dshwshr,Dryer,Grbg Disp,

1282 CASIANO RD	Open	11-2	NEW
\$3,200,000	4+4	ARCHITECTURAL	




STUNNING MID-CENTURY CONTEMPORARY MASTERPIECE

Incredible mid-century contemporary masterpiece. This large 3800 sq ft 4br, 4ba house has many vintage architectural details intact & is perfect for a developer/owner looking to restore the property to its former glory. The Great Room has an imposing fireplace dividing the sunken and carpeted living room, the dining room with Terrazzo floors and Family Room with Parquet floors and wet bar. Set on half an acre, this trophy mid-century stunner is an ambitious owner or savvy developers dream.

MLS#16-131004
Luke Jones 3104354774
WSR BROKERAGE Dshwshr,Micro,Rng/Ovn,Trsh Cmpctr

2001 ROSCOMARE RD	Open	11-2	NEW
\$2,495,000	5+4	ARCHITECTURAL	



MARSHALL LEWIS, AIA

Designed by renowned AIA architect Marshall Lewis. Enjoy scenic canyon views at this extremely private and quiet architectural gem. 25 ft. ceilings in the living room, designer details throughout The home boasts a newly redone gourmet kitchen, custom built-in cabinetry,and serene canyon views.

Aaron Kirman 3109949512
JOHN AAROE GROUP elevator, dishwasher, fireplace

11531 ORUM RD	Open	11-2	rev
\$8,490,000	6+7	MEDITERRANEAN	



PRIVATE BEL AIR ESTATE ON 4 ACRES

In a wonderfully private Bel Air location, a long gated driveway leads to a stately Mediterranean villa, completely hidden from the street. The lush backyard has a pool/spa, a flat grassy lawn and breathtaking views. This unique property comprises two parcels, totaling over 4 acres, with the potential to build two homes or a single spectacular residence. Enjoy a gracious and tranquil lifestyle now, or redevelop into a world-class estate, hidden from the cares of the outside world.

MLS#16-110402
Juliette Hohnen 323.422.7147
DOUGLAS ELLIMAN Co-listed with Edward Fitz: 310.650.0052

04 Bel Air - Holmby Hills *Lease*

1681 STONE CANYON RD	Open	11-2	NEW
\$11,600	4+3	1sty-CONTEMPORARY	



AVAILABLE FOR IMMEDIATE LEASE!


This quiet & serene home w/a gated opening & a calm inducing waterfall. LR w/crystal chandelier, stone frplc, gleaming hrdwd flrs & glass walls that open to park-like backyard. Chef's kitchen w/60" convection oven & 70" refrigerator, isl w/retractable tv, granite counters & travertine flrs. Master ste with his/her closets & completely remodeled bath w/cloud onyx shower, Carrara marble countertop & walls. Sparkling pool/spa, waterfall and Koi pond as well as glorious mountain views.

Joyce Essex Harvey 310-777-6375
COLDWELL BANKER

www.1681StoneCanyon.com

05 Westwood - Century City *Condo / Co-op*

10550 WILSHIRE BLV, UNIT 704	Lunch	11-2	NEW
\$999,000	2+2	CONTEMPORARY	



SEE FULL PAGE AD ON PG 23 ~ COME BY FOR LUNCH FROM 11-2PM

2bd 2ba corner single level unit w/approx 1711 sf in the full service Wilshire Thayer w/city,ocean & mountain vs.This sophisticated & chic condo features,hardwood floors,new paint & carpet,living room/dining room w/2 balconies,eat in chef's kitchen w/breakfast bar,laundry,master suite w/sitting/office area & 2 walk in closets,mstr ba w/double sinks,spa tub,stall shower & bidet,2nd bedroom suite w/updated ba & lg closets.The building offers,doorman,valetparking,concierge,switchboard & storage.

Jon Sands/Kerri White 310.704.6612
RODEO REALTY/AGENCY

www.10550wilshire704.com

05 Westwood - Century City *Single Family*

289 BRONWOOD AVE	Lunch	11-2	NEW
\$2,300,000	4+3.5	TRADITIONAL	



LIGHT & AIRY WESTWOOD HILLS TRADITIONAL

Light & airy Westwood Hills Traditional. Large living rm w/ fireplace & city light views. Wood floors, vintage stone & big picture windows grace the architecture. The open family rm 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 backyd. Downstairs is a separate 4th BD ste & den/office area. Warner.

Larry Young 310.777.2879
BERKSHIRE HATHAWAY

www.289Bronwood.com

1840 VETERAN AVE #105 Lunch 11-2 **NEW**

\$799,000	2+3	TRADITIONAL
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MOVE-IN READY CONDO IN WESTWOOD CHARTER SCHOOL DISTRICT!

Move in ready 2BD, 2.5BA condo in an incredible location! Featuring wood floors, crown molding, large LV room w/ fireplace, separate dining room, kitchen w/granite counters & recessed lights, breakfast nook, 2 balconies, laundry room, & wet bar. Master BD has 2 WIC's & a large bath w/ double sinks & oversized vanity. Junior Master has it's own bathroom. 2 parking spaces, Central AC/Heat. HOA incl. water, trash, earthquake insurance, basic Direct TV. Award winning Westwood Charter school district.

MLS#16-128424
Grant Linscott 323-333-6222
KELLER WILLIAMS RLTY

Rng/Ovn,Fridg

139 S GLENROY AVE Open 11-2 **red**

\$2,688,000	5+6	2sty-TRADITIONAL
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REMARKABLE TRADITIONAL EXQUISITELY REDONE

Beautifully updated Westwood Hills Traditional w/ refined taste & glamour. Fine use of materials & finishes throughout. Including stunning marble, unique stone tiles/floors, fixtures, European oak plank floors & much more. Dramatic living room w/ soaring 20' wood beamed ceiling. Great spacious dine-in gourmet kitchen w/ all the bells & whistles. Elegant formal dining room. Wonderful master suite w/ sumptuous master bath. Beautifully landscaped. Outdoor living rm. Grassy yd. Viewing deck. Warner.

MLS#16-124378
L Young/J Garcia 310.777.2807
BERKSHIRE HATHAWAY

www.LarryYoungwestside.com

10433 WILSHIRE #201 Refresh. 11-2 632C2 **NEW**

\$759,000	2+2	
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GREAT WILSHIRE CORRIDOR UNIT!

Beautifully updated spacious corner 2BR/2BA condo. The formal entry has exquisite rich hardwood floors. The light filled large living room leads to a fab kitchen with granite counter tops, all top appliances and custom made cabinetry. The master BR boasts a wall to wall custom closet and the sumptuous BA has been redone with honey onyx and lime stone. The second BR can be used as an office and the other BA has a glassed in shower, an amber colored vessel sink and lime stone floors. 24/7 security

MLS#16-130522
Ingrid Kern 310.254.4551
NOURMAND & ASSOCIATE

Bit-Ins,D/W,Micro,Rng/Ovn

10526 ROCHESTER AVE Open 11-2 **rev**

\$3,995,000	5+6	TRADITIONAL
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GRAND, CLASSIC TRADITIONAL IN PRIME WESTWOOD LOCATION


This home is a very special, "one of a kind" home. Step into a volume entry with a spiral staircase and floor-to-ceiling paneled walls. Instantly, you will see the difference with crown molding and wainscoting throughout. Downstairs a welcoming living room and formal dining room with glass-front wine storage, a guest bedroom, an office, and powder room. Gorgeous kitchen with custom cabinetry and large spectacular family room with fireplace opens to a nice yard, patio, pool and bbq pavilion.

MLS#16-128868
Ron Wynn 310-621-1772
COLDWELL BANKER RESI

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

10450 WILSHIRE BLV, UNIT PHG Lunch 11-2 **NEW**

\$724,900	2+2	
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PENTHOUSE WITH VIEWS!

Just listed! Wilshire Corridor opportunity to make this one your own! 2 bedroom 2 bath, 1410 SF penthouse unit with incredible unobstructed postcard northern views! Good sized balcony. Tremendous possibilities. Luxury full service high-rise building with 24 hour valet parking, concierge, security, pool, spa, gym, recreation room.

Margie Markus 818 807-7414

1440 VETERAN AVE, UNIT 551 Open 11-2 **NEW**

\$560,000	2+1	2sty-CONTEMPORARY
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REMODELED LOFT STYLE 2 BED +1 BATH CONDO IN RESORT-LIKE BLDG

This beautiful resort style complex feats; 24 hr sec guard, gated prkg, gym w/ steam & sauna, meeting rm, lush landscaping, waterfalls, koi ponds, pool & spa. The turnkey 2 bed/1 bath loft style condo has been recently remodeled throughout. Open style kit w/ new maple cabntry, granite cntrs & S/S appliances. Mstr bath feat; dual shwr heads,quartz cntrs & tiling. Condo also feat; laminate flrs, fresh paint and full size washer/dryer. HOA inclcs; all utilities & eq ins. Bldg remodeling lobby.

Scott McIntosh 310-500-6107
COLDWELL BANKER BREN

www.1440Veteran551.com

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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


1300 MIDVALE AVE, UNIT 403	Open	11-2	NEW
\$499,000	1+1		
	BRIGHT 1 BEDROOM NEAR WESTWOOD VILLAGE		
Lovely, bright unit on the 4th floor with views of the corridor. This spacious 1 bdrm. has been refreshed with smooth ceilings, recessed lighting, tile floors, maple cabinets in kitchen, built ins in the dining room, and newer bath. Super clean and freshly painted! Extra large balcony. HOA is currently redoing lobby. Community laundry. Building offers pool/spa, saunas, gym, roof top patio, conference/party room, 1 parking spot. Close to UCLA, Westwood village, shops, restaurants, parks & more!			
Janie Mahon PARTNERS TRUST BW	310-584-1005		


632 S SALT AIR AVE	Refresh.	11-2	NEW
\$6,995,000	6+9	3sty-CAPE COD	
	SPECTACULAR NEW CONSTRUCTION CAPE COD IN BRENTWOOD		
Walking distance to San Vicente Blvd shops and restaurants, bike path to the ocean, Farmers Market, and Brentwood Country Club. This 7600 SF Luxurious three-story bright home offers formal living and dining rooms, family room in each floor, library, home theater, bar, wine cellar, elevator, home automation and more on a large 11200+ square foot lot. Expansive backyard with resort style heated pool, spa, waterfall, BBQ, and fire pit as well as a large grassy area.			
Damoon Songhorian KELLER WILLIAMS BW	310-770-3344		

10375 WILSHIRE #11ABD	Open	11-2	rev
\$3,495,000	3+5	TRADITIONAL	
	WILSHIRE TERRACE, WITH VIEWS OF THE OCEAN, CITY, & MOUNTAINS		
Exciting opportunity to own 4500 sq. Ft. Co/op. Recently remodeled, property offers the feeling of a home in the sky, gracious entertaining space & true comforts of a home. Able to accommodate large scale furnishings. The formal dining room seats 12 +. Large family room off the gourmet chef's kitchen w/ breakfast area, spacious laundry room, & storage. The prestigious Wilshire terrace is a full service building on over 2 acres that offers valet, pool/spa, gym, hair salon. Utilities include.			
MLS#16-974321	Barbara Tenenbaum HILTON & HYLAND	310.720.7270	hiltonhyland.com

12135 SUNSET BLVD	Open	11-2	NEW
\$4,995,000	5+7	2sty-SPANISH	
	NEW CONSTRUCTION SPANISH CONTEMPORARY		
New construction in Brentwood, Spanish home with contemporary interior. Open floor plan, 1st level: chef's kitchen, Thermador appliances, powder room, bonus room for office, living and dining, indoor-outdoor living area, backyard, outdoor bath, cabana area by pool and spa. Upper level: 3 en-suite beds, 4th room master-suite, dual walk-in-closets and balcony. Master bath: floating vanities, free standing tub, large shower and white marble floors. Gated entry for up to 5 cars, and security system.			
MLS#16-128474	Meir Kroll THE AGENCY RE	310-658-1288	BBQ, Firepit, Pool, Spa, Balcony, Gated

05 Westwood - Century City *Lease*

2220 AVENUE OF THE STARS #2006	Open	11-2	NEW
\$5,750	1+1	27sty-CONTEMPORARY	
	FURNISHED LEASE WITH UNOBSTRUCTED VIEWS FOREVER		
Prestigious and Iconic I.M.Pei full service, luxury high rise building with spectacular and stellar unobstructed and breathtaking views of the city, golf course, Wilshire Corridor, the ocean, from Catalina to Malibu and beyond. A rare corner unit larger than other one bed/one bath units, finished with hardwood floors throughout! Master suite has large walk-in closets with sitting area. Custom built-ins in living room for ample storage. Secure luxury lifestyle with great amenities, tennis ct.			
MLS#16-127530	Mia Shin ENGEL & VOLKERS WV	3107177111	Dshwshr,Dryer,Elvtr,Frzr,Micro,Other

300 S CANYON VIEW DR	Open	11-2	NEW
\$3,895,000	4+4	ARCHITECTURAL	
	PRIVATE, PEACEFUL & TRANQUIL IN PRIME BRENTWOOD NEIGHBORHOOD		
Sophisticated Mid-Century almost 4,000 sq ft w/4bd+4ba. Set way back from Canyon View Dr on over 21,600 sq ft of park-like grounds. Terraced gardens & mature landscaping surround private patios off nearly every room! Case study Architectural designed by Rodney Walker w/a later addition by renowned Brian Murphy. Versatile open floor plan, vaulted ceilings & walls of glass, stone floors, skylights. Open kitchen w/stainless appliances, comfortable family room, modern open-air master suite.			
MLS#16-129592	John Hathorn PARTNERS TRUST SM	310-458-4024	Built-ins

06 Brentwood *Single Family*

1338 LONGWORTH DR	Open	11-2	NEW
\$7,399,000	6+8	3sty-TRADITIONAL	
	STUNNING BRAND NEW TRADITIONAL		
Stunning brand-new traditional designed by Ken Ungar in the heart of Brentwood. The home offers an abundance of natural light throughout and the open floor plan is ideal for entertaining. The main level features the living room, dining room, family room with fireplace and bar. The luxurious master suite is complete with an office, fireplace and a spa-like master bathroom. Other amenities include wine cellar, home theater, game room and gym. Grassy backyard with pool, spa, patios and BBQ station.			
MLS#16-130916	Arana/Aldrete/Umansky THE AGENCY	424-231-2400	

3044 ELVILL DR	Refresh.	11-2	NEW
\$3,260,000	4+3.5	1sty-RANCH	
	SPECTACULAR PANORAMIC VIEWS WITH EXCELLENT FLOORPLAN		
An INDOOR OUTDOOR ENTERTAINERS' DREAM W High ceiling entrance that opens up to a gorgeous living room W SKYLIGHT & a spacious formal dining room, BRKFST rm kitchen & family room all overlooking BREATHTAKING VIEWS Backyard with POOL & FIREPIT Huge kitchen w/ granite countertops and SS appliances NEARLY 4000 SQFT HOUSE OVERSIZED MASTER SUITE with a FP & lots of windows to ENJOY the VIEWS Near the best public & private schools and easy access to the WESTSIDE, VALLEY 405 & 101 FWYS. MOTIVATED SELLER!			
MLS#16-126992	Shiva Niku NELSON SHELTON ASSOC	310-713-9356	Antna,Blt-Ins,Cbl,Dryer,Intrcm,Other


751 TEAKWOOD RD	Open	11-2	NEW
\$2,950,000	4+3.5	1sty-FRENCH	
	CHARMING TRADITIONAL IN KENTER CANYON!		
This chic, single level 4-bedroom, 3.5-bathroom French country-style home, located in the coveted Kenter Canyon, offers its residents a serene environment with classic charm. Traditional floor plan boasts a formal living room complete with fireplace, a chef's kitchen, a family room and a formal dining room flooded with natural light. Master bedroom with en-suite bath boasts 2 walk-in closets with ample storage and French doors with access to the romantic backyard.			
MLS#16-126992	Cindy Ambuehl THE AGENCY	(424) 321-4947	Canyon Views / BBQ / Outdoor Dining



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TUESDAY

160 BELOIT AVE	Open 11-2	NEW
\$2,095,000	3+3 1sty-CONTEMPORARY	
	<p>RARE, REMODELED HOME ON LARGE, 7300+ SQFT CORNER LOT W/ POOL</p> <p>Great open layout w/ most rooms opening to the huge yard. Bright & airy living rm & spacious dining area have high ceilings & French drs opening out to large, private yard. Lush yard has solar heated pool, outdoor shower & 2 patios. Kitchen w/ Caesarstone, breakfast bar, wet bar & SS appl. 2 bd, 2 ba on one side of home includes master suite opening to yard. Large 3rd bd on opposite side of home has French drs to yard. Hrdwd flrs throughout, 2 zone AC, in/outdoor speakers & double paned windows.</p>	
Lisa Mansfield SOTHEBY'S BRENTWOOD	310.481.4313	3 bed + 3 bath + Pool + Open Floorplan

820 NORWAY LN	Open 11-2	rev
\$2,275,000	3+3 COTTAGE	
	<p>MAGICAL BRENTWOOD RETREAT</p> <p>The kind of house that dreams are made of! Perfect for artist/writer. Gracefully sited behind gates on more than 1/2 acre, this stunning stone clad cottage, artfully reinterpreted by renowned designer Kelly Harmon, will tug at your heartstrings. A garden paradise. 3 lovely bedrooms, 3 baths, exquisite living room, country eat-in kitchen, unique laundry room and dramatic artist's studio with pitched being ceiling. Private paths and secret seclusion in the heart of prime Brentwood.</p>	
MLS#16-983873 Ron de Salvo COLDWELL BANKER RESI	310-777-6233	


270 S CANYON VIEW DR	Open 11-2 631F3	red
\$8,300,000	4+5 COUNTRY FRENCH	
	<p>SIMPLY EXTRAORDINARY-NEW PRICE</p> <p>Over one acre of gardens, meadows and orchards. This is the type of property that dreams are made of. This one of a kind Brentwood location is unparalleled as is the privacy and old Hollywood grace that greet you when you enter the gates and cross over the bridge of this extraordinary sanctuary. The main house is situated up a private drive & boasts 4 bedrooms, 3 full baths plus 2 powder rms, a library, wine cellar, FDR, junior dining & harvest/family room & a cooks kitchen.</p>	
MLS#15-949799 Johnny Schell/Beth Styne COLDWELL BANKER RESI	818.621.0999	BBQ,Blt-Ins,Dshwshr,Dryer,Grbg Disp

06 Brentwood Condo / Co-op

1120 GRANVILLE AVE, UNIT 102	Open 11-2	NEW
\$1,150,000	2+3 1sty-CONTEMPORARY	
	<p>STYLISH AND CONTEMPORARY CONDO IN PRIME BRENTWOOD</p> <p>Stylish and contemporary 2 bedroom, 2.5 bath condo in prime Brentwood. This unit is over 2,200 square feet of living space and includes a large den off the master with its own private entrance, large closet, and private balcony. Completely remodeled kitchen with all new custom cabinetry, appliances, and large plank tile flooring. The condo has an open floor plan, high ceilings, and recessed LED lighting, all of which create a perfect space for entertaining.</p>	
Alex Quaid PARTNERS TRUST - OP	310-717-1054	

2107 STONEY HILL RD	Open 11-2 591E3	red
\$2,648,000	3+4 VILLA	
	<p>24HR SEC * 4600SQFT * VIEWS+POOL * BEST BUY IN BRENTWOOD!</p> <p>See Today's full page ad. Park-like MOUNTAINGATE ~ Dramatically designed w/4600sqft, this 1-of-a kind luxurious Villa overlooks scenic CanyonViews out to the Ocean, and features a bright inviting interior w/grand scale, high ceilings & an expansive open flow. Huge resort-like backyard,40ft lap Pool+Spa & total privacy.Impressive LivingRm & stunning DiningRm. Great Chef's Kitchen flows to fabulous FamRm. 3BR, 3.50BA. HW flrs throughout. 2-CAR garage. Must see this very special iVilla....</p>	
MLS#16-113680 Tania Ferris COLDWELL BANKER RESI	310-713-8234	www.2107StoneyHill.com

11667 GORHAM AVE, UNIT 303	Open 11-2	NEW
\$975,000	2+2.5 CAPE COD	
	<p>GORGEOUS PENTHOUSE CONDOMINIUM IN PRIME BRENTWOOD</p> <p>This beautiful, recently renovated, 2-story Penthouse Condo features 2 BD, loft, 2.5 BA, 2 private rooftop sun decks & high ceiling in LR with adjoining balcony. Located in the heart of Brentwood, walking distance to fine dining & Whole Foods Grocery. The master BA has soaking tub, walk-in closet and separate shower. Separate laundry room side-by-side-washer and dryer. The upstairs loft could be used as an additional bedroom area or office w/ direct access to the spacious sun decks.</p>	
Magali Bergher WEA	310.2771478	www.Gorham90049.com


1023 S BUNDY DR	Open 11-2	red
\$2,395,000	2+3 SPANISH	
	<p>ROMANTIC SPANISH HACIENDA BEHIND PRIVACY HEDGES</p> <p>A true retreat full of old-world charm. 2 bd, 2.5 ba plus a converted garage w/office, den & ¾ bath. Filled w/natural light, archways, authentic tile detailing, hrdwd flrs & custom fixtures throughout. Arched living room w/fireplace leads to formal dining room. Rustic chef's kitchen w/stainless steel appliances & breakfast nook. Lovely master bedroom w/luxurious bath. Tranquil & private backyard featuring a sparkling pool and lounge patio surrounded by lush landscaping. Totally move-in ready!</p>	
MLS#16-114768 Charles Pence PARTNERS TRUST SM	310-458-4024	Built-ins

621 S BARRINGTON AVE, UNIT 104	Refresh. 11-2	NEW
\$949,995	2+2 1sty-CONTEMPORARY	
	<p>REMODELED 2 BDRM, 2 BA. PLUS DEN IN "LE PROVENCAL"</p> <p>Beautifully remodeled 2 bdrm, 2 ba. condo + den (being used as 3rd bedroom) w/9 ft. ceilings in the highly coveted "Le Provencal" building. Spacious open floor plan is perfect for entertaining w/lg DR, LR w/gas frplc, wet bar, newer kitchen w/maple cabinets, quartz counter tops, breakfast bar, SS appliances including French door refrigerator, wine refrigerator & SxS W/D in laundry closet. Lg Master suite w/ tons of closet space, remodeled bathroom w/dual vanities. (13) visitor parking spaces.</p>	
Mark Handler RODEO BW	(310) 922-0817	Built-ins, Disposal, W/D, Refrigerator

816 GLENMERE WAY	Open 11-2	rev
\$3,150,000	5+4 MID-CENTURY	
	<p>MID CENTURY EXHIBITION HOME</p> <p>Designed by Jacob Tracht, A.I.A in 1959, this architecturally significant home has panoramic views of the city. This property can be restored or can be redeveloped into a new estate. There is a great amount of flat land, which makes the perfect scenario of house, pool on the same level, with a panoramic view out the rear over the pool. The view is uncompromised. Rare opportunity to restore a midcentury architectural masterpiece or to build a new home at the end of a cul-de-sac with a great view.</p>	
MLS#16-118782 Joe Babajian/Timmy Woods RODEO REALTY - BH	310-623-8800	www.816GlenmereWay.com

11907 DARLINGTON AVE #102	Open 11-2	NEW
\$799,000	2+3 1sty-CONTEMPORARY	
	<p>LOVELY, FRONT! HEART OF BRENTWOOD CONDO!</p> <p>Wonderful Condo in the Heart of Brentwood! Built in 1989, this lovely Front Facing condo is elevated on the 2nd floor, above street level, small intimate 9 unit bldg. Bright, mostly West facing floor plan floods the home w/sunshine & breezes. The LR is spacious, light & open w/balcony & FP. 2 en-suite BR's w/great closet space & a separate powder room for guests. Low HOA dues, best prkng in the building, xtra storage & moments from all of the fabulous restaurants, shopping & coffee houses of BW</p>	
MLS#16-130098 Nili Hudson GIBSON INTERNATIONAL	310.622.7422	www.11907DarlingtonAve.com

TUESDAY

11816 GORHAM AVE #211	Open	11-2	NEW
\$649,500	2+2	CONTEMP MED	
	UPDATED TOP FRONT UNIT IN BRENTWOOD		
Prime Brentwood location near all the shops and restaurants of San Vicente. Rare opportunity to have a 2 bed 2 bath top floor and front facing unit. Hardwood floors and updated bathrooms. Large master suite with walk in closet. Kitchen has all stainless steel appliances. Spacious living room with fireplace and doors leading to a private balcony. Only one wall is shared with any neighbor. 2 car gated covered parking. Laundry in unit. A light and bright gem in the heart of Brentwood.			
MLS#16-130338			
Timothy Mullin	310.991.8481	Blt-Ins,Dshwshr,Dryer,Frzr,Micro,Other	
PARTNERS TRUST BRENT			

1225 ARMACOST AVE #206	Open	11-2	NEW
\$725,000	2+2	CONTEMPORARY	
	SPACIOUS CONDO IN FANTASTIC LOCATION		
Stunning 2+2 condo features large living area with gas fireplace and French doors opening to balcony. Updated kitchen with stainless appliances, breakfast bar and recessed lighting. Two oversized bedroom suites offer huge closet space and large bathrooms with double vanities. Secure courtyard entry with lush landscaping. Gated garage. Private storage room. Laundry in unit. Low HOA dues include EQ insurance. Easy access to Santa Monica, Brentwood, Sawtelle, beach, UCLA and new Expo Line.			
MLS#16-129884			
Gary Barkin	310-251-5523	Blt-Ins,Dshwshr,Dryer,Grbg Disp,Intrcm	
L.A. REALTY & DESIGN			

06 Brentwood Lease

485 TUALLITAN RD	Open	11-2	NEW
\$22,500	6+6	TRADITIONAL	
	TRADITIONAL LEASE 6 BEDROOMS 6 BATHS		
Three-story, unfurnished, 2007 home w/room for everyone. Traditional plan w/ living room & dining room opening to grassy yard, flowing into a cook's kitchen w/ adjacent family/media room. Main floor has an elegant wood paneled office. There are 6bed/6bath, master suite with 2 walk in closets, sun deck & sitting room as part of master. Other features incl, pool, spa, sauna, gym, 3rd floor game room, & flat grassy yard along w/ too many luxuries to detail such as custom SONOS music system.Must see			
MLS#16-112218			
Edward Tinney	310-888-3330	Phone System, Sonos	
NOURMAND & ASSOCIATE			

2320 S BENTLEY AVE, UNIT 207	Open	11-2	NEW
\$699,000	2+2	TRADITIONAL	
	TOP-FLOOR, TURNKEY CONDOMINIUM		
Updated Traditional condominium with modern texture and charm. Completely remodeled, top-floor, rear-facing corner residence with only one common wall. A spacious unit, featuring an updated gourmet kitchen with granite counters and stainless appliances, formal dining area, large living room with fireplace and balcony overlooking the adjacent single family neighborhood. Huge master bedroom with en suite bathroom, laundry and double walk-in closets, large second bedroom with adjacent hall bath...			
T. Rustad P. Maurice		310-623-8825	
RODEO REALTY - BEVER		bentley207.com	

07 West L.A. Single Family

11925 AYRES AVE	Open	11-2	NEW
\$929,000	3+2	1sty-TRADITIONAL	
Property is located on a cul de sac in a convenient area in West LA. This move in condition home has remodeled kitchen & baths,hardwood flooring, landscaped front yard with a driveway, 2 car garage			
Ranjani R Singh		310-721-3171	
WESTLINE PROPERTIES			

1505 PURDUE AVE #104	Open	11-2	NEW
\$589,000	2+2	1sty-CONTEMPORARY	
	SPACIOUS CORNER UNIT IN PRIME LOCATION!		
Spacious & quiet rear corner unit w/ one common wall in prime West L.A. Open floor-plan w/ graciously-proportioned living area, cozy fireplace & sliding glass doors that open to west-facing patio. Kitchen features hardwood cabinets, granite countertops, S.S. appliances & breakfast bar. Updated hall bath w/ tiled frameless-glass shower. Master BR w/ sliding doors to 2nd balcony, large walk-in closet & en-suite bath. Inside laundry, 2-car tandem parking, low HOA's, secure building. Welcome Home!			
Kate McQueen		310-503-6736	
PARTNERS TRUST BW		www.1505purdue104.com	

07 West L.A. Condo / Co-op

1625 GRANVILLE AVE #304	Open	11:30-2	NEW
\$849,000	3+3	CONTEMPORARY	
	LUXURY 3 BED+3 BATH TOP FLOOR CONDO! BUILT IN 2010.		
Built in 2010! Open concept floorplan perfect for entertaining. This is a top floor, south & west facing corner unit with high ceilings - the best unit in the building! Incredible views! Beautiful and rare 3 bed+3 full bath w/ over 1,550 sqft. Master bed w/no shared walls. Designer finishes incl. caesarstone counters, hardwood,S/S appl's, subway tile, & recessed lights. Balcony, inside washer & dryer, central a/c. Gated doors & garage. Gym, sundeck! 2-car tandem parking w/ EV charging.			
MLS#16-130244			
David Schuchman	310-828-7525 x	Inside Laundry, Stainless steel appl's	
ROQUE & MARK COMPANY			

08 Cheviot Hills - Rancho Park Single Family

2864 MCCONNELL DR	Open	11-2	NEW
\$3,895,000	4+3.5	OTHER	
	ICONIC HOME ACROSS FROM CIRCLE PARK		
Rare opportunity to own this iconic home in Cheviot Hills. Perched on a hill w views from virtually every direction, this 3,670 square foot home is a stately nod to a bygone era. 4BR+3.5BA plus study, a formal living room w Fr doors leading out, and formal dining room leads to the kitchen that overlooks the enormous great room. Grand staircase to all bedrooms each w ample closets & the size of the rooms is generous. Great lot of 11,400 sq ft, the backyard offers pool & mature landscape.			
MLS#16-131028			
Benjamin S. Lee	3108585489	Blt-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan	
COLDWELL BANKER RESI			


12130 OHIO AVE, UNIT 309	Open	11-2	NEW
\$775,000	3+4	3sty-CONTEMPORARY	
	SPACIOUS UPDATED UNIT WITH DUAL ENTRIES AND OPEN FLOOR PLAN.		
Light, bright, quiet and has dual entries. This 3 bed/4bath on three levels with large storage on roof, tandem parking, secure building. Large master bath with 2 bedrooms below living area and a loft conversion above the living area. Centrally located to shops, restaurant and transportation. Back unit away from streets.			
Amy Chang		310-702-8398	
GIBSON, SANTA MONICA		New A/C, updated kitchen, washer/dryer	

10452 LORENZO PL	Open	11-2	bom
\$4,195,000	5+7	TRADITIONAL	
	RARE GOLF COURSE HOME		
Offering the most picture perfect golf course views in all of Cheviot Hills, no expense was spared in building this gorgeous 4,449 sq. ft. 5BD/7BA home. This Cape Cod masterpiece sits on a 7567 sq. ft. lot & is making its official debut. Open floor plan & abundance of windows allow light to stream through to each room. Further details include: formal living room & dining room, bright office, & swimming pool. A home of this magnitude comes around once in a lifetime & deserves to be seen today.			
MLS#16-110456			
Benjamin S. Lee	3108585489	Blt-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan	
COLDWELL BANKER RESI			

TUESDAY


09 Beverlywood Vicinity Single Family

1239 S CASTELLO AVE Open 11-2 \$1,800,000 2+2 CONTEMPORARY	NEW
	
<p style="text-align: center;">BEVERLY HILLS ADJACENT MODERN VILLA</p> <p>Newer rebuilt villa remodeled w/ top of the line materials. Open floor plan w/ living, family & dining areas w/ direct access to the grand backyard, high ceilings w/ crown molding & faux painting & marble mantel fireplace. Master suite w/ en-suite bath & hrdwd floors. 2nd bedroom w/ maple hrdwd floors & organized closet & adjacent updated bath. Private large grassy bckryd offers mature greenery & beautiful landscaping w/ an outdoor cabana sitting lounge great for daytime & evening entertaining.</p>	
<p style="text-align: center;">MLS#16-109876</p> <p>Vangelis Korasidis 310-281-4549 COLDWELL BANKER RESI</p> <p style="text-align: right;">Newer Rebuilt Villa</p>	


1700 LIVONIA AVE Open 11-2 \$1,380,000 Duplex 2sty-SPANISH	rev
	
<p style="text-align: center;">SPANISH STYLE, 2 UNITS ON A CORNER LOT</p> <p>Spacious Spanish Style DUPLEX on a corner lot just west of Robertson, easy walk to Pico Blvd. 4bd 2.5ba owners unit, feels like a home! Features wood floors, living room and dining area. Plus a 1bd 1ba rental unit currently rented for \$1,575.00. Owners unit will be delivered vacant. There is a bonus room with bathroom and sink! Lovely front garden, & back patio! Great Buy for the area! Central Air & Heat!</p>	
<p style="text-align: center;">MLS#16-125692</p> <p>Bobbie & Mike 310-986-8188, RON MICHAEL PROPERTI</p> <p style="text-align: right;">BONUS ROOM & BATH</p>	

1718 LIVONIA AVE Refresh. 11-2 \$1,299,000 3+2.5 1sty-SPANISH	NEW
	
<p style="text-align: center;">UPDATED AND PRICED TO SELL WEST OF ROBERTSON SPANISH GEM</p> <p>Freshly painted inside & out with re-finished, gleaming hwdw flrs & vintage details throughout, this spacious Spanish charmer has a wonderful feel & floor plan including a lrg Living Rm with barrel ceiling, step-down Dining Rm with fr doors leading out to patio & multi-level yard with pergola and sports court. Remodeled kitchen has granite counters, new ss appliances, attached svc porch with 1/2 bath, & access out to yard. Master Bdrm has ample closets, ensuite bath & balcony out to yard.</p>	
<p style="text-align: center;">MLS#16-122704</p> <p>Lori Poret 310 210-5154 COLDWELL BANKER</p> <p style="text-align: right;">Range, Refrigerator, Dishwasher</p>	

10 West Hollywood Vicinity Single Family

1539 COURTNEY AVE Open 11-2 \$3,995,000 5+7 2sty-MODERN	NEW
	
<p style="text-align: center;">GATED MODERN MASTERPIECE</p> <p>Located in the picturesquely perfect Sunset Square, La Kaza's latest masterpiece stuns through and through. Gated hedges and lush landscaping ensconce you once in the ultra private compound. Inside, a grand foyer greets you with a flood of natural light courtesy of a wall of oversized windows that frame the stairs. Designer kitchen is outfitted with Miele and Thermador appliances, and features a wine and coffee bar to quench your thirsts.</p>	
<p style="text-align: center;">MLS#16-122704</p> <p>The Sunset Team 310.274.3900 KW HOLLYWOOD HILLS</p> <p style="text-align: right;">www.1539Courtney.com</p>	

9739 CASHIO ST Open 11-2 \$1,445,000 1550000 3+2 1sty-TRADITIONAL	red
	
<p style="text-align: center;">HUGE \$100K PRICE REDUCTION!</p> <p>Fantastic Beverlywood adjacent location and charming street. An optimum open floor plan of 3bds/1.75bas, filled with an abundance of light. A generously sized kitchen & breakfast area, linked to a large living room, bonus room and dining area, encircling an inviting outdoor courtyard. Additionally, there's a spacious grassy back yard area. Make this home your own by putting your own special touch on it, turning it into a very special sparkling jewel.</p>	
<p style="text-align: center;">MLS#16-114654</p> <p>Sandi Jacoby 310-820-9312 BERKSHIRE HATHAWAY</p>	

849 N CURSON AVE Open 11-2 \$3,475,000 5+6 2sty-MODERN	NEW
	
<p style="text-align: center;">PRICE REDUCTION! MODERN IN MELROSE VILLAGE</p> <p>Cutting-edge architectural new construction in prime Melrose Village. Bask in the contemporary glow that emanates from 849 N Curson. Designer fixtures outfit the home's luxurious 5 bedrooms and 5.5 bathrooms. Fleetwood pocket doors reveal both a jaw-dropping backyard featuring a pool and spa, and patio atrium in the side yard with its own fireplace and zen seating area.</p>	
<p style="text-align: center;">MLS#16-117232</p> <p>The Sunset Team 310.274.3900 KW HOLLYWOOD HILLS</p> <p style="text-align: right;">www.849Curson.com</p>	

09 Beverlywood Vicinity Income


9117 AIRDROME ST Refresh. 11-2 \$1,559,500 Duplex 2sty-SPANISH	NEW
	
<p style="text-align: center;">1929 BEVERLYWOOD AUTHENTIC SPANISH REVIVAL DUPLEX.</p> <p>Delivered Vacant. 2bd/2bth + 2bd/1bth, 2,749sqft. Renovated w/ Old Charm. Own your very own private sanctuary as you step into this very calming & peaceful Casita. Owner Unit Updated w/ Travertine & Hardwood Floors, Chef's Kitchen w/ Viking & Samsung App., Bay Windows, Keystone Arch, Coved & Vaulted Ceilings, Recessed Lighting. Both units w/ Wood+Gas Fireplaces. Laundry in Units. Shared Bistro like backyard/patio perfect for entertaining. 2 car garage, centrally located and close to all.</p>	
<p style="text-align: center;">MLS#16-130088</p> <p>Toni Patillo 3104977053 KELLER WILLIAMS-SANT</p> <p style="text-align: right;">Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn</p>	

8719 ROSEWOOD AVE Open 11-2 \$3,149,000 3+3 2sty-MODERN	NEW
	
<p style="text-align: center;">MUST-SEE MODERN IN WEST HOLLYWOOD!</p> <p>This sophisticated architectural modern is a walled and gated home located in the coveted pocket of West Hollywood West. This home features 3 bedrooms, 3 bathrooms, dramatic open living, dining, and kitchen area with large windows and glass doors opening to an oversized lap pool & spa. The master suite is spacious & luxurious featuring a fireplace, walk-in closet, over sized shower, spa tub, & double sinks. The vast rooftop deck is an entertainers paradise with views over the gardens.</p>	
<p style="text-align: center;">MLS#16-130012</p> <p>The Sunset Team 310.274.3900 KW HOLLYWOOD HILLS</p> <p style="text-align: right;">www.8719Rosewood.com</p>	

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.

394 HUNTLEY DR Open 11-2 \$2,995,000 5+4 MEDITERRANEAN	NEW
	
<p style="text-align: center;">CONTEMPORARY SPANISH IN WEST HOLLYWOOD</p> <p>Stunning contemporary Spanish estate located in the heart of prime West Hollywood. Handsome hardwood floors, accented coffered ceilings in the dining area, and warm accent lighting bring warmth to a modern home. Gourmet chef's kitchen with rich hardwood cabinetry, center island, and stainless steel appliances that open to a living room with soaring ceilings and windows. Luxurious master suite with french doors to an expansive private balcony, walk-in closet, and spa-like bathroom with jet tub.</p>	
<p style="text-align: center;">MLS#16-130012</p> <p>Jason Oppenheim 310.990.6656 THE OPPENHEIM GROUP</p> <p style="text-align: right;">www.ogroup.com</p>	

TUESDAY

721 N VISTA ST	Open	11-2	NEW
\$2,799,000	4+4.5	2sty-MODERN	



MELROSE VILLAGE DESIGNER HOME

Cutting-edge architectural new construction in Melrose Village. Bask in the contemporary glow that emanates from 721 N Vista St. Designer fixtures outfit the home's luxurious 4 bedrooms & 4.5 bathrooms. The gourmet kitchen features Miele & Thermador appliances, and the living room, Master bedroom, & Master bathroom include Herringbone floors. Fleetwood pocket doors open up to a backyard featuring a pool & spa. Smart system rounds out this modern masterpiece.

The Sunset Team 310.274.3900
KW HOLLYWOOD HILLS

www.721Vista.com

1323 N HAYWORTH AVE #G	Open	11-2	NEW
\$649,000	1+1	FRENCH	



RENOWNED CHATEAU BRITTANY

Incredibly special top floor condo at the renowned Chateau Brittany with high vaulted ceilings, hardwood floors, impressive wood-burning fireplace, dine-in kitchen and views over the lush grounds of the property. Units in this French inspired compound rarely become available. Enter through private gates to a charming courtyard setting with pool, spa and lounge area. Lush landscaping, ponds and running water stream provides a relaxing environment and a peaceful retreat from the bustle of the city

MLS#16-131024
Lee Ziff 310-991-3977
KELLER WILLIAMS BH

Hood Fan,Rng/Ovn,Fridg

652 HUNTLEY DR	Lunch	11-2	NEW
\$1,198,500	2+1	1sty-TRADITIONAL	




JOIN US FOR LUNCH!

Charming Traditional home in prime West Hollywood. Entering the front gate, you are welcomed by lush greenery screening the front yard and porch. A bright and open living room complimented by recessed lighting opens to a dining area with built-in bookcases surrounding a set of French doors. Take advantage of the whimsical backyard with landscaping by award winning designer Nick Williams. The backyard is the perfect space to host an outdoor party in this beautiful Zen retreat.

Brian Courville (310) 622-0312
JOHN AAROE GROUP

www.652huntley.com

938 PALM AVE, UNIT 204	Lunch	11-2	NEW
\$625,000	2+2		



HEART OF WEST HOLLYWOOD - TONS OF LIGHT!

Apt #10. Top-floor 2 bed / 2 bath with FOUR skylights. Renovated kitchen w/ refinished cabinets & backsplash opens to living room & dining room / den (can be converted to a 3rd BR). Large master bedroom features new carpet & master bath w/ custom walk-in closet w/ stainless washer/dryer. Large 2nd bedroom also has new carpet & custom closet. Windowed 2nd bath w/ full-size walk-in shower. 2 covered side-by-side parking spots, large storage unit, pool & lounge chairs. HOA \$440.

Sean Galligan 646.643.0472
KELLER WILLIAMS BEVE

7627 LEXINGTON AVE	Refresh.	11-2	NEW
\$1,049,000	2+2	CRAFTSMAN	




SWEET CRAFTSMAN BUNGALOW IN WEHO'S SOFO NEIGHBORHOOD

West Hollywood bungalow with a welcoming East Coast-style screened-in front porch and oodles of nostalgic charm. Located in SoFo, this 1910 craftsman has the classic bungalow's low slung profile and simple elegant lines. Broad front main room has living room with fireplace and dining room. 2 bedrooms, 1.5 baths, den, a vintage kitchen and mud room. Leafy private yard with drought tolerant landscaping and a sooper dooper detached studio/work space.

MLS#16-130966
Bill Lustig 310.770.0283
JOHN AAROE GROUP

please visit www.7627Lexington.com

851 N KINGS RD #301	Open	11-2	rev
\$1,495,000	3+5	CONTEMPORARY	



SPECTACULAR 2,400 SQFT PENTHOUSE! 3BD + LOFT + 4.5BA!

Exceptional 3 bd, 4.5 ba, + loft w/ full bath (poss. 4th bdrm) 2,400 sq. ft. penthouse unit has been meticulously upgraded w/ high quality amenities & finishes. Fleetwood double-paned windows and sliding doors along with vast skylight in cathedral ceiling. Cook's kitchen with eat-in bar, Bosch/Thermador appliances, Caesarstone countertops & ergonomic cork flooring. Huge master suite has custom walnut closet w/ concealed laundry leading to gorgeously tiled master bath ft. Ann Sacks tilework.

MLS#16-119958
Tom Scrocco/Randy Isaacs 310-890-2220
COLDWELL BANKER BHS

www.TomAndRandyProperties.com

10 West Hollywood Vicinity Condo / Co-op

960 N DOHENY DR #306	Open	11-2	NEW
\$1,299,000	2+3	SPANISH	



STYLISH & CHIC REMODELED LUXURY 2BD+2.5BA VIEW TOWNHOME

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 +FARAHMAND
BERKSHIRE HATHAWAY

WWW.960DOHENY306.COM

11 Venice Single Family

1102 AMOROSO PL	Open	11-2	671J5	NEW
\$2,895,000	4+6	ARCHITECTURAL		



INSPIRED LIVING, RIGHT THIS WAY.

Tucked away in one of Venice's hottest neighborhoods, find a low-key escape in the thick of it all. Serving the commitment of modern "good" living where indoor-outdoor distinctions vanish at will while conveying serenity by its design, precise detailing & the subliminal effect of the presence of the reflecting water in the courtyard pool. Offering hardcore open living, salt-water pool/spa with automated pool cover, fire-pit, private outdoor bath w/ shower & drought tolerant native landscaping.

MLS#16-130852
Laurie Woolner 310.699.0980
POWER BROKERS INTERN

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

9000 CYNTHIA ST	Open	11-2	NEW
\$995,000	3+3	CONTEMPORARY	



2 STORY PENTHOUSE, 3 BEDROOM, PRIME NORMA TRIANGLE, 1862SQFT

Fantastic 2 story penthouse. 3 bedroom 3 bathroom. Large kitchen. Hardwood floors. Tons of natural light. High ceilings. Open floor plan. Huge walk-in closet. Central Heat/Air. Washer/dryer in unit. Views of the Hollywood Hills. 2 side by side parkings spaces. Remodeled building w/ pool, spa, gym. West Hollywood Elementary School. Minutes to Santa Monica Blvd & Sunset Strip nightlife and shopping on Melrose Ave and Beverly Hills.

MLS#16-129160
Matthew Paul 3104993579
RODEO REALTY INC.

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

652 WOODLAWN AVE	Open	11-2	NEW
\$2,395,000	3+3	2sty-CRAFTSMAN	



VENICE CRAFTSMAN REIMAGINED - CLASSIC & CONTEMPORARY UNITE


The 2010 transformation of a 1912 classic creates a thoughtful blend of old & new in this spacious, stylish home. Redesigned residence combines modern finishes & features with the warmth of an original bungalow. 3BR+3BA plus living, dining, kitchen, family room & office are complimented by vaulted/beamed ceilings, hardwood floors. Large private courtyard deck with 2 sets of French doors invites outdoor dining & entertaining. 2 car attached garage + 1 off-street parking accessed by security gate.

Jennifer Hughes 310-383-7299
BULLDOG REALTORS

www.652Woodlawn.com

TUESDAY

1183 NELROSE AVE	Open	11-2	NEW
\$1,599,000	3+2	TRADITIONAL	




WARM AND INVITING VENICE SANCTUARY WITH GREAT CURB APPEAL!

Fall head over heel for this warm & inviting 3 bd, 2 ba home located on a quiet street w/ wonderful curb appeal. Step into a grand entry w/ incredible volume + soaring ceilings. The open floor plan features a spacious living area w/ a brick fireplace, original hrdw floors, formal dining area & more. The spacious master suite boasts a prvt outdoor patio & updated bath. This quaint Venice sanctuary has it all w/ ample storage & multiple outdoor destinations- ideal for entertaining!

MLS#16-115190
S.F. Jones/ M. Schlosser 3106917888
JOHN AAROE GROUP

<http://1183nelrose.com/>

4338 REDWOOD AVE #B-210	Open	11-2	NEW
\$985,000	2+2	CAPE COD	



MODERN MARINA CONDO

Approx 1929sq ft 2bdrm + 2bth -all on One level -Gorgeous Remodeled 2nd Flr unit (Incredible inside Location) in Guard Gated Villa Marina East. #5. Lrg. Liv. Rm + Din Area. Gourmet kitchen with brand new Quartz countertops, stainless steel appliances, refinished Hard wood floors throughout, beautiful spa like master bathroom with soaking tub and huge walk in shower etc., custom closets, view the ponds and pool - 24 hour Security, w/4 Tennis Crts. Pool, Gorgeous Landscaped Grounds

MLS#16-131242
Richard M Chernock 310-301-4520
KELLER WILLIAMS MARI

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


1096 SUPERBA AVE	Open	11-2	NEW
\$1,379,000	3+2	SPANISH	

Original Spanish in the heart of Venice. 3bd/2ba- FIXER. Over 1700 sq ft of living space. Priced to MOVE! Bring your savvy buyers and investors. Tons of potential for an end user or Developer.

MLS#16-131022 Bit-Ins
Erin Kelly RE/MAX ESTATE PROPER

11 Venice Income

714 PALMS BLV	Lunch	11-2	NEW
\$2,495,000	1sty-CALIFORNIA BUNGALOW		




DARLING VENICE DUPLEX NEAR ABBOT KINNEY

Tucked into Palms Blvd in Venice is this darling duplex. The front unit has 2 beds, 1 bath; the back unit has 3 beds, 1 bath. The 5200+ SF lot includes a 2 car garage and carport. The fenced yard has plenty of recreational space. Nearby to Abbot Kinney and myriad shops: Another Kind of Sunrise coffee, Brother Bru Bru's and Erewhon Market grocery, and The Tasting Kitchen restaurant. Buyers looking for bike-friendly options, this is perfect: flat terrain, generous lanes and proximity to the beach.

Tami Pardee (310) 907-6517
HALTON PARDEE + PART Refrigerator, Range/Oven, Microwave

11 Venice Lease

630 ROSE AVE	Refresh.	11-2	NEW
\$5,450	1+2	ARCHITECTURAL	




VENICE LIVE/WORK LOFT - GREAT LOCATION ON ROSE

Exciting live/work loft in the heart of Venice on trendy Rose Avenue. Experience the dramatic open plan in this 2-level space w/ industrial bow truss ceilings, skylights, polished concrete floors, outdoor sky deck & every modern convenience. This is a perfect opportunity for someone who wants a creative office/studio space on one level, & private living space on the other. Now's your chance to enjoy the summer in Venice, moments from Abbot Kinney & the Beach. Available furnished or unfurnished.

MLS#16-129396
Jerry Jaffe 310-403-4925
TELES PROPERTIES

12 Marina Del Rey Condo / Co-op

3950 VIA DOLCE, UNIT 506	Refresh.	12-2	NEW
\$1,349,000	3+3	3sty-MODERN	



3 LEVEL CONDO WITH GREAT OUTDOOR SPACE. REFRESHMENTS SERVED!

Light & bright 3 level townhouse style condo with tall ceilings & large rooms. Kitchen w/solid granite counters & backsplash, newer cabinetry & Stainless Thermaor and Bosch appliances. Hardwood floors in kitchen dining & entry. Oversized front & rear patios for great outdoor space. Great room w/13 ft beamed ceilings.LR w/garden views. Floor to ceiling solid granite fireplace. 2nd BR w/built-in office area Unit has been extra soundproofed.Newly renovated building w/easy access to beach.

Peter & Ty Bergman 310-821-2900
BERGMAN/GIBSON INT'L 3950viadolce506.com

4350 VIA DOLCE, UNIT 107	Lunch	12-2	NEW
\$850,000	2+2	1sty-MODERN	



SPACIOUS WEST FACING UPGRADED CONDO. COME FOR LUNCH!

Light abounds in this beautiful & spacious southwest corner unit.Double door entry leads to gleaming wide plank wood floors.Center island in kitchen w/cooktop & eat-in breakfast area. Oversized south facing sunny balcony patio. Formal dining room. Large living room w/ brick fireplace and wet bar. Master bedroom has 2 closets. Master bathroom w/separate shower and tub and newer fixtures. Stacked laundry in hall closet. 2 parking spaces + extra storage.Newly renovated complex w/pool, spa & sauna.

Peter & Ty Bergman 310-821-2900
BERGMAN/GIBSON INT'L 4350viadolceunit107.com

12 Marina Del Rey Lease

17 KETCH ST	Open	11-2	NEW
\$7,500	4+3	3sty-CONTEMPORARY	



4+3 MDR BEACH TOWNHOME

4 Bds & Den + 2.5 Bths on the 1st block of the beach. This spacious, light and bright townhome w/ ocean views has recessed lighting, fireplace, new wood floors and an updated kitchen with stainless steel appliances. Best street in the Marina Peninsula. Master bed w/ ensuite spa tub & a large walk-in closet. Direct private access from the garage w/ 2 parking spaces. Den is perfect for an office / entertainment room. In-Unit laundry room. A Massive ocean view rooftop deck rounds out the amenities.

MLS#16-127838
Allen Sarlo 3107145499
RE/MAX ESTATE PROPER Bit-Ins,Cbl,Dshwshr,Dryer,Grbg Disp,Othr

13 Palms - Mar Vista Single Family

3571 COLONIAL AVE	Open	11-2	NEW
\$3,195,000	5+7	ARCHITECTURAL	



ARCHITECTURAL MASTERPIECE SHOWCASING SPECTACULAR VIEWS

Enjoy the modern design of this contemporary home w/ open floorplan and high ceilings.The formal entry which is a lrg open loft like room,consisting of 2 living spaces,fireplace,formal dining area and impressive kitchen.You will find an office & en-suite bedroom on the first floor and 4 additional en-suite bedrooms upstairs.Glass doors span the back of the home & lead out to a built-in BBQ, pool and spa.The master suite will be your personal paradise with a spa like bathroom and amazing views.

MLS#16-131016
Sherri Noel 310-994-8721
KELLER WILLIAMS-SM BBQ,Dshwshr,Dryer,Micro,Rng/Ovn,Other



Property Website & Virtual Tour

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

TUESDAY

3289 MOUNTAIN VIEW AVE	Open	11-2	NEW
\$2,195,000	3+3	2sty-CONTEMPORARY	



SPECTACULAR MAR VISTA HILLTOP HOME

This modern 3 bd + loft, 3 ba home on the most prime block of Mar Vista Hill boasts a spacious living room, kitchen and bedrooms with extensive use of glass brick. Amenities include hardwood floors, 3 balconies on 2nd floor, 2 fireplaces (master bd. and living room), several skylights, a master en suite with spa tub, a steam shower in 2nd bedroom, and a 1200+ sq. ft. rooftop deck views of the mountains and city! Includes a koi pond, lush mature landscaping, security system, central air/heat.

MLS#16-124658
Thomas Shaw 310-339-4442
NELSON SHELTON & ASS

Blt-Ins,Cbl,Dshwshr,Hood Fan,Satellite

1015 FRANKLIN ST	Refresh.	11-2	631 D6	NEW
\$3,350,000	3+2.5	2sty-VILLA		




A DREAM IN THE MAKING

Opportunity to own a nearly 12,000 sq ft flat lot on Santa Monica's pre-eminent view street. 2-Story Italianate home features 3BR + 2.5BA + GH. Hrdwd flrs, extensive crown molding & circular staircase. The bones of existing structure afford limitless possibilities for updating or something new!

Todd Mitchell (310) 899-3521
CB MONTANA AVENUE

Franklin School District

12322 GREENE AVE	Open	11-2	NEW
\$1,375,000	3+2	2sty-CONTEMPORARY	



SILICON BEACH MODERN FARMHOUSE

Modern Farmhouse with Permitted Studio in the Silicon Beach Centinela Corridor. Upgraded/remodeled and expanded in 2015 this 3 bed/2 bath + studio has a superb and hard to find approx. 2261 sf of space ready to move in. Light Bright interiors, fantastic indoor/outdoor flow, and a super deck and yard for your favorite DJ to come spin at your next BBQ. Come check it out.

Eric Yetter 310 266-5819
PLG ESTATES INC

stove-ref-dishwash-wash/dry

2202 MARINE ST	Open	11-2	NEW
\$2,450,000	4+4	2sty-ARCHITECTURAL	



VIEW VIEW VIEW! SENSATIONAL ARCHITECTURAL IN SUNSET PARK

This sensational architectural home in Sunset Park boasts an open floor plan with panoramic city views. Chef's kitchen with Viking appliances opens to a formal living area with fireplace, dining area and balcony. Main level boasts a den/family room, office and powder. Downstairs is a romantic master retreat with walk-in closet, spa tub, private deck and 3 spacious bedrooms. Walk outdoors to a grassy yard (with room for a pool), landscaped wrap-around patio space and a rooftop deck with view.

Cindy Ambuehl (424) 321-4947
THE AGENCY

Rooftop Deck / Views / Open floorplan

4060 EAST BLVD	Open	11-2	672C4	rev
\$3,395,000	4+6	2sty-ARCHITECTURAL		



A RESERVED SPACE.

Couple the architecture with rich timeless craftsmanship, state-of-the-art modernism and you'll find a home made in heaven. With a host of gracious offerings living up to the hype, find top-notch appliances, custom cabinetry, double islands, black bottom salt-water pool with automated cover, fire-pit and lots of tech-savvy niceties. To top it off, detached office/rec-room with 1/2 bath and deck to take it all in. So... why limit yourself to ordinary, when there's extraordinary?

MLS#16-128728
Laurie Woolner 310-699-0980
POWER BROKERS INTL

Blt-Ins,Dshwshr,Dryer,Frzr

2215 5TH ST	Open	11-2	NEW
\$1,495,000	3+2	1sty-CALIFORNIA BUNGALOW	



OCEAN PARK OPPORTUNITY!


Rare opportunity to purchase a property in the beautiful Ocean Park neighborhood of Santa Monica. First time on the market since 1983, the property is located just minutes from Main Street and the beach. This approximately 1464 SF three bedroom/ two bath fixer sits on a lot of approximately 4,388. With OP2 zoning, the property is perfect for the investor to rehab and retain, the developer to build new or the owner-user who wants to live in Santa Monica.

MLS#16-130660
Banchik & Dantzier 310-877-8361
BHHS CA PROPERTIES

Dshwshr

14 Santa Monica *Single Family*

1024 PALISADES BEACH RD	Open	11-2	NEW
\$9,999,000	6+8	SPANISH	



OCEANFRONT SPANISH ESTATE - FULL COASTLINE VIEWS

See full page advertisement. Complimentary Parking Available at 1018 Palisades Beach Rd.

MLS#16-105106
Solomon / Raskin 424.400.5905
THE AGENCY / CB

www.1024PalisadesBeach.com

2431 2ND ST	Open	11-2	red
\$1,978,000	2+2	CONTEMPORARY	



CHARMING TWO-BEDROOM BLOCKS TO BEACH

Can you hear the ocean waves? You can from this charming and warm two-bedroom 1/2 block from Main St shops and restaurants! Walk inside and be mesmerized by the rich woods of the kitchen cabinetry and the chef's quality stainless-steel appliances. Look across the breakfast bar into the warm glow of the living room fireplace, which nicely complements the Saltillo tile flooring throughout the first floor. Keep going into first floor bedroom suite, perfectly versatile for guests or as an office.

MLS#16-127310
Tamra (Tami) Pardee 310-907-6517
HALTON PARDEE

Rng/Ovn,Wshr

609 10TH STREET	Open	11-2	NEW
\$5,100,000	5+5	2sty-CONTEMP MED	




GATED CONTEMPORARY MEDITERRANEAN

Gated contemporary Mediterranean featuring a multitude of unique architectural elements. Fabulous public rms for entertaining w/great flow, & abundant natural light. High clings, dramatic, staircase, sumptuous mstr ste + 4 addntl family bdrms. Grmt kitch w/center island. Professionally landscaped front & rear formal gardens. Resort-like bkyd + pool, spa, waterfall, & built-in BBQ. Gracious spaces everywhere! Near Montana Ave., shops & restaurants. A great value, in one of LA's best neighborhoods!

MLS#16-121668
J. Schiro & D. Schiro 310.824.5105
PLUSH HOME REALTY

www.609tenthstreet.com

1020 PALISADES BEACH RD	Open	11-2	rev
\$16,500,000	7+6	SPANISH	



SUMMER IS AROUND THE CORNER. DO NOT MISS THIS.


See full page advertisement. Complimentary Parking Available at 1018 Palisades Beach Rd.

MLS#16-101042
Solomon / Richstone 424.400.5905
THE AGENCY / CB

www.1020PalisadesBeach.com

TUESDAY

650 HALDEMAN RD	Open	11-2	631/C6	rev
\$3,995,000	4+4	CRAFTSMAN		




RUSTIC CANYON AT ITS BEST!

A 2 stry shingled home built by architect H.B. Leydon Frost & remodeled by Farrel T. Miles welcomes you into a bright liv rm w/riv rock frpl & high ceilings. Din rm opens to fountain & garden. Kit w/ S/S appl opens to conservatory style brkf rm. Fam rm w/ frpl & French drs open to priv patio, pool, spa & cyn views. A 4th bd & ¾ ba on the 1st flr. Upstrs is a romantic mstr suite w/high ceilings, cyn views, walkin clst & mstr ba w/riv rock frpl. Also upstrs 2 bdrms, 2 ba, fam rm, patio & garden.

MLS#16-979863
Mary Beth Woods 310-571-1358
COLDWELL BANKER

www.650haldemanrd.com

2311 SCHADER DR, UNIT 107	Open	11-2	NEW
\$1,048,888	3+2.5	3sty-MEDITERRANEAN	




LIGHT & BRIGHT, CORNER UNIT

Light & bright, south & west-facing, corner, townhome-style home. 9-foot ceilings, French Drs & recessed lighting thru-out. Gracious entry opens to living, dining areas which enjoy afternoon sun & ocean breezes. Fireplace in living rm. South & west-facing master suite w/ large master bath, walk-in closet & sunny balcony. 2 family bdrms up, w/ Jack n' Jill bath. Laundry in kitchen. Huge, sun-filled, wrap-around patio off living & dining areas. 2 side-by-side, deeded parking. 2 pets allowed.

Kate Bransfield (310)899-3575
COLDWELL BANKER

Washer/dry,stv,ovn,micro,dishwshr

2300 CALIFORNIA AVE	Open	11-2	rev
\$2,399,000	3+2	2sty-TRADITIONAL	



FAMILY HOME + GUEST HOUSE

Well maintained family home + guest house in Santa Monica, north of Wilshire. Prime location, close to Franklin Elementary, Brentwood Country Mart, Douglas Park and abundant shopping. First floor: living room w/fireplace, dining, kitchen, service, den, office, and bath. Upstairs: two family bedrooms, large bath, plus master w/fireplace and balcony. Guest house (former garage). Parcel 5,303 sq. ft., Interior 2,090 sq. ft., guest house 684 sq. ft., all per appraiser.

MLS#16-129204
Bret Parsons 310.497.5832
COLDWELL BANKER BH

www.2300California.com

1231 18TH ST, UNIT 5	Open	11-2	NEW
\$850,000	3+2	1sty-CONTEMPORARY	



WWW.123118TH5.COM

Rare 3-bedroom/2-bath one-level condo walking distance to Whole Foods. Custom remodeled kitchen with Cambria quartz counters, glass tile backsplash, Diamond cherry wood cabinets, and Frigidaire Professional line stainless steel appliances. Gleaming oak hardwood floors in living/dining areas and kitchen, custom plantation shutters throughout. South facing private balcony with treetop view. Laundry in-unit.

Regina Vannicola 310-625-2061
KELLER WILLIAMS-SM

SS Appliances, Laundry in Unit

14 Santa Monica Condo / Co-op

933 15TH ST, UNIT B	Open	11-2	NEW
\$1,545,000	2+2.5	3sty-MEDITERRANEAN	



BEAUTIFUL 2BD/2.5BA SUN-FILLED TOWNHOUSE BUILT IN 2000

Private rooftop deck w/ panoramic ocean, mountain, & city views. Living room w/ 2 story-high ceilings, brand-new hardwood floors, & thru-view gas fireplace. Stunning 3rd floor loft designed as home theater. Also perfect as a home office. Lg master bedroom w/ Jacuzzi tub & pvt garden. Gourmet kitchen w/ granite countertops & SS appliances. Pvt 2 car garage w/ built-in cabinets for ample storage. Fantastic location in prime Santa Monica, 1.5 blocks from Montana Ave. restaurants and shops.

Emily Bregman 310.699.7038
BERKSHIRE HATHAWAY

3121 COLORADO AVE, UNIT E	Open	11-2	NEW
\$849,000	3+3	2sty-CONTEMPORARY	




REM0D 3 BDRM TOWN HOME IN SANTA MONICA

Excellent loc in Santa Monica! Near Water Garden Biz Ctr, restaurants & w-in walking distance of the new rail station! Spacious front facing 3 bdrm corner unit, light & bright. Highlights: family room w firepl, remod kit that opens to din area, hrdwood flrs, Mstr bdrm w his & hers closets. Updates: Double pane energy efficient windows, a balcony renovation, all flooring, kit appliances & back splash replaced. Side by side parking space W STORAGE & directly under unit for easy access to unit.

Connie De Groot 310 913-1184
NOURMAND & ASSOC

refrig, dish washer, dryer, garbage disp

101 CALIFORNIA AVE #707	Open	11-2	NEW
\$1,499,999	2+2	CONTEMPORARY	



2BED 2BATH UPDATED CORNER UNIT W/ BEAUTIFUL OCEAN VIEWS

Extensively remodeled open fl plan w/exclusive finishes including Sub-zero & Viking kitchen. Spacious master w/ smaller 2nd BR would make perfect ocean view office. Located N. of Wilshire at top of California Incline on Ocean Ave, moments from Promenade, beach & Palisades Park. Live a world-class lifestyle w/luxurious amenities, 24-hr guarded complex w/concierge, exercise rm, add'l storage closet, salt-water pl, doorman & plenty guest parking. HOA fee includes ALL utilities including basic cable.

MLS#16-130606
Kevin Krakower 310-493-9895
TELES PROPERTIES

Cbl,Dshwshr,Elvtr,Grbg Disp,Hood Fan

1243 YALE ST, UNIT 13	Open	11-2	631/G6	NEW
\$829,000	2+3	2sty-TRADITIONAL		



CHARMING TOWNHOUSE IN GREAT LOCATION

Charming 2 BR, 3 BA townhouse, with attached, direct access 2-car garage. Living room with fireplace that opens to an outdoor patio. Hardwood maple flooring and recessed lighting throughout the first level. Eating area adjacent to the kitchen with granite counter tops. Upstairs has 2 bedrooms each with their own private bathrooms. Separate laundry room/storage. Low HOA fees that include Earthquake Insurance. Just minutes from the beach, Santa Monica's Promenade, Montana Ave. and Bristol Farms.

Angela West 310-415-1072
COLDWELL BANKER BW

www.1243Yale13.com

1813 ARIZONA AVE #2	Open	11-2	NEW
\$1,250,000	2+3	ARCHITECTURAL	



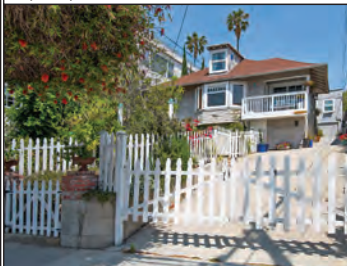
STYLISH SANTA MONICA TOWNHOUSE

Bright and spacious 3 level townhome. Light filled living room w high ceilings & volume, floor to ceiling windows & wood burning fireplace. Polished concrete floors. Open entertainers' kitchen and dining room. Indoor/outdoor entertaining private patios. Loft open to living room below. Master has a fireplace, a private dressing area, and custom built ins for additional drawers/closet space. Renovated bathrooms. Direct access to garage, 2 pkg & storage. Close to shops, restaurants & Metro Line.

MLS#16-129376
Sally Tillotson 310-560-9826
PARTNERS TRUST BRENT

14 Santa Monica Income

2817 3RD ST	Open	11-2	NEW
\$3,995,000			



VINTAGE HOME WITH 3 RENTAL COTTAGES. ENDLESS POSSIBILITIES.

Unique Lifestyle offering on Ocean Park's 3rd St.Bright and breezy charm filled interiors throughout .Tasteful blend of contemporary upgrades and original period detailing. Main house has 2 en suite bedrooms and office with deck and pvt.patio yard. Additional attic bonus room and basement storage. Rental bungalows are free standing and B and C have their own patios.Peek of ocean views.Perfect family compound or work from home with office space.Stroll to Main, Beach and Sunday Farmer's market.

MLS#16-100550
Peter Mullins 310/600/6976
PETER D MULLINS

Bit-Ins,Dshwshr

TUESDAY

15 Pacific Palisades *Single Family*

1365 MARINETTE RD	Open	11-2	NEW
\$6,199,000	5+6	2sty-TRADITIONAL	
			
BRAND NEW! DESIGNED BY KEN UNGAR			
Brand new 6,015 sqft home designed by acclaimed architect Ken Ungar on 21k lot. Trad style w/ blend of modern interior finishes. Located short distance to Village above Alphabet St.'s on a quiet cul-de-sac. Pool, spa, fire-pit w/ sitting area; perfect for outdoor entertaining. Dream kitchen w/ huge center-island; adjoins family/breakfast room combination. Modern folding doors to access yard. Secondary upstairs family room. Big master suite w/sitting room, lavish bthrm, fireplace & views to yard.			
MLS#16-128718			
Robert Radcliffe		3102555454	
SOTHEBY'S INTERNATIO		BBQ,Blt-Ins,Dshwshr,Frzr,Grbg Disp,Other	

1271 RIMMER AVE	Open	11-2	NEW
\$5,995,000	5+6	SPANISH	
			
PALISADES VILLA IN A MAJESTIC SETTING			
This exquisitely crafted villa rests above the Palisades Vlg w/views of ocean, canyon & mountains. A courtyard entry welcomes you to this Montecito style retreat. Entry level w/ open LR & DR w/French drs to view balcony, a guest suite, den w/full bath & gourmet kitchen. Upstairs has a luxurious Master Ste, 2 family BR w/shared bath & a play room. Lower level w/bath can be used as a gym, rec. room or private getaway. The magical grounds have a myriad of spaces for entertaining or contemplation.			
MLS#16-130586			
Ellen McCormick		310-230-3707	
BERKSHIRE HATHAWAY		www.1271Rimmer.com	

1411 CAPRI DR	Open	11-2	NEW
\$5,900,000	5+4	1sty-TRADITIONAL	
			
AWESOME POTENTIAL IN THE RIVIERA!			
Lovely, calm, peaceful & spacious home with high ceilings, large kitchen open to family room. 5 bedrooms, including large master suite. Big master bath surrounded by peaceful gardens. Impeccably maintained. Incredible lot of 18,000 + square feet, flat. Includes huge swimmer's pool, beautiful trees, & gently flowing rock pool. Plus 5 hole putting green! Just blocks from world famous Riviera Country Club.			
MLS#16-129566			
Joan Sather		310.740.0302	
SOTHEBY'S INTERNATIO			

761 SWARTHMORE AVE	Open	11-2	NEW
\$4,995,000	6+5.5	2sty-CAPE COD	
			
VIA BLUFFS CAPE COD			
Custom built in 2009 and located in the Via Bluffs, this home features 6 BR, 5 1/2 BA, FR, library/den & a finished basement with 2 bedrooms, media room, full bath and an elevator. The kitchen features Viking appliances, granite counters, a center island, breakfast nook and walk-in butler's pantry. The FR with FP is spacious and opens to a grassy back yard w/barbecue & sports court. Master suite has cathedral ceilings, FP, lg walk-in closet and lg outdoor balcony. Views from lg rooftop deck.			
MLS#16-129566			
Murray Weisberg		310-481-6260	
SOTHEBY'S INTERNATIO		BBQ,Cbl,Dshwshr,Dryer,Elvtr,Other	


16655 AKRON ST	Open	11-2	NEW
\$4,495,000	4+5	CONTEMP MED	
4+4.5 Palatial Villa w/Sweeping Majestic Views of Ocean, Islands, Village & City! 4-car garage + swimming pool + finest quality finishes, stone + wood w/top-of-line appliances + fixtures thruout. WOW!			
MLS#16-130540			
BBQ,Blt-Ins,Cbl,Clng Fan,Dshwshr,Other			
Betty-Jo Tilley		310-230-3767	
BERKSHIRE HATHAWAY H			


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	

16655 AKRON ST	Open	11-2	NEW
\$4,495,000	4+5	CONTEMP MED	
			
SWEEPING MAJESTIC VIEWS OF OCEAN, ISLANDS, VILLAGE & CITY!			
4+4.5 Palatial Villa w/Sweeping Majestic Views of Ocean, Islands, Village & City! 4-car garage + swimming pool + finest quality finishes, stone + wood w/top-of-line appliances + fixtures thruout. WOW!			
MLS#16-130540			
Betty-Jo Tilley		310-230-3767	
BERKSHIRE HATHAWAY H		BBQ,Blt-Ins,Cbl,Clng Fan,Dshwshr,Other	

16824 LIVORNO DR	Refresh.	11-2	NEW
\$4,195,000	5+6.5	2sty-CAPE COD	
			
STUNNING NEWLY BUILT CAPE COD			
Recently Completed Traditional Hampton's style gem on the highly coveted Livorno Drive! This special home is beautifully designed w/ every feature imaginable for living and entertaining. 5Bds including the Stunning Grand Master Suite, 6 Ba's and a study/office downstairs. Additional media/den upstairs. Chef's Kitchen with gleaming Carrera countertops, custom cabinetry, stainless Viking appliances, butler's pantry, and breakfast room. Beautifully designed infinity edge pool/spa, pool bath & yard!			
MLS#16-130540			
Alexandra Pfeifer		3106503540	
BERKSHIRE HATHAWAY		Viking Appliances, Washer/Dryer	

16577 VIA FLORESTA	Open	11-2	NEW
\$3,299,000	5+5	2sty-CAPE COD	
			
CAPE COD W/LARGE YARD & POOL IN MARQUEZ KNOLLS			
Marquez Knolls Cape Cod with hardwood floors, upgraded kitchen and baths, flower-filled window boxes, large backyard with pool and spa. Bonus room off master bedroom could be used as a very large dressing room or closet, nursery, or home office. Four bedrooms upstairs and one en suite bedroom/maid's room downstairs. Beautifully appointed and ready to move in.			
MLS#16-131342			
Natalie Riggs		310.709.8618	
GIBSON INTERNATIONAL		other	

14845 W SUNSET BLVD	Lunch	11-2	NEW
\$2,495,000	5+3	TRADITIONAL	
			
COME FOR LUNCH & COFFEE CART			
Newly Updated w/Contemporary finishes make this Traditional family home complete. Upgrades include: wood floors, remodeled bathrooms, new roof, plumbing & an electrical box w/ EV charging station. Master bedroom w/ a separate sitting room/ office. Bright & spacious eat-in chef's kitchen. Family room opens out to backyard w/ an outdoor grill, bar & refrigerator. California living at it's best w/parks, beaches, schools & the upcoming "Palisades Village" by Caruso Affiliated all at your fingertips!			
MLS#16-129106			
Adam & Ally Jaret		310.562.4073	
TELES PROPERTIES		modernbeachproperties.com	

653 JACON WAY	Open	11-2	NEW
\$2,495,000	4+2	CONTEMPORARY	
			
REMODELED CONTEMPORARY IN MARQUEZ KNOLLS			
French architect Bertrand Genoist combined original elements with modern design to create a truly stunning yet comfortable home. Open concept living-dining-kitchen flow into a huge family room that opens up to the spacious backyard, a wide stone stairway leads to a huge patio with ocean views. High-end finishes include brands such as Viking, Hansgrohe, Fleetwood, Emtek & Restoration Hardware. One block from Marquez Elementary and minutes from the Palisades Village and the beach!			
MLS#16-131378			
Jalda Hoff		310-488-9494	
THE BLUEWAVE GROUP,		Cbl,Dshwshr,Frzr,Micro,Rng/Ovn,Other	

TUESDAY

X 900 ENCHANTED WAY		Lunch	11-2	NEW
\$1,998,000	3+2	RANCH		



FEELS LIKE HOME!

Exceptionally charming 3bd/2ba single level Ranch home in the Marquez Knolls. Set above the street on a large lot with partial ocean views this home offers a light & bright open floor plan, vaulted wood ceilings, double fireplace and refinished hardwood floors. Living room, dining room & master bedroom all open to grassy yard w/ mtn and partial ocean views. Exterior features include new landscaping & hardscaping, travertine outdoor seating area w/ fire pit, new driveway and fresh paint.

Dan Urbach 310.230.3757
BERKSHIRE HATHAWAY

www.900Enchanted.com

336 VIA DE LA PAZ		Open	11-2	631A6	red
\$4,995,000	5+5	TRADITIONAL			



Stunning traditional home situated in the coveted Pacific Palisades Bluffs, within walking distance to captivating ocean views, dramatic western sunsets, and Palisades Village. Wonderful family home featuring: 5 bedrooms, 4.5 Baths, stunning eat-in Chef's Kitchen opening to large family room leading to private back yard with pool, BBQ, outdoor dining, fire pit, and sundecks. Light and breezy dining room, and living room with elegant center hallways over look gated and expansive front yard.

MLS#16-103640
Elisabeth Halsted 310-820-9340
BERKSHIRE HATHAWAY H

506 N LAS CASAS AVE		Open	11-2	NEW
\$1,959,000	3+2	1sty-TRADITIONAL		



WONDERFUL LOCATION & OPPORTUNITY!

Bright Traditional 3 bedroom & 2 bath home situated at the Las Casas loop sitting above the street on an 8,000 square foot corner lot. Great opportunity to remodel, enlarge or build new! Existing home offers a nice floorplan with the living areas and kitchen opening to the private backyard and sparkling pool. Walking distance to the bluffs.

Ali Rassekhi (310) 359-5695
COLDWELL BANKER

15 Pacific Palisades Condo / Co-op

1686 MICHAEL LN		Open	11-2	rev
\$1,485,000	3+4	3sty-CONTEMP MED		



PANORAMIC VIEWS, MOVE-IN READY, 2400+ SQFT, LOW HOA DUES!

"Feels like a home" this property sits on the top rim of the coveted Michael Lane Villas & was reconstructed from the studs up 8 years ago! There are 3 bedrooms upstairs including a master suite w/ walk-in closet, fireplace and luxurious bath. Direct entry from the 2-car garage takes you into the gourmet eat-in kitchen with custom cabinetry and granite counter tops. A large formal dining and living room and powder room complete this main level. Downstairs is a large family room/4th bdrm w/ bath.

MLS#16-121482
Nicolas Beauvy 310-573-7473
COLDWELL BANKER-PP

www.1686michaellane.com

15027 W SUNSET		Open	11-2	NEW
\$1,849,000	3+3	1sty-TRADITIONAL		



CLOSE TO VILLAGE CENTER


Just one block from the Village and close to park, library and schools, this elegant 3 bed/3 bath home with outdoor fireplace is perfect for enjoying the Palisades lifestyle. Set above the street with freshly landscaped front yard, the home offers abundant light, crown moulding, hardwood and stone floors, fireplace, new kitchen w/Caesarstone counters and stainless steel appliances. French doors lead to office and spacious backyard with cabana and grill. New bathrooms!!

MLS#16-130406
Lisa Pound 310-622-7442
GIBSON INTERNATIONAL

New Kitchen & Baths. Wow!!

15 Pacific Palisades Lease

18314 WAKECREST DR		Open	12-1	630E6	NEW
\$8,900	4+3	1sty-COUNTRY ENGLISH			



SPECTACULAR OCEAN VIEWS!

Enjoy the summer in gorgeous Malibu w/incredible ocean views! This sophisticated 4 bedroom beach cottage has wide planked hardwood floors, high ceilings w/skylights in the grand entryway, beautifully redone bathrooms & gourmet kitchen w/stone counters, custom cabinetry & stainless steel appliances. The open floor plan is perfect for family living & entertaining. Stunning ocean & sunset views from backyard w/pool, BBQ & dining area. Quiet neighborhood w/choice of Santa Monica or Malibu schools.

MLS#16-107228
Clifford Rowe 424-203-1890
TELES PROPERTIES

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

1504 PASEO DE ORO		Open	11-2	630G1	NEW
\$1,799,000	4+4	2sty-CONTEMP MED			



OCEAN VIEW HOME ON GATED STREET IN THE SUMMIT

Wonderful Ocean & Mountain view hm on upper Paseo De Oro a gated street in The Summit. Hardwood flrs throughout, double door entry, living rm, lrg dining area, kit w/granite opens to fam rm w/fp. 4 BR's upstairs includes lrg mstr ste w/fp & balcony. Mstr bathrm w/limestone, marble, double sinks, spa tub, shower & lrg walk in closet. There is a laundry rm, 2-zoned AC & heat, 2-car garage w/direct entry. Summit Club w/pool, spa, tennis courts, gym & playground. Private Park. HOA pays water bill.

MLS#16-129906
Lauren Polan 310-573-7776
COLDWELL BANKER PP

www.PaseoDeOro.com

18 Hancock Park-Wilshire Single Family

224 S MUIRFIELD RD		Open	11-2	NEW
\$5,995,000	5+5	2sty-TRADITIONAL		



THE PERFECT HANCOCK PARK HOME

Elevated above one of the best blocks in the Park, sits this Stunning Italianate home. The property has undergone an extensive renovation that has preserved its wonderful architectural detail but provides the open layout that buyers are looking for. Inside, you're greeted by a gracious entry hall and beautifully proportioned rooms. The grounds are truly exquisite with formal and informal entertaining areas. The newly renovated pool house completes the gardens. Bring your buyers to the open!

MLS#16-131316
John Galich 310.461.0468
RODEO REALTY-SUNSET

www.224Muirfield.com

728 EL MEDIO AVE		Open	11-2	red
\$5,195,000	6+8	NEW PROJECT		



Thoughtfully designed, meticulously hand-crafted, technology driven and Green Point Rated. Brand new, uniquely custom, California Coastal home that was built to exceed all expectations. Six, en-suite bedrooms and eight bathrooms on three levels of approximately 6,643 square feet, the property encourages an indoor-outdoor lifestyle with expansive disappearing doors, dining terraces, a master bedroom cabaña and a sun drenched entertainment level that walks out to the lushly landscaped backyard.

MLS#16-973633
Neil Smith 310-990-9641
HERITAGE

728ELMEDIO.COM

THE MLS™
.COM

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TUESDAY

420 S HIGHLAND AVE	Refresh.	11-2	NEW
\$2,199,000	4+4	SPANISH	



OLD CHARM AWAITS NEW GLAM WITHIN HANCOCK PARK (HPOZ)!

Showings/opens will be limited. Pls attend if interested & register w/ tiffany@defywhatspossible.com. Original architectural details flourish in this sprawling 3,555 SF home, set back from the street on a versatile 10,500 SF lot. Spanish home w/ 4 beds, 4 baths, basement, den, 2 guest units, breakfast room, laundry room, and maid's quarters. Two Jack & Jill beds & private Master Suite w/ extra storage. Expansive grounds, plus 2-car garage & long, gated driveway. Impressive home w/ great bones!

MLS#16-130238
Tiffany Chin 323.762.2531
KELLER WILLIAMS LARC

guest units, laundry rm, bonus rm, den

6361 W JUNE PL	Lunch	11-2	NEW
\$1,575,000	3+3	SPANISH	



5 HOMES LEFT - NEW HOMES RELEASED + LUNCH

The Paramount home is the pinnacle of luxury, style & craftsmanship at The June St Collection, which includes 10 single family homes. This immaculate home features private yard w/tiled fountain, 2 large BD downstairs & a spectacular main living level w/walls that disappear to an open satellite tiled patio w/fireplace & built-in BBQ. Incredible open spaces & volume. Cook's kitchen w/Bertazzoni range, wine fridge, waterfall island & custom cabinetry. Private Master Level w/ deck. Luxury redefined.

MLS#16-127864
Grant Linscott 323-333-6222
KELLER WILLIAMS RLTY

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

800 N MELROSE HL	Open	11-2	NEW
\$999,000	3+1	1sty-CRAFTSMAN	



MAGNIFICENT ARCHITECTURAL GEM WITH CULTURE & COMFORT.

Early 20th Century Craftsman Bungalow in the Historic Melrose Hill HPOZ Enclave is one of LA best kept secrets, a highly sought-after area for those in the-know. An exclusive hilltop neighborhood of forty homes built during the Turn of the Century and Eclectic Revival periods. Stately commanding the corner lot, fully fenced & hedged, grassy yard and sep garage. Professionally restored interiors, generous sized living rm, FDR, period molding, vintage hardware and new electric and plumbing. .

MLS#16-127864
Louvet/Wight/Morales 310 968-2322
KELLER WILLIAMS BH

www.TheLouvetGroup.com

852 S MULLEN AVE	Open	11-2	NEW
\$925,000	2+1	COUNTRY ENGLISH	



BROOKSIDE LISTING: FIRST TIME ON MARKET IN OVER FIFTY YEARS!

Two bedrooms, one den/office, and one bath. Living room, dining room, kitchen, laundry room, grassy backyard with a mature persimmon tree. This family home is ready for the new owner to update to his or her own taste. Property to be sold in its "as is" present condition: no credits, no repairs.

MLS#16-127864
Sandra Boeck (323) 687-6552

357 LORRAINE BLVD	Open	11-2	rev
\$7,696,000	11+10	3sty-VICTORIAN	



MAGNIFICENT 3-STORY VICTORIAN IN WINDSOR SQUARE!

Built in 1890's by I. N. Van Nuys and moved to its current location in 1915. Glorious, priceless craftsmanship with 3 Floors, 11bedrms +8.5 baths 12,500 sq ft on a nearly 27,000 lot! 2bed/1bath carriage house with 2 car garage+turntable in driveway. Grand entry with sitting room, Library, Dining room w/ linen-fold paneling & leaded, stained glass windows; hidden bar room with hand carved walls and a secret door; magnificent "French Ballroom," & Pool! This one-of-a-kind estate is breathtaking!

MLS#16-112230
Lisa Hutchins 323-460-7626
COLDWELL BANKER RES.

Dshwshr

18 Hancock Park-Wilshire			Condo / Co-op
641 WILCOX AVE, UNIT 2E	Lunch	11-2	NEW
\$950,000	1+1.5	1sty-CONTEMPORARY	



THE ONE YOU'VE BEEN WAITING FOR!

Unique to Hancock Park Terrace, this spacious one bedroom has been completely remodeled with the highest of quality and attention to detail. The unit offers a light, bright open floor plan, generous terrace, exceptional storage space, double paned windows, an office nook, crown molding and hardwood floors throughout. 24-hour guard gated community, pool, spa and grounds to walk pets. HOA dues include water, cable television, Internet access, EQ insurance and security. Building is FHA approved.

MLS#16-117330
Mary C. Woodward 323-762-2571
KELLER WILLIAMS LARC

Completely Updated. Move In Condition.

Loveland Carr Properties (323) 460-7606
COLDWELL BANKER HPN
641Wilcox.com

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



ONE OF HANCOCK PARK TERRACE'S FINEST

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

MLS#16-117330
Mary C. Woodward 323-762-2571
KELLER WILLIAMS LARC

Completely Updated. Move In Condition.

650 WILCOX AVE	Open	11-2	rev
\$1,099,000	3+3	COUNTRY FRENCH	



DAZZLING REDONE OPEN PLAN TOWNHOUSE

Open Plan 1st Floor w/dark HW floors throughout. Chic High Ceiling Living Room w/FP opens to front French Garden. Dining Room w/ Wet Bar. Open Plan Designer Kitchen w/ Gas Cook-top & Center Island. Small Family Room opens to Oversize Back Patio. w/New Direct Gas Grill. 3 B/ 3B. Large Master w/Balcony. Walk-in Closet. Double sinks & separate walk-in Shower. Full size Washer & Dryer behind louvered doors. Side by side pkg steps away in Gated Garage. Complex has lovely Pool. Third Street School.

MLS#16-123566
Linda Hindley 323-610-6070
CB BH NORTH

SS Appliances & Caesar Stone Counters

18 Hancock Park-Wilshire			Income
348 N ORANGE DR	Open	11-2	NEW
\$2,800,000		TRADITIONAL	



Stunning completely remodeled duplex on best street in Hancock park. Each unit is like a house featuring huge living room with fireplace. Beautiful kitchens with center isle and brand new appliances. Huge formal dining room. Large master suite with walk-in closet and two other good size bedrooms en suite. Each of the units has great attention to detail and high ceilings. Security alarm. Wired for sound. Nothing like it exists in the area. Move in ready!

MLS#16-127856
Susan Smith 310.415.5175
HILTON & HYLAND

Dshwshr



Do RIGHT by Your Sellers
Put their Property in the MLS

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

19 Beverly Center-Miracle Mile *Single Family*

6246 DREXEL AVE	Open 11-2	NEW
\$3,495,000	4+5 CONTEMPORARY	



CUSTOM DESIGNED NEW CONSTRUCTION CONTEMPORARY!

A spacious, architectural modern retreat. 6246 Drexel is privately situated on a serene tree-lined street. The newly constructed residence features a thoughtfully designed open concept by Beverly Hills-based design and build firm, Noesis Group. At 3,936 sq. ft., this contemporary home is purposefully curated; from the floor-to-ceiling Fleetwood vanishing doors which allow for seamless indoor/outdoor living, to the latest smart-home technology system, Control4.

MLS#16-113208
Tom Scrocco/Randy Isaacs 3102814343
COLDWELL BANKER BHS
www.TomAndRandyProperties.com

6706 DREXEL AVE	Open 11-2	NEW
\$1,649,000	2+3 1sty-SPANISH	



CHARACTER BEVERLY GROVE NEIGHBORHOOD HOME

Gated & private Spanish home w/ open flr plan suited for easy living & entertaining right at home, including a formal living rm, dining rm & ample kitchen/great rm. Remodeled, open-concept kitchen w/ a stainless steel Sub-Zero refrigerator, Wolf oven/range, center island along w/ frplce. Mstr bedrm suite w/ dual closets, en-suite ba & views onto the patio & grassy bckyd. Additional details - spacious second bedrm & add'l 2 ba, electric front gate, alarm, new A/C & great Beverly Grove area

MLS#16-130908
Nancy Ross/ Laura Barton 310-500-3983
PT BEVERLY HILLS
www.6706Drexel.com

1550 S SIERRA BONITA AVE	Open 11-2	NEW
\$899,000	2+2 TRADITIONAL	



RELAXING RETREAT IN PICFAIR VILLAGE

Charming home in Picfair Village. This 2 bd, 2 ba home offers split flr plan w/East views. Retro lvg rm frts an office space, decorative brick fireplace & tranquil dining room. Deck & backyard, w/ample room for dining & entertaining. Ktchn w/enough space to fulfill your culinary desires. Mstr suite flows to rear deck. Stunning hrdwd floor plan throughout the home. Abundance of closets so plenty storage for your needs. Conveniently located to LACMA, Petersen Automotive Museum & Hollywood.

MLS#16-130250
Morgan Pasco 3106063887
MORGAN REAL ESTATE
Dshwshr,Dryer,Wshr

402 N FLORES ST	Open 11-2	red
\$3,695,000	5+5.5 2sty-SPANISH	




CONTEMPORARY SPANISH PRIME BEVERLY GROVE WWW.402FLORES.COM

Exquisite sophistication built NEW in 2016, this walled & gated, 5 BDR contemporary Spanish is the epitome of today's modern lifestyle. Volume ceilings, stone & hardwood floors, folding walls of glass, FORMAL DINING & LIVING ROOM, designer kitchen, complete w/ large center island. The exceptional master retreat features private balcony, spa bath, exceptional closet. Stunning pool, extended entertainer's patio with pool, spa & waterfall. Gated off street parking for up to 6 cars. Amazing home!

MLS#16-110798
Omega Group-Ron Keinan 310.779.5348
KELLER WILLIAMS
www.OmegaGroup.LA

6119 MARYLAND DR	Open 11-2	red
\$2,925,000	5+6 MODERN	



NEW MODERN HOME

Home nested in the heart of LA.Open floor plan,plentiful skylights, balconies and sliding doors.Luxurious pool, jacuzzi, fire pit and deck, creating a Zen aroma in backyard. Cacti and pebble hard scape

MLS#16-975635
Mimi Arbib Iss 818-294-4668
RODEO REALTY
Cbl,Dshwshr,Frzr,Grbg Disp,Hood Fan,etc.

6212 MARYLAND DR	Open 11-2	red
\$1,575,000	+599000 3+2 1sty-SPANISH	

Fabulous Spanish w/ center hall floor plan, imposing LR w/ beamed ceiling & fireplace, formal DR, 3BR/2BA. Beautiful original details , ornate crown moldings, hardwood floors. Serene and private yard.

MLS#16-108636
N. Hartman/L. Brenner 323-860-4259
Dshwshr,Dryer,Frzr,Hood Fan,Range/Oven
COLDWELL BANKER HPS

612 N FULLER AVE	Open 11-2	rev
\$2,980,000	5+5.5 2sty-CONTEMP MED	




STUNNING CONTEMPORARY MEDITERRANEAN WWW.612FULLER.COM

Spectacular Tuscany inspired NEW construction in prime Miracle Mile features nearly 4700 sq ft, 5 bedrooms, 5.5 baths, PLUS nearly 400 sq ft of outdoor living spaces. Volume ceilings, bright open plan, gorgeous paneled doors, stunning hardwood and stone floors. Custom cook's kitchen w/ dual sinks & dual dishwashers. Spacious family room opens to huge outdoor patio area, outdoor kitchen, heated pool & spa. Exquisite master suite w/ spa like bath. FOUR additional spacious upstairs bedroom suites.

MLS#16-126356
Omega Group-Ron Keinan 310.779.5348
KELLER WILLIAMS
www.OmegaGroup.LA

1038 STEARNS DR	Open 11-2	rev
\$1,299,000	3+2 SPANISH	



LOVELY CARTHAY SPANISH - 1ST TIME ON MARKET IN 50 YEARS!

Charming 3 bed / 2 bath Spanish home, perfectly situated in the middle of a lovely tree-lined block in Carthay Square. Tiled entryway, barrel ceilinged living room with fireplace, large open dining room, breakfast room, laundry room. Spacious kitchen, vintage character master bath with built-ins and hex tiles. Beautifully refinished hardwood floors, updated plumbing, new HVAC in 2011, tremendous natural daylight. Private, grassy backyard and a 2 car garage.

MLS#16-124506
Ned Brown 310-270-9288
TELES PROPERTIES, IN
Dshwshr,Rng/Ovn,Fridg

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

357 N HAYWORTH AVE #201	Open 11-2	NEW
\$999,000	3+3 MODERN	




MODERN 3 BR + 2 BA, 1620 SQ. FAIRFAX DISTRICT

Located in the heart of the hip Grove/Fairfax district, this fabulous 3 bedroom + 2.5 bath, 1620 sq foot modern residence offers high ceilings, two balconies, hardwood floors, Viking appliances, fireplace, alarm system and granite counter tops. The master suite includes a large walk-in closet and dual sink bathroom. The open kitchen with breakfast bar, dining area and living room create a great room effect which lends itself nicely to open flow ideal for entertaining. A must see.

MLS#16-131182
Nikki Joel 310-428-2248
COLDWELL BANKER
Dshwshr,Grbg Disp,Micro,Rng/Ovn,Fridg

141 S CLARK DR #402	Open 11-2	NEW
\$550,000	1+1 CONTEMPORARY	



MODERN 1 BEDROOM IN PRIME WEST HOLLYWOOD!

Modern 1 bdrm in prime location! This highly sought-after Rob Clark building has everything from an indoor gym, gorgeous pool, underground parking, & just steps away from trendy Robertson Blvd. Walk into a beautifully done 1 bedroom, 1 bath unit w/ hardwood floors, a warm fireplace, SS kitchen appliances, & more. This incredible condo has a spacious bdrm w/ windows that flood the room w/ natural light. Fall in love w/ this resort style living in this fabulous and chic building!

MLS#16-130040
S.F. Jones/ L.Sokolov 3106917888
JOHN AAROE GROUP
141clark402.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

100 S DOHENY DR, UNIT 423	Open	11-2	NEW
\$539,000	1+1.5	1sty-CONTEMPORARY	



CHIC UNIT IN FANTASTIC LOCATION!


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 and opening out 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 and air conditioning, recessed lighting, and surround sound!

James Hancock 3107776351
COLDWELL BANKER RESI

Bring or Send Clients!

19 Beverly Center-Miracle Mile *Income*

108 S HARPER AVE	Open	11-2	NEW
\$1,895,000	Duplex	SPANISH	



BEAUTIFUL AND SPACIOUS SPANISH DUPLEX IN PRIME BEVERLY GROVE


This updated Spanish duplex features large living rooms, updated kitchens, formal dining rooms and excellent wide center hall floor plans. Each unit offers beautiful period details, central AC and private patios. There is a large shared yard and finished double and single garages. Ideally located near Third Street, The Grove, The Farmer's Market and in the Hancock Park Elementary school district, this property is excellent for either an owner/user or investor. Upper unit delivered vacant.

MLS#16-131222
Allison Schwarz 310-433-0056
COMPASS

www.HarperDuplex.com

19 Beverly Center-Miracle Mile *Lease*

1212 S LA JOLLA AVE	Open	11-1	NEW
\$4,900	3+4	FRENCH NORMANDY	



FABULOUS LEASE IN PRIME CARTHAY CIRCLE

Wonderful 3 bedroom, 3.5 bathroom unit in pride of ownership 1930's duplex updated with today's modern conveniences. Spacious living room with high ceilings and fireplace. New kitchen with granite counter tops and center island. Lovely separate breakfast area and wonderful dining room. Feels like a home.

MLS#16-130798
Lisa Sherman 310-724-7000
SOTHEBY'S INTERNATIO

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

20 Hollywood *Single Family*

5635 W OBSERVATION LANE	Lunch	11-2	NEW
\$779,000	2+3	MODERN	



SLICE OF HEAVEN IN HOLLYWOOD- *GPS IS 1717 N GRAMERCY PL*****

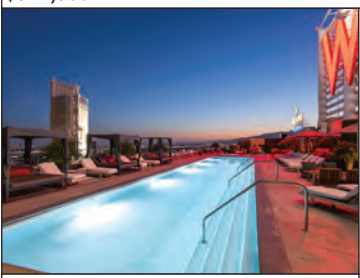
LUNCH is SERVED with a view from LEMONADE!! Views Views Views from your private roof top deck. No shared walls. Park in your side by side double car garage with direct access and stroll to the metro, restaurants and services. Incredibly flexible floor plan. 3 full bathrooms +3 Possible bedrooms. Gorgeous design choices. Builder Warranties. Extremely Low HOA \$118. This is a single family residence with all the convinces of community living. Live and Finance as a single family home.

MLS#16-130714
Ryan Fitzgerald 310-402-6000
JOHN AAROE GROUP

Cbl,Dshwshr,Grbg Disp,Micro,Fridg,Other

20 Hollywood *Condo / Co-op*

6250 HOLLYWOOD BLVD #4J	Open	11-2	NEW
\$924,900	1+2	CONTEMPORARY	



NYC Full-Service Lifestyle in Hollywood...This Designer Condo features a chic interior w/ custom finishes including hardwood floors, Poliform kitchen system w/ Sub Zero refrigerator, wine cooler, Kuppersbusch stove & dishwasher, Bosch washer/dryer, Brazilian limestone baths, an immense walk-in closet, & an outdoor patio area. 24 hour valet & concierge service. Private rooftop pool w/ views, cabanas, lounge areas, fire pits, bbq's, state-of-the-art gym, dog park, private screening room and more!

MLS#16-120686
Marcia Glow 3104044807
HILTON & HYLAND

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

21 Silver Lake - Echo Park *Single Family*

3027 SILVER LEA TER	Open	1-2	NEW
\$1,350,000	0+0	2sty-CONTEMPORARY	



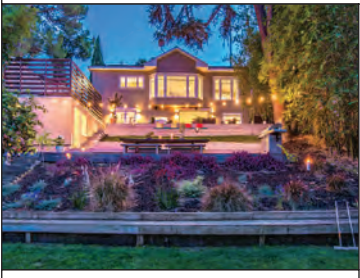
FANTASTIC LOCATION WITH VIEWS & UPDATED KITCHEN & BATHS .

Fantastic Silver Lake location. Contemporary modern with high ceilings and hardwood floors. Over 2000 sq ft with 4 bedrooms, 3 updated bathrooms, beautiful almost new kitchen, wonderful views from most all rooms. Private back yard with spa. large un finished basement / storage room. direct access from the garage into the house.

Jeffrey Young 213 819.9630
SOTHEBY'S SUNSET

Wonderful views, updated kitchen & baths

3451 WINSLOW DR	Open	11-2	NEW
\$1,200,000	3+3	2sty-CALIFORNIA BUNGALOW	



BEAUTY NESTLED ABOVE THE SUNSET JUNCTION

Perched above the Sunset Triangle with expansive views this 1915 California Bungalow has been reimagined for modern day entertaining. Hedged and gated for privacy. Light and bright, The living room replete w/ flagstone fireplace, and kitchen w/ stone counters, stainless appliances & modern breakfast bar, feature views to the magical backyard and city lights beyond. Large three tiered backyard is laid out for dining, relaxing & playing. Bonus creative space off the rear yard. 3451winslow.com

Peter Tomlinson 323 854 6469
KW LOS FELIZ

Range/Oven; Washer/Dryer;Refrigerator

540 N COMMONWEALTH AVE	Open	11-2	rev
\$750,000	1+1		



BRING YOUR BUILDERS - BIG FLAT LAR2 7,500 SQ FT LOT

LAND VALUE - BIG FLAT LAR2 LOT - ATTENTION DEVELOPERS & BUILDERS SUBMIT ALL OFFERS !!! EASY TO SHOW ANY TIME !!!! Great Location Large Level Lot 7,500 SQ FT 50 X 150 LOT SIZE Currently there is a Small 1 Bedroom - Single Family House on the property. .5 Blocks East of VERMONT - 2 Blocks South of MELROSE

MLS#16-125704
Bob Murphy (310) 367-1130
KELLER WILLIAMS BEVE

Cbl

Questions? Need Assistance?
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help!!!

TUESDAY

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


929 N BEAUDRY AVE Lunch 11-2 \$639,000 0+0 TRADITIONAL		NEW
 <p>ECHO PARK TOWNHOUSE WITH DTLA VIEWS + LUNCH!</p> <p>Darling Echo Park Townhouse with 3 Bedrooms + 3 bathrooms with French Doors and views of Downtown LA. Property features include laminate flooring throughout, central AC, fireplace and great views!</p>		
Jayne Clement 213-309-5005 KELLER WILLIAMS RLTY		


21 Silver Lake - Echo Park *Income*


2300 LAKE VIEW AVE Refresh. 11-2 \$1,269,000 CONTEMPORARY		NEW
 <p>CONTEMPORARY DUPLEX CHARMER!</p> <p>Rare opportunity to purchase a large 3030sqft+/- Income property nestled in Silver Lake. Lower unit is 2 bed, 2 bath with bonus office/studio, Upper unit is a spacious and bright 3 bed, 2 bath, each unit with their own laundry hookups and large patios. 2 garages, large storage space, common laundry room and lovely terraced gardening space. Great location with close proximity to the new 365 'Whole Foods' market, Silver Lake Reservoir. Delivered Vacant!</p>		
Patrick Moya (310) 770-2418 SOTHEBY'S INT'L		www.2300lakeview.com

1249 ELYSIAN PARK AVE Refresh. 11-2 \$749,000 Duplex CALIFORNIA BUNGALOW		NEW
 <p>Echo Park Duplex Completely Remodeled Inside and Out. This 2+1 and 1+1 is Perfect for an Owner User or Investor. Quality craftsmanship throughout. Each unit boasts an open floor plan with new hardwood floors throughout. Center island kitchen counters enhance the modern aesthetic. Private professionally landscaped rear yards for each unit. City recently changed the address to Vin Scully Ave. Come be a part of Los Angeles Dodgers history. Be sure to check out the website for a 3D Virtual Tour.</p>		
Eugene Ridenour 323-855-4380 BERKSHIRE HATHAWAY		www.1249VinScully.com

22 Los Feliz *Single Family*

2183 FERN DELL PL Lunch 11-2 \$3,199,000 5+4.25 3sty-MEDITERRANEAN		NEW
 <p>MEDITERRANEAN IN THE "OAKS"</p> <p>5BR+4.25BA, home in the Los Feliz "Oaks". Private street, 12,000+ SF street-to-street lot. Period details such as magnesite stairs, wood floors w/decorative inlay + direct entry 2 car garage, post alarm, & 2-zone heat/air. Main floor includes a reading room, large living room with fireplace, outdoor patio, formal dining room, & large chef's kitchen. Master suite with a private balcony plus 3BR and 2BA upstairs. Terraced back yard with multiple sitting areas. An entertainer's dream!</p>		
Ryan D. Judd 214-929-6643 KWBH		www.2183FernDellPlace.com


4768 BRYN MAWR RD Open 11-2 \$2,999,000 4+4 SPANISH		NEW
 <p>SPANISH COLONIAL W/ LOTS OF CHARACTER AND TONS OF POTENTIAL</p> <p>Hidden high in the best part of Los Feliz hills, with downtown views sits this private Spanish Colonial. Enter through a unique courtyard, perfect for entertaining, and a sparkling pool and spa. Most original details intact, such as hardwood floors tile work and original wrought iron. Oversized living room with high beamed ceiling, fireplace & attached small library. Great floorplan w/3 beds upstairs & large family room + guest bedroom downstairs. Many romantic balconies and patios to enjoy views!</p>		
Carter + Orland Estates KELLER WILLIAMS RLTY		www.carterorlandestates.com

4941 AMBROSE AVE Open 11-2 \$2,599,000 4+4 MEDITERRANEAN		NEW
 <p>GATED, DONE MEDITERRANEAN POOL & SPA</p> <p>Gated, meticulously designer renovated on pvt Lg flat lot w/ new pool & spa. Glam 2 story foyer surrounded by period detail finishes & new hwdw flrs. Step down oversized Lvg rm opens to resort style yd. 2 FDR's. One round w/ garden view; the other currently used as Fam Rm. 4 bdrms. 3 up & one en suite down. Mstr bdrm newly reconfigured w dual sleep chambers, walk-in closet & gorgeous bath. Wolf Sub Zero eat in chef's kitch w/ huge island for entertaining. Period character & modern convenience.</p>		
Ron Holliman 310-777-6216 COLDWELL BANKER BH		Corner of Edgemont and Ambrose Ave.

4342 CEDARHURST CIR Refresh. 11-2 \$3,450,000 4+4.5 2sty-SPANISH		rev
 <p>CASA CEDARHURST - SPANISH COLONIAL REVIVAL W/ SWEEPING VIEWS</p> <p>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!</p>		
Cesar Sanchez 323-356-6618 COLDWELL BANKER		Dshwshr, Dryer, Grbg Disp, Hood Fan, Rng/Ovn

4237 LOS NIETOS DR Open 11-2 \$1,895,000 4+3.5 MODERN		rev
 <p>MODERN RETREAT IN LOS FELIZ - DO NOT MISS!</p> <p>Perched on a hillside in prime Los Feliz sits this renovated, modern home. Open floor plan, walls of glass, & multiple outdoor seating areas create the quintessential indoor-outdoor California lifestyle. Enjoy city views from the kitchen breakfast nook or dine Al Fresco in the tropical garden. The Gourmet kitchen is perfect for entertaining. Luxurious master suite. Large flat backyard. Street to street lot. Call this modern oasis your home in Los Feliz!</p>		
Bryant Reichling 323-395-9084 SOTHEBY'S		www.4237LosNietos.com

22 Los Feliz *Condo / Co-op*

3314 GRIFFITH PARK BLVD #5 Open 11-2 \$515,000 2+1.5 SPANISH		NEW
 <p>SINGLE FAMILY ALTERNATIVE-END UNIT TOWNHOUSE WITH HUGE PATIO</p> <p>Single-family alternative...light and bright two-bedroom, one-bath, one-powder end townhouse with the privacy of a single-family home. Spacious, open floor plan with hardwood floors flows seamlessly to a large, private 800 square-foot patio with deck. Updated kitchen with granite countertops and stainless steel appliances. Intimate building with only five residences. Two deeded parking spaces in the gated garage. Convenient location in the heart of Los Feliz. Ivanhoe School District. Low HOA.</p>		
John McCann 3409980423 THE AGENCY		Dshwshr, 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

22 Los Feliz *Income*

4317 RUSSELL AVE		Open	11-2	rev
\$999,000		CRAFTSMAN		



PRIME LOS FELIZ DUPLEX!

Enter the main house via a hedged front yard w/mature palm trees to find a charming/pride of ownership home w/ hardwood floors. Spacious living & dining room share an open floor plan w/ample windows & an abundance of natural light. The rear home has a separate entry with an open living/dining area. Both units have HVAC, washer/dryer area, 2 beds/2 baths & private yards. Bathrooms & kitchens in both units were updated. Each separately metered for electricity. Off street parking. Delivered VACANT!

MLS#16-115568
BRE# 01380261 323 325-1441
JOSHUA KROM

28 Culver City *Single Family*

4900 BELOIT AVENUE		Open	11-2	NEW
\$1,250,000		4+3	SPANISH	

Updated newer construction two-story single family home. Upgrades include new carpets in all the bedrooms, fresh interior and exterior paint, LED lighting downstairs and maple hardwood floors.

MLS#16-130864 www.JesseWeinberg.com
Jesse Weinberg 310-995-6779 **KELLER WILLIAMS**

3438 SHERBOURNE DR		Open	11-2	NEW
\$1,249,000		3+2	MID-CENTURY	



WWW.3438SHERBOURNE.COM

Culver City Art District Home! Large living room with hardwood floors, fireplace, wood shutters & custom-built wet bar. Kitchen with wood cabinetry, stainless steel appliances & glass door to deck. Master suite with walk-in closet and master bathroom with tiled shower & separate sunken tub. Wrap around deck has built-in barbecue, covered patio & grass yard with mature trees. Central air, updated plumbing, tankless water heater & water softner. Culver City Schools!

MLS#16-130420
Todd Miller 3105602999
KELLER WILLIAMS-SM Open Sunday 2-5pm & Tuesday 11-2pm

4127 CHARLES AVE		Open	11-2	NEW
\$1,149,000		3+2	MID-CENTURY	



WWW.4127CHARLES.COM

Gorgeous Mid-Century designed Culver City home. Large open living room has beautiful hardwood flooring, stone fireplace & sliding glass door to backyard. Master suite, kid's room and additional office/nursery/3rd Bedroom all have hardwood flooring, wood framed closets & wood framed windows. This bright warm home has updated systems, solar panels, tankless water heater, 200amp electrical & whole-house water filtration. Great Culver City location near Vets Park and Sony's Studios.

MLS#16-130470
Todd Miller 3105602999
KELLER WILLIAMS-SM Open Sunday 2-5pm and Tues. 11-2pm

29 Westchester *Single Family*

7847 KENYON AVE		Open	11-2	NEW
\$1,049,000		3+1	1sty-TRADITIONAL	



COZY TRADITIONAL WITH UPSIDE POTENTIAL WWW.7847KENYON.COM

Adorable cozy home in North Kentwood-Westchester area. Large 7828 SF lot is perfect for adding additional square footage and pool. Home has some updates including newer windows and fresh paint. Much upside potential! 2 car garage, flat grassy yard. Close to city services, parks, restaurants and shops. Ideal for investor or owner user!

Omega Group-Randy Wright 310.927.6818
KELLER WILLIAMS www.OmegaGroup.LA

30 Hollywood Hills East *Single Family*

2932 LEDGEWOOD DR		Open	11-2	NEW
\$1,195,000		4+4	2sty-TRADITIONAL	



BEACHWOOD CANYON HIDEAWAY

Beautifully remodeled 3Bd/3Ba Traditional 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.

Rose Ware 213-369-9171
BHHS-BH Dshwsh,Grb Dsp,Hood Fan,Micro,Range/Ov

3040 ARROWHEAD DR		Open	11-2	red
\$2,247,000		5+4	2sty-CAPE COD	




LAKE HOLLYWOOD ESTATES OASIS

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

MLS#16-115038
Terry Canfield Schmidt 323-854-4607
BHHS-BH Dshwsh,Fridg,Micro,Rng/Ovn,Wine Fridg

30 Hollywood Hills East *Condo / Co-op*

3401 BARHAM #5		Open	11-2	NEW
\$899,000		3+4	3sty-CONTEMP MED	



GORGEOUS TRI-LEVEL REMODELED TOWNHOME!

LUXURY CORNER UNIT TOWNHOME WITH INCREDIBLE OPEN VIEWS AND LOTS OF LIGHT. HUGE SIZE AND EFFICIENT SEPARATION OF SPACE, WITH HIGH END FINISHING AND DETAILS. BUILT-IN CHEVRON CUT MARBLE FIREPLACES, FRENCH DOORS, SOLID OAK AND MARBLE FLOORING, PROMINENT CROWN MOLDING AND DESIGNER PAINT. THE KITCHEN USES HIGH-END CABINETRY, COUNTERTOP AND APPLIANCES, INCLUDING A TOP OF THE LINE 6 BURNER STOVE. 2 OF THE BATHROOMS HAVE JACUZZI TUBS, & ALL OF THEM HAVE LUXURY CABINETRY & MODERN GLASS DOORS. 3,300 SQ FT.

MLS#16-130542
Michael Haddad 310-430-4842
RE/MAX ESTATE PROPER www.MichaelHaddad.com

39 Playa Vista *Condo / Co-op*

6010 CELEDON CREEK CRK #6		Open	11-2	NEW
\$1,595,000		4+4	TRADITIONAL	

Sophisticated townhouse in the heart of Playa Vista! Welcoming lush entryway w/ private patio leads to the vibrant formal living room with gas-burning fireplace, vaulted ceilings with windows galore

MLS#16-130290 www.JesseWeinberg.com
Jesse Weinberg 310-995-6779 **KELLER WILLIAMS**

41 Park Hills Heights *Single Family*

3977 DEGNAN BLVD		Open	11-2	NEW
\$699,000		3+3	SPANISH	



DELIGHTFUL LEIMERT PARK SPANISH

3 bd/3 ba home w/decorative molding, rccsd lighting & dcrtv frplce accent the lvg rm. Dining w/original built-in cabinetry & accs to rear deck flows to the ktchn. A skylight illuminates the ktchn, which ftrs new stlss steel aplncs, apron sink & 5 burner stove. Mstr bdrm w/frameless shwr ensuite. 2nd bdrm w/ensuite, his/hers clsts & 3rd bdrm w/a walk-in clst. Main bthrm w/marble cntrtp. Org hrdwd floors. Cali bsmnt, 2 car grg & ample size backyard complete this home. Close to Crenshaw/Expo line.

MLS#16-130758
Morgan Pasco 6504300507
MORGAN REAL ESTATE Dshwshr,Rng/Ovn

3871 S SYCAMORE AVE	Open	11-2	NEW
\$695,000	3+1	TRADITIONAL	



UNIQUE OPPORTUNITY IN BALDWIN VISTA

This well-maintained Baldwin Vista home offers unlimited opportunities to its next owner. The house is naturally light and bright with lovely solid hardwood floors throughout, a remodeled bathroom & recessed lighting. The lot, situated at the base of the hill, is completely flat and over 9000 sf. Move right in and plan your dream home & yard. The neighborhood backs up to Kenneth Hahn State Park so there are great hikes right out the front door. And it

MLS#16-129984
Lorin Ruttenberg (310)780-0214
PARTNERS TRUST ,B.H.

62 Encino Single Family

15964 VALLEY VISTA BLVD	Open	11-2	NEW
\$3,295,000	8+8	TRADITIONAL	



ENTERTAINERS/FAMILY COMPOUND LOCATED JUST ADJ. TO ROYAL OAKS

Approx 7300 sqft, This 8 bed/7.5 bath Traditional. Craftsman estate, 2 separate guest quarters includes a 2 bed/1 bth over 3 car garage w/ kitchenette & a large 1 bed/full bath above pool house & gym. Main house features a spacious open floor plan w/ solid oak floors, 3-story beamed ceilings, bright living room Massive gourmet Kosher Chef kit. Well maintained backyard includes huge blue tile pool w/ fountain & Jacuzzi, patio w/ built-in BBQ and pizza oven. Security cameras & surround sound.

MLS#16-109972
A. Bisconti / R&Z Sklar 310.498.2151
HILTON & HYLAND hiltonhyland.com

72 Sherman Oaks Single Family

14640 GREENLEAF ST	Open	11-2	NEW
\$3,488,888	5+6	2sty-CAPE COD	



SEE FULL PAGE AD

Picturesque Cape Cod estate newly built in 2015 located in the heart of Sherman Oaks. Sited on an oversized and completely flat lot of approx. 16,699 sq. ft. Incredible quality, construction and authentic detailing throughout including wainscoting, hardwood floors and high ceilings. 5 bedrooms, 5.5 baths, spacious living room, formal dining room and a gorgeous, dream kitchen which opens to the family room. Incredible grounds with pool and spa and grassy yard.

MLS#16-119998
MESICA/ PARNES/ HARRIS 310-407-9113
THE AGENCY

3778 SHERIDGE DR	Open	11-2	NEW
\$2,795,000	4+5	ARCHITECTURAL	



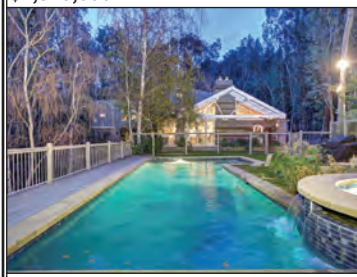
STUNNING ARCHITECTURAL

Spectacular mountain & city lights view! Nestled in the hills at the end of a cul-de-sac, this home offers much privacy. Spacious living rm & dining rm open to the yard—an ideal indoor/outdoor flow. Gourmet kitchen adjoins the family room & has custom cabinetry, granite counters, & stainless steel appliances. The entire second floor is a resort-style Master retreat. Grounds include a sparkling pool, dining & lounge areas, as well as a separate Zen meditation garden. Private, unique & beautiful!

Monty Iceman 818.521.2568
BERKSHIRE HATHAWAY Also open Friday 11am-2pm

73 Studio City Single Family

3230 IREDELL LN	Lunch	11-2	NEW
\$4,975,000	3+4	ARCHITECTURAL	




FRYMAN CANYON ARCHITECTURAL RETREAT, UP PRIVATE GATED DRIVE

A RARE OFFERING IN FRYMAN CANYON ESTATES!! PRIVATE ARCHITECTURAL RETREAT UP A LONG GATED DRIVE, ON 2+ ACRES IN A LUSH PARK LIKE SETTING. FEEL LIKE YOU'RE LIVING IN 'BIG SUR' YEAR ROUND WHILE CENTRALLY LOCATED TO RESTAURANTS, SHOPS & THE STUDIOS. HIGH CEILINGS, 'GREAT' ROOM WITH ADJACENT OFFICE. CHEF'S KITCHEN. OVER-SIZED DINING ROOM. MASTER SUITE WITH 4 WALK-INS, SITTING AREA, FIREPLACE, LOFT OFFICE, BALCONY & LARGE BATH. 2 ADDITIONAL INTERIOR BDRMS + 2 OUTDOOR GUEST SPACES W/BAS. POOL & SPA.

MLS#16-130548
Helbling / Libow 310 849 2485
BHHS / CB

11949 ASHDALE LN	Lunch	11-2	NEW
\$2,495,000	4+3.5	3sty-COUNTRY ENGLISH	



FRYMAN CYN FIXER AT THE END OF A CUL-DE-SAC

Amazing opportunity to remodel this 3,787 sq. foot home. The terraced yard features pool, spa & guest house w/ 3/4 bath & kitchenette at the end of a secluded wooded cul-de-sac. Built in 1986, the residence includes a new kitchen, formal living room, breakfast room & separate office, family room. Upstairs there is a huge master suite and enormous bathroom. There are 2 additional bedrooms with vaulted ceilings. Closets galore. Surrounded by nature. Bring your imagination. Carpenter School.

MLS#16-125856
Brenda Catalano 310-614-6659
COLDWELL BANKER pool,spa,pool house

12701 LANDALE ST	Open	11-2	NEW
\$2,365,000	5+6	TRADITIONAL	




POOL PARTY READY!

This beautiful 5 bedroom, 5.5 bath contemporary traditional on an oversized lot makes every day feel like a celebration. It has things we want like high ceilings, lovely scale and inspiring light & space, and things we need like a beautifully tiled en suite bathroom in every bedroom & a big open kitchen to serve as the home's social hub. The backyard feels endless w/ green grass & sparkling pool all ready for anything from parties to playing catch to lazy afternoons home with the ones you love.

Heather & Learka 424-202-3208
TELES PROPERTIES www.12701landale.com

11674 SUNSHINE TER	Open	11-2	NEW
\$1,559,000	4+4	CONTEMP MED	



AMAZING 4 BED+4 BATH POOL HOME IN CARPENTER SCHOOL DISTRICT!

FR & a pool at the corner of a cul de sac st. Hrdw. Flrs, LR w/crown moldings & FP. Formal DR, lrg. breakfast rm. & chef's kit. w/stainless steel appliances. French doors lead to terraced backyard w/ pool! Wine cellar w/a cooling system to maintain the perfect temp. & humidity. 3 bedrooms are on one level incl. the priv. Master suite w/walk in closet, "spa" tub & shower. 4th bdr. suite is downstairs for many options. Direct entry to lrg. 2-car gar. laundry rm & storage. Also open Fri. 11-2p.

MLS#16-129838
Suzanne Trepany 310-210-6533
TELES PROPERTIES 11674sunshineterrace.com

4104 GOODLAND AVE	Open	11-2	NEW
\$1,288,000	5+3	CAPE COD	



STUDIO CITY FIXER!

First time on market in over 40 Years! Classic Cape Cod, South-of-the-Blvd in prime Studio City w/fantastic curb appeal. Fixer w/upside potential, nearly 2,700 sqft with 5 bdrms & 3 full baths. Large formal living rm w/ tree-top & hillside views. Gleaming wd flrs in most rms & newer dual-glazed windows, lots of charm! Near trendy shops, boutiques, restaurants & Harvard-Westlake School, plus convenient Westside access. Part of Dixie Canyon Charter School district (buyer to verify availability).

Mario Acosta 818-515-1440
BERKSHIRE HATHAWAY

NEW! The MLS Stats

Get Statistics for ANY Listing Search.

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

TUESDAY

4513 MORSE AVE	Open	11-2	NEW
\$1,235,000	2+2	1sty-RANCH	



BEAUTIFUL 1938 SINGLE STORY STUDIO CITY HOME

Beautiful 1938 single story Studio City home set behind mature hedges features 2 beds & 2 baths w/ formal living room & dining rooms, a large step down family room w/ vaulted ceilings that open to a covered patio & view of the backyard & pool & a spacious kitchen w/ great counter space and tons of great storage. Natural light throughout, fireplace in the living room, hardwood floors, off street parking and a garage. Plenty of room for entertaining in & out. Swimming pool w/ spa in the backyard.

MLS#16-130170
 Brian Ades 310-503-8080
 SOTHEBY'S
www.4513Morse.com

73 Studio City *Condo / Co-op*

11100 ACAMA ST, UNIT 13	Open	11-2	NEW
\$479,000	2+2.5		




STUDIO CITY CLOSE TO TUJUNGA VILLAGE

Studio City townhouse just blocks away from Tujunga Village. Large 2 BR. with each BR. having own bath. Open floor plan with updated kitchen, wood burning fireplace and private enclosed patio. The HOA includes a pool/spa, side by side parking and EQ. Insurance.

Bailey Cuning 310-896-5703
 WISH/SOTHEBY'S INT'L
 Washer & Dryer in the unit

75 Valley Village *Single Family*

5431 AGNES AVE	Open	11-2	NEW
\$799,000	3+2	1sty-TRADITIONAL	



CHARMING 1940S TRADITIONAL IN VALLEY VILLAGE

Set behind a picturesque white picket fence, this 3BD/2BA house is warm and welcoming. The home's original character is intact, with hardwood floors throughout, crown molding, 2 fireplaces, and a beautiful bay window. The garage has been converted to a 1BD/1BA apartment with a full kitchen and living area. The lot features a large, flat grassy backyard (with room for pool) and several outdoor entertaining areas. Great location, close to the 101 and 170 freeways and famed NoHo Arts district.

Juliette Hohnen 323.422.7147
 DOUGLAS ELLIMAN
www.5431Agnes.com

86 Pasadena *Single Family*

1588 CORSON ST	Open	11-2	rev
\$838,000	4+2	CRAFTSMAN	




BETTER THAN BLUEBOOK VALUE!

Looking for that perfect house for your buyers in the \$800,000 range? HERE IT IS, THE BEST VALUE for a 4 bedroom, 2 bath revitalized California Bungalow. High Ceilings, hardwood floors, stunning light fixtures, FDR, breakfast rm, OPEN FLOOR PLAN, deck, pool/spa, grassy yard, huge 2 car garage. Unbelievable avocado tree shades the backyard. Electronically Gated driveway...a knockout for \$838,000! COME QUICK!

MLS#16-106770
 Rosemary Low 323-660-5885
 SOTHEBY'S LOS FELIZ
 Dshwshr,Hood Fan,Rng/Ovn

94 Glassell Park *Single Family*

2034 ROME DRIVE	Lunch	11-2	594-H3	NEW
\$1,388,800	3+3	2sty-MODERN		



QUINTESSENTIAL MODERN!!!

ARCHITECTURE that feels like HOME. Inspired hillside living in a newly designed modern home by the quintessential design team of Unruh Boyer who have chosen vistas that span from panoramic canyon to tree house tranquility. While images attempt to capture the architectural detailing and attention to finish materials, this is a home that must be experienced. Over 2,400 sq ft of flexible living space designed for how we live today and...imagine your future.

MLS#16-131258
 Liz Johnson 323-397-6041
 COMPASS
 Canyon View!!

606 Lakewood *Single Family*

6001 COLDBROOK AVE	Open	11-1	NEW
\$699,000	6+4	TRADITIONAL	



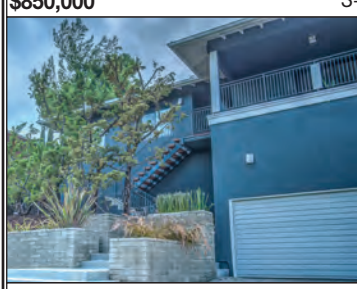
OWN/LIVE IN A HOME COLLECTING MONTHLY INCOME

Phenomenal opportunity to own a large single family home with residual income potential. The main house is 4 bedrooms + 2 baths, kitchen, living & dining. There are 2 additional 1 bedroom, 1 bath units, each with their own kitchen and separate entrances, attached to the house but can be sectioned off if new owner wanted to rent them. The rental income could be put toward the mortgage. A MUST SEE.

MLS#16-130934
 robbie sikora 3107105214
 GIBSON INTERNATIONAL
www.6001Coldbrook.com

1284 Highland Park *Single Family*

1123 LANTANA DR	Refresh.	11-2	NEW
\$850,000	3+2	1sty-MID-CENTURY	



MID-CENTURY MODERN IN GARVANZA HILLS~

At the end of the end of the road, on the edge of grand views, positioned for complete privacy. A home where there is much more than meets the eye, from the lux Master bath, down to the loft garage...waiting for your studio. A stylish chef's kitchen that would make Massimo swoon! Views from the flat backyard for games of croquet. Newly gray-stained wood floors. This baby is back after a 9 month break and sweet price redux.

DEIRDRE SALOMONE 323.788.1674
 KELLER WILLIAMS LF


Do RIGHT by Your Sellers
Put their Property in the MLS

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




Why Advertise? Large Distribution Area

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THURSDAY OPEN HOUSES


02 Beverly Hills Post Office *Single Family*

1531 LINDACREST DR	Open	11-2	NEW
\$3,199,000	3+3	VILLA	
			
<p>PRIME BEVERLY HILLS POST OFFICE ON LINDACREST DRIVE</p> <p>Ideal open floor plan and wonderfully appointed with high quality finishes and appliances. Features include an expansive great room with high ceilings, cook's kitchen and oversized master bedroom with his and hers walk-in closets. Situated on a gated, private, flat lot with a sunny, bricked backyard with a large pool and separate detached guesthouse with half bath. This wonderful home brings together a combination classic charm with modern comfort. A rare, quality find in the ideal location.</p>			
<p>MLS#16-125934</p> <p>Justin Paul Huchel 310.617.4824</p> <p>HILTON & HYLAND</p>		<p>hiltonhyland.com</p>	

22 Los Feliz *Single Family*

2183 FERN DELL PL	Lunch	11-2	NEW
\$3,199,000	5+4.25	3sty-MEDITERRANEAN	
			
<p>MEDITERRANEAN IN THE "OAKS"</p> <p>5BR+4.25BA, home in the Los Feliz "Oaks". Private street, 12,000+ SF street-to-street lot. Period details such as magnesite stairs, wood floors w/decorative inlay + direct entry 2 car garage, post alarm, & 2-zone heat/air. Main floor includes a reading room, large living room with fireplace, outdoor patio, formal dining room, & large chef's kitchen. Master suite with a private balcony plus 3BR and 2BA upstairs. Terraced back yard with multiple sitting areas. An entertainer's dream!</p>			
<p>Ryan D. Judd 214-929-6643</p> <p>KWBH</p>		<p>www.2183FernDellPlace.com</p>	

32 Malibu Beach *Single Family*


25362 MALIBU RD	Open	9:30-11:45	NEW
\$9,950,000	Prijet	3sty-CONTEMPORARY	
			
<p>SHOVEL-READY TO BUILD SEXIEST MALIBU RD BEACHFRONT DREAMHOME</p> <p>Active permit to build the largest & most lavish beachfront SFR on Malibu Rd (8,095 ft.² living+5 car garage). 50ft frontage & sensational fir-to-ceiling views from all 3 levels facing the ocean. Nothing on the Rd comes close to this scale, attention to detail and design. Construction will be quick (estimated at 1yr or less) & low-cost as permit calls for existing concrete foundation, sea wall & septic to remain. Check out VIRTUAL TOUR! Seller open to carry financing or use income property as trade.</p>			
<p>MLS#16-130902</p> <p>Andrew Gombiner 310-770-4575</p> <p>GOMBINER & COMPANY</p>		<p>BBQ,Dshwshr,Grbg Disp,Rng/Ovn,Other</p>	

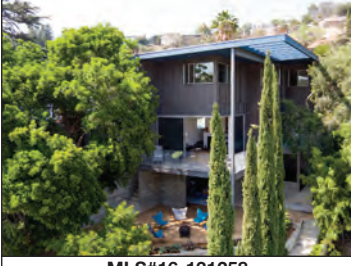
OPEN HOUSE STATUS

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

94 Glassell Park *Single Family*

2034 ROME DRIVE	Lunch	10-2	594-H3	NEW
\$1,388,800	3+3	2sty-MODERN		
				
<p>QUINTESSENTIAL MODERN!!!</p> <p>ARCHITECTURE that feels like HOME. Inspired hillside living in a newly designed modern home by the quintessential design team of Unruh Boyer who have chosen vistas that span from panoramic canyon to tree house tranquility. While images attempt to capture the architectural detailing and attention to finish materials, this is a home that must be experienced. Over 2,400 sq ft of flexible living space designed for how we live today and...imagine your future.</p>				
<p>MLS#16-131258</p> <p>Liz Johnson 323-397-6041</p> <p>COMPASS</p>		<p>Canyon View!!</p>		

2034 ROME DRIVE	Refresh.	6:30-7:30	594-H3	NEW
\$1,388,800	3+3	2sty-MODERN		
				
<p>QUINTESSENTIAL MODERN!!!</p> <p>ARCHITECTURE that feels like HOME. Inspired hillside living in a newly designed modern home by the quintessential design team of Unruh Boyer who have chosen vistas that span from panoramic canyon to tree house tranquility. While images attempt to capture the architectural detailing and attention to finish materials, this is a home that must be experienced. Over 2,400 sq ft of flexible living space designed for how we live today and...imagine your future.</p>				
<p>MLS#16-131258</p> <p>Liz Johnson 323-397-6041</p> <p>COMPASS</p>		<p>Canyon View!!</p>		

999 Out of Area *Single Family*

2156 E OCEANFRONT	Lunch	11-2	NEW
\$9,995,000	5+6		
			
<p>BREATHTAKING & UNOBSTRUCTED BEACH VIEWS IN NEWPORT BEACH!</p> <p>Park on close by streets, Home is accessed through the alley</p>			
<p>MLS#NP16116795MR</p> <p>Shana Spitzer 949-338-1070</p> <p>NOURMAND / VILLA</p>		<p>Dshwshr,Dryer,Frzr,Grbg Disp,Hood Fan,</p>	

1284 Highland Park *Single Family*

408 KENDALL AVE	Open	10-2	595-D4	NEW
\$668,000	3+1	1sty-TRADITIONAL		
				
<p>A PERFECT TEN! 10 MINUTES OFF THE 110</p> <p>hike Debs Park & amazing Fresco market & a 10 for fab style, move-in-ready & a low care yard that beckons you to fire up the bbq. 10 for floorplan too w/a wing tucked on one side of the house w/master suite, 2nd bdrm & crisply bths paired w/a 3rd bdrm & ready for office or growing clan. 10 for the sunny ktchn overlooking the back yard & 10 for a spacious liv/din rm that flows out to turn that yard into a ntrl extn of the liv space, admire the view, savor this nest & dream about the perfect 10!</p>				
<p>MLS#16-131258</p> <p>Liz Johnson 323-397-6041</p> <p>COMPASS - PASADENA</p>		<p>Fresco Market, 110 Fwy, VIEW!</p>		

THURSDAY




The Source Of Real Time Real Estate™

FRIDAY OPEN HOUSES

SUNDAY OPEN HOUSES

73 Studio City *Single Family*

3230 IREDELL LN	Refresh. 11-2	NEW
\$4,975,000	3+4 ARCHITECTURAL	
 <p>FRYMAN CANYON ARCHITECTURAL RETREAT, UP PRIVATE GATED DRIVE</p> <p>A RARE OFFERING IN FRYMAN CANYON ESTATES!! PRIVATE ARCHITECTURAL RETREAT UP A LONG GATED DRIVE, ON 2+ ACRES IN A LUSH PARK LIKE SETTING. FEEL LIKE YOU'RE LIVING IN 'BIG SUR' YEAR ROUND WHILE CENTRALLY LOCATED TO RESTAURANTS, SHOPS & THE STUDIOS. HIGH CEILINGS, 'GREAT' ROOM WITH ADJACENT OFFICE. CHEF'S KITCHEN. OVER-SIZED DINING ROOM. MASTER SUITE WITH 4 WALK-INS, SITTING AREA, FIREPLACE, LOFT OFFICE, BALCONY & LARGE BATH. 2 ADDITIONAL INTERIOR BDRMS + 2 OUTDOOR GUEST SPACES W/BAS. POOL & SPA.</p>		
<p>MLS#16-130548 Helbling / Libow 310 849 2485 BHHS / CB</p>		

4513 MORSE AVE	Open 11-2	NEW
\$1,235,000	2+2 1sty-RANCH	
 <p>BEAUTIFUL 1938 SINGLE STORY STUDIO CITY HOME</p> <p>Beautiful 1938 single story Studio City home set behind mature hedges features 2 bed & 2 bath w/ formal living room & dining rooms, a large step down family room w/ vaulted ceilings that open to a covered patio & view of the backyard & pool & a spacious kitchen w/ great counter space & tons of great storage. Natural light throughout, fireplace in the living room, hardwood floors, off street parking & a garage. Plenty of room for entertaining in and out. Swimming pool w/ spa in the backyard.</p>		
<p>MLS#16-130170 Brian Ades 310-503-8080 SOTHEBY'S</p> <p>www.4513Morse.com</p>		

04 Bel Air - Holmby Hills *Single Family*


501 ST CLOUD RD	Open 2-5	NEW
\$11,900,000	5+5 TRADITIONAL	
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<p>MLS#16-977557 Mauricio Umansky 424-230-3701 THE AGENCY</p>		

06 Brentwood *Single Family*

13000 SKY VALLEY RD	Open 2-5	rev
\$1,531,000	3+2 1sty-CONTEMPORARY	
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<p>MLS#16-128842 Keith Scaduto 310-850-7992 COLDWELL BANKER BHN</p> <p>www.13000skyvalley.com</p>		

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03 Sunset Strip - Hollywood Hills West *Single Family*

7930 VULCAN DR		rev
\$8,995,000	6+7 FRENCH NORMANDY	
 <p>KING OF THE HILL AT THE TOP OF MT. OLYMPUS</p> <p>Views stretching out in every direction: the Hollywood sign, glittering city lights, Santa Monica Bay, and the twinkling San Fernando Valley. Situated in the center of this panorama is a one-of-a-kind, double-lot tennis court estate. Minutes from the Sunset Strip, this fantastic development opportunity has the rare combination of a USTA lighted N/S tennis court (on separate lot), stellar views, grassy yard and beautiful grounds. Remodel this six-bedroom, six-and-a-half bath house or build new.</p>		
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13 Palms - Mar Vista *Single Family*

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\$919,000	3+2 TRADITIONAL	
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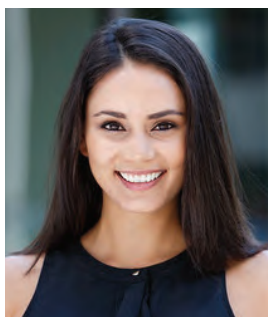
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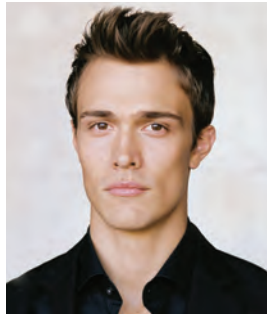
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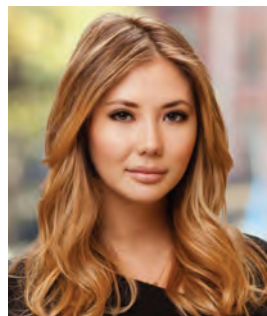
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Levi Freeman has traveled all over the globe and is proud to call Los Angeles his home. Originally from Vermont and educated in New York, Levi credits his 12 successful years in LA to his strong sense of loyalty and commitment to his clients and a determination for excellence in his field.

Levi knows that you have options when it comes to choosing an agent. Experience and knowledge are two things that Levi values very highly, which is why he has spent the past five years observing the talents of his great friends and mentors, Chris Cortazzo and Ron DeSalvo, ranked internationally as top earning brokers in Los Angeles. However, experience and impressive production aren't the only indicators to consider for a successful match; you must also choose an agent that

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Levi recognizes that the key to the workability of any professional relationship lies in clear communication, honesty, integrity, and hard work. These are the qualities that he brings to the table. Levi has recently joined Nourmand & Associates after three successful years at another well respected brokerage in Beverly Hills. He has an unparalleled amount of energy and enthusiasm for the business. Levi knows that buying or selling your home is one of the most important decisions of your life and he will be there every step of the way, dedicated to providing you with great service and a memorable experience.

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