

TUESDAY

01 Beverly Hills Single Family

1129 TOWER RD	Open	11-2	NEW
\$17,495,000	5+9	CONTEMPORARY	



INCREDIBLE BEVERLY HILLS DEVELOPMENT OPPORTUNITY

Once in a lifetime opportunity to purchase 1.35 acres on the famed Tower Road. Perched on a private knoll, up a long private driveway, with INCREDIBLE city views, these world-class grounds are hidden behind large gates with extreme levels of privacy from the road. Approx 6,244 SQFT Main House with rolling lawns & sparkling vistas, sweeping grounds w/ cabana, motor court, 3 car garage, & spacious back patio w/ pool overlooking the world. Unparalleled potential for massive custom estate!

Josh & Matthew Altman	310.819.3250	
DOUGLAS ELLIMAN		

1031 COVE WAY	Open	11-2	NEW
\$7,399,000	4+5		



A GEM IN THE ESTATE SECTION OF BEVERLY HILLS

One story Italian Villa surrounded by world class properties. Private with large motor court. High ceilings and large public rooms. A rare opportunity. Also, available for Lease \$22,500/month.

Drew Fenton	310.858.5474	
HILTON & HYLAND		www.1031coveway.com

1114 SUTTON WAY	Open	11-2	NEW
\$6,995,000	4+5	MID-CENTURY	



BRAND NEW SINGLE STORY HOLLYWOOD REGENCY

Glamorous, brand new, and sophisticated renovation of a circa 1966 John Woolf-inspired Hollywood Regency on a quiet cul-del-sac lane in the heart of Beverly Hills. Artful façade and grand 12' custom-paneled circular entry with soaring volume inventively unifies Modernist, Greek Revival, and 19th Century French architectural elements, creating a chic, dramatic, and rare single story pied-a-terre. A refined Beverly Hills home blending glamorous indoor/outdoor living, and comfort.

S Frankel, T Baker	310-281-3981	
COLDWELL BANKER		www.stevefrankel.com

321 S CANON DR	Lunch	11-2	NEW
\$3,249,000	4+5	2sty-TRADITIONAL	




STUNNING UPDATED GEM IN THE PERFECT LOCATION!

IMMACULATE, CHARMING, & SPACIOUS 2STY TRADITIONAL W/A CONTEMPORARY FLAIR! SUNLIT RMS W/DRK WD FLRS, FRENCH DRS, MLDNGS. 4 BEDROOMS (2 UP & 2 DOWN). FAB MASTER SUITE W/WALK-IN/LUXE BA/REAR GROUNDS ACCESS. LOVELY PUBLIC RMS. SUPERB KITCHEN/FAM AREA COMBINATION. UPSTAIRS BONUS/OFFICE/STORAGE RM & SEP OUTDOOR BONUS RM/CABANA/BA. POOL & SPA SET AMIDST LUSH MATURE FOLIAGE. A TRUE GEM ENHANCED BY INTENSE CURB APPEAL AND PROXIMATE TO THE BEST OF BEVERLY HILLS AND THE WESTSIDE.

LIBOW / RABADI	310-285-7509	
CBRB - BH SOUTH		WWW.321CANON.COM

140 S WETHERLY DR	Open	11-2	NEW
\$2,498,000	4+4	SPANISH	




REMODELED SPANISH VILLA IN PRIME BEVERLY HILLS.

Remodeled Spanish Villa in prime Beverly Hills. Enter gated landscaped courtyard perfect for entertaining. The living room w/high beamed ceilings along w/ fireplace & hrdwd flooring & faux finishing. Formal dining room opens to the kitchen & breakfast area all w/ gorgeous hrdwd floors. Master suite has a modernized bathroom w/ French doors opening to lush back yard. Main house w/ 2 additional bdrms, bathroom & guest powder room. Garage converted to a guest house w/ a kitchenette and updated bathroom

Vangelis Korasidis	310-247-1500	
COLDWELL BANKER RESI		www.SpanishDreamVilla.com

200 S SWALL DR	Open	11-2	NEW
\$2,395,000	4+3	1sty-MEDITERRANEAN	



OLD WORLD MEDITERRANEAN

Gated and walled in with beautiful courtyard. Full of character and charm, a 1929 Mediterranean with spacious living room and high beamed ceilings. Beautiful French doors and windows throughout. Three bedrooms in main home with additional detached guest quarters with bedroom and bath. Stunning old world fireplaces. Wood floors in most rooms and in immaculate original condition. Beautiful grassy side yard for play area. Magnificent home where you step back into time.

Marshall Peck	3104973279	
DOUGLAS ELLIMAN		Hood Fan,Rng/Ovn,Fridg

158 N HAMEL DR	Open	11-2	NEW
\$2,200,000	3+2	1sty-SPANISH	



CHARMING SPANISH HOME

Traditional Spanish Style home with character located North of Wilshire prime location. This home features 2 bedrooms + den or 3rd bedroom, 2 baths, separate guest quarters, formal living room with fireplace, formal dining room, and wood flooring throughout. Large kitchen, laundry hookup, two car garage with remote control.

Peter Wong	310-880-1881	
COLDWELL BANKER BHN		Dshwshr,Dryer,Rng/Ovn,Wshr

1024 SUMMIT DR	Open	11-2	rev
\$29,900,000	7+7	OTHER	



13,500 SQ FT MID-CENTURY MODERN

Situated at the end of a long, gated drive on one of Beverly Hills' most legendary streets, sits a spectacular estate designed by noted Mid-Century architect William S. Beckett. Walls of glass frame exquisite landscaping, leafy treetops and spectacular views throughout the home. Stunning walls of wood, stone and tile accent the vast living spaces. Home has been upgraded with an eye to entertaining.

Aaron Kirman	424-249-7162	
JOHN AAROE GROUP		BBQ,Blt-Ins,Cing Fan,Dshwshr,Dryer,Other

610 TRENTON DR	Open	11-2	rev
\$6,950,000	4+5	TRADITIONAL	



STATELY TRADITIONAL SET ON APPROXIMATELY 18,000 SQFT

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.

David Konheim	310.803.9999	
HILTON & HYLAND		610trenton.com

01 Beverly Hills Condo / Co-op

425 N MAPLE DR, UNIT 504	Open	11-2	NEW
\$3,999,999	3+3.5	CONTEMPORARY	




ELEGANTLY REMODELED CONDOMINIUM IN FULL-SERVICE LE FAUBOURG


Stunning Newly Remodeled 5th floor, 3 bdrm & 3.5 bath condominium in Le Faubourg, one of the most prestigious full-service buildings in Beverly Hills. Elegant, light & bright unit offering wonderful finishes, fine quality, hardwood floors, & walls of French doors opening to balconies throughout. New central air/heat & lighting. Formal entry, living room, dining area, den, & beautiful custom kitchen with all new appliances. Private master suite with fireplace & tastefully updated master bath.

Jade Mills/Zach Quittman	310-285-7508	
COLDWELL BANKER		Refrigerator, Stove/Oven, Dishwasher

TUESDAY

462 MAPLE #3	Open 11-2	NEW
\$3,364,000	4+5 MEDITERRANEAN	
	Brand new luxury condominium in Beverly Hills offering an open floor plan and an abundance of natural light. Entry way opens to large living room with fireplace and beautiful outdoor patio area. Spacious gourmet kitchen with Subzero/Wolf appliances, 2 dishwashers, dual sink and wet bar with wine cooler. The elegant Master suite features his and her walk in closet, large master bath with steam shower and dual sinks.	
MLS#16-109884	Blt-Ins	
H. Blair Chang THE AGENCY		

430 N MAPLE DR #PH301	Open 12-2	red
\$12,500	3+4 TRADITIONAL	
	MOVE INTO MAPLE JUST REDUCED PENTHOUSE LEASE	
Expansive Beverly Hills penthouse condo for lease with open floor plan, private rooftop patio, custom designer finishes, granite and marble kitchen and bathrooms, living room with wet bar, and master suite with huge walk-in closet and spa tub. This rare two level 3 Bedroom, 4 Bathroom unit extends over 3,500 square feet of light & bright living space. With great views from every room and only a short walk to Beverly Hills shops and restaurants.		
MLS#16-136626	Blt-Ins,Dshwshr,Dryer,Elvtr,Intrcm,Other	
Rochelle Maize NOURMAND & ASSOCIATE	310-968-8828	

9323 BURTON WAY #A	Open 11-2	NEW
\$1,499,000	3+3 ARCHITECTURAL	
	SPACIOUS & CONTEMPORARY 3BD / 3BA TOWNHOUSE	
State of the art kitchen, sub zero appliances, dishwasher, microwave, stove, washer & dryer, hardwood floors. Big private patio, high ceilings, wet bar & fireplace in living room. Direct entry from garage, central A/C, laundry, hot tub in master bedroom. Faces South, close to Beverly Hills and eateries. Beverly Hills School District.		
MLS#16-137874	Blt-Ins,Cbl,Grbg Disp,Hood Fan,Rng/Ovn	
Bella Kay COLDWELL BANKER HPS	(323) 972-3408	

02 Beverly Hills Post Office Single Family


X 14175 MULHOLLAND DR	Lunch 11-2	NEW
\$29,950,000	10+11	
	MUST RSVP TO LUKE@HILTONHYLAND.COM VALET PARKING	
Set atop famed Mulholland Dr, between Beverly Glen & Benedict Canyon, this magnificently designed architectural estate resides on over 4 acres, offering an unparalleled lifestyle of seclusion, luxurious comfort & lavish entertaining. A private driveway leads up to a spectacular setting w commanding views & a motor court for 30 or more cars. This custom-designed home, over 17,000 sq.ft. encompasses 10 bd, 11 ba w grand & intimate spaces boasting floor-to-ceiling glass-lined walls w steel beams.		
Jeff Hyland HILTON & HYLAND	310.278.3311	Co-listed with N. Dalton & M. Umansky


407 S SPALDING DR, UNIT 10	Open 11-2	NEW
\$999,000	3+2.5 CONTEMPORARY	
	CORNER TOWNHOUSE IN PRIME BEVERLY HILLS	
Light bright airy corner townhouse unit in fabulous Beverly Hills location. Spacious living room with high ceilings, fireplace, plantation shutters and wrap around two level private patio. Comfortable open style kitchen/dining area that allows access into private patio/yard for easy entertaining and adjacent to common area pool. Good-sized bedrooms and with ample closet space. Den plus laundry room, side-by-side parking with direct entry into unit, and separate storage area.		
David / Anna Solomon THE AGENCY	424.400.5905	www.407Spalding10.com

1280 ANGELO DR	Open 11-2	NEW
\$15,750,000	7+8 3sty-ARCHITECTURAL	
	ARCHITECTURAL WITH STUNNING PANORAMIC CITY AND OCEAN VIEWS	
This gated Architectural masterpiece is nestled among distinguished estates in the view corridor of Upper Angelo. Quite simply, this is a one-of-a-kind property with breathtaking unobstructed panoramic city and ocean views. This home is an entertainer's delight and beckons you to linger on the patio areas and enjoy an evening glass of wine.. The retractable glass walls and abundance of natural light provide the ideal fusion of indoor/outdoor living.		
Santiago Arana THE AGENCY	424-231-2400	

406 S ELM DR	Open 11-2 632G3	rev
\$960,000	3+3 2sty-FRENCH NORMANDY	
	OPEN TUESDAY JULY 12TH 11:00-2:00PM	
Charming 3 bedroom / 2.5 bath townhome w/ great indoor/outdoor living space! Bright & inviting rear corner unit +/-1,800sqft (public records) is located within a four unit complex on Elm Drive. Large living room w/ high ceiling & wood floors, formal dining room w/ built ins & upgraded kitchen w/ stone counters & designer cabinets. Upstairs 3 spacious bedrooms including master suite w/ balcony & private bath. 3 zone Air Conditioning. Private patio & yard. Financing available from PNC Mortgage!		
MLS#16-106730	LOCATED IN BEVERLY HILLS SCHOOL DISTRICT	
Joel+Dorit Cooper BERKSHIRE HATHAWAY H	310-968-2401	

01 Beverly Hills Lease

462 S LA PEER DR	Refresh. 11-2 632H3	NEW
\$6,800	3+2 1sty-TRADITIONAL	
	GREAT BH SCHOOL DISTRICT LEASE 3 BEDS, 2 BATHS POOL	
Beautiful Beverly Hills School District Lease! 3bds, 2 baths , gorgeous pool , unfurnished , front porch. Large entertainment area Garage converted to rec room .		
MLS#16-140568	Blt-Ins,Cbl,Dshwshr,Frzr,Grbg Disp,Other	
Andrea Alberts SOTHEY'S INTERNATIO	310 777 5105	

10111 ANGELO VIEW DR	Open 11-2	NEW
\$6,250,000	3+3.5 2sty-CONTEMPORARY	
	CONTEMPORARY HOME WITH SPLENDID VIEWS	
Set on a quiet cul-de-sac is this contemp w/views of canyons/city. Open floor plan w/floor to ceiling glass doors w/indoor & outdoor flow. Downstairs master w/open sitting room (legally 4th BD) Upstairs master has fireplace & private ofc and private sun patio. Salt water solar heated pool. Modern kitchen opens to formal dining room & patio for alfresco dining. Lot has appx. 24,241SF & 6,200SF of flat land. Deck, BBQ patio, grassy area & fruit trees. An ambitious owner or savvy developers dream!		
Benjamin Bacal RODEO REALTY - BEVER	310-595-7876	

1312 BEVERLY GROVE PL	Open 11-2	NEW
\$5,495,000	5+5 TRADITIONAL	
	GORGEOUS SPACIOUS TRADITIONAL EAST COAST STYLE	
Traditional East Coast style throughout this large BHPO residence, quietly sited on a cul-de-sac. High ceilings & spaciousness throughout gives a feeling of enormous volume. Master suite w/ gorgeous bathroom & 2 walk in closets. Sun-filled Kitchen flows into open dining room. Grand Living Lodge serves as Family Rm & entertaining center, opening to private patios & viewing deck. Huge beautiful double guest suite downstairs. Gorgeous pool w/ surrounding yard completes this special home.		
MLS#16-130868	Open Houses: 7/12: 11-2pm & 7/17: 2-5pm	
Adam Rosenfeld MERCER VINE	310-595-5915	

TUESDAY

9446 BEVERLY CREST DR	Open	11-2	NEW
\$4,995,000	4+5	CONTEMPORARY	



LOCATED IN THE PRESTIGIOUS & EXCLUSIVE "CREST STREETS",
Private & Gated 6,400 sf Designer Home on a Double Sized Lot boasts 4 suites + 5 ba's as the best words to describe it are - Artistic, Seductive, Fresh & Hip! Its Expansive Terrace showcases Panoramic Sunset Ocean Views, Alfresco Dining, & Sparkling Reflecting Pool. The Master Suite contains a Spa Room for Relaxation, Exercise, Massage, Hot Tub, & Sauna. - Media Room, Game Room, Art Gallery Walls, Kitchen w/ Family Room & Attached Guest House w/ Private Entrance. CELEBRATE TODAY...RELAX TOMORROW!

MLS#16-140536
Drew Gitlin 310.415.1968
BERKSHIRE HATHAWAY

www.9446beverlycrest.com

9374 BEVERLY CREST DR	Open	12-2	rev
\$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

1754 FRANKLIN CANYON DR	Open	11-2	NEW
\$2,995,000	4+6	CONTEMPORARY	



Surrounded by beautiful canyon & tree top views this home sits in the perfect tranquil setting. Featuring hardwood floors throughout, elevator, and a gourmet kitchen with granite counters, mahogany cabinets & stainless Viking appliances. Exquisite open living & dining room with built-in bar, large French doors & fireplace is perfect for entertaining. Romantic master suite has huge walk-in closet, sitting area and fireplace.

MLS#16-124372
Aaron Kirman 424-249-7162
JOHN AAROE GROUP

BBQ,Bit-Ins,Cent Vac,,Dshwshr,Elvtr,Other

9645 HIGH RIDGE DRIVE	Refresh.	11-2	rev
\$2,695,000	4+3.5	ARCHITECTURAL	



DRAMATIC CONTEMPORARY
VIEWS! VIEWS! VIEWS! Adjacent to elegant Beverly Park and overlooking the celebrity enclave of Oak Pass Road sits this delightful, dramatic contemporary home with panoramic views from every room. 4 Beds, 3.5 Baths. House is located 4 miles from downtown Beverly Hills & 5 Miles to Century City. Walled and gated for extra privacy.

MLS#16-126046
Arleen Ruby 310-780-0111
RODEO REALTY - BEVER

Atc Fan,BBQ,Bit-Ins,Cbl,Cing Fan

1635 FERRARI DR	Open	11-2	NEW
\$2,697,000	3+3	2sty-TRADITIONAL	



GREAT OPPORTUNITY! CANYON TO OCEAN VIEWS! LARGE LOT.
Located just off Summitridge Drive in Prime BHPO. Escape from the city w/short drive to Sunset. Peace and tranquility fill sun drenched rooms. Live in or remodel this spacious traditional home or develop this property into a major estate. Lot size is over 25000 sq feet. 3 beds, den, formal dining , large living room w/fireplace - hi vaulted ceilings. Master has Fireplace & deck opening to views. Ocean breezes waft thru the canyon - a magical spot offering privacy and seclusion!

MLS#16-137798
Kathy Marshall 310-740-1812
COLDWELL BANKER BH

N of Sunset off Summitridge

1826 COLDWATER CANYON DR	Refresh.	11-2	rev
\$2,100,000	4+4	OTHER	




BEST DEAL IN BHPO
Nestled in a quiet side street off Coldwater Canyon on a flat lot over 10,000 sqft, this majestic beauty has plenty surprises. Stroll from Tullis Avenue through the gorgeous front yard's Rose garden into the grand open floor plan of this magnificent home. The living and dining room lead to the enchanting backyard highlighting the sparkling pool, spa, and gazebo. 4 bedrooms, 4 bathrooms and a splendid new kitchen are amongst the other wonderful features of this hidden gem.

MLS#16-131662
Catherine Shakib Kamran 310 4305346
KELLER WILLIAMS BEVE

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

2787 ELLISON DR	Open	11-2	red
\$7,999,000	5+6	ARCHITECTURAL	




BOLD ARCHITECTURAL STATEMENT
Exemplifies the CA lifestyle w/ an 80ft open expanse along the back of the home. Breathtaking views of Benedict Hills, every modern amenity imaginable while still retaining a warm sophisticated environment. Open concept kitchen w/black-glass countertops & Miele appliances looks into backyard & gorgeous vistas. Master bdrm features nearly 45ft of retractable glass doors to a landscaped terrace. With 5 onsite bdrms, smart home technology & 450 bottle wine storage rm, this home is one-of-a-kind.

MLS#16-119684
David Kramer 310.691.2400
HILTON & HYLAND

DavidKramerGroup.com

9827 YOAKUM DR	Open	11-2	rev
\$849,000	2+2	MID-CENTURY	




CHARMING MID-CENTURY 2BD+1.5BA HOME IN CANYON SETTING
Charming Mid-Century 2BD+1.5BA home at the lowest price in Beverly Hills! Light & bright open living room w/ hardwood floors & fireplace connects beautifully to an updated kitchen w/ ss appliances, granite countertops & breakfast peninsula. Sliding glass doors from the living & dining area extend out to a serene private patio, perfect for entertaining. Upstairs, find 2 bedrooms w/ wood beamed ceilings & updated bathrooms incl a master suite connected to its own outdoor sundeck area.

MLS#16-134772
ST.JAMES+CANTER 310.291.1029
BERKSHIRE HATHAWAY

WWW.9827YOAKUM.COM

02 Beverly Hills Post Office Lease

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



BEVERLY HILLS CONTEMPORARY ON GATED CELEBRITY ENCLAVE
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 310-908-6800
THE AGENCY

BBQ,Dshwshr,Fridg,Wshr

9714 OAK PASS RD	Open	11-2	red
\$12,750	5+6	2sty-SPANISH	



GREAT LEASE ON OAK PASS RD-MAGICAL GROUNDS AND VIEWS REDUCED
Spanish 4 bedroom (4,084 sq. ft) 4 1/2 bath & attached separate entrance guest apartment w/ magical grounds on celebrity-famed, gated private Oak Pass Road There are 4 en-suite bedrooms, 3 on the second floor and one on the first floor. One of the guest rooms has a sitting room. Private master w/sitting rm & frplc,balcony w/ view of pool, spa, grounds Cook's kitchen w/ breakfast area. High ceilings & lots of doors adds to grandeur. Three-room one bath (+/- 900 sq foot-per owner) guest casita

MLS#16-125056
Sheila Rose 310 890-1521
BERKSHIRE HATHAWAY H

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

TUESDAY

03 Sunset Strip - Hollywood Hills West Single Family

9305 NIGHTINGALE DR Open 11-2	NEW
\$14,995,000 3+4 MODERN	
WORLD-CLASS VIEWS ABOVE THE SUNSET STRIP!	
<p>Perched atop Sunset Strip's most coveted Bird Street, this magnificent modern features voluminous rooms, custom woods, and fire & water elements. Floor to ceiling windows throughout provide panoramic views of the city below. A spacious chef's kitchen opens to a massive family room w/ walk-in wet bar. Outside a fantastic infinity edged pool and spacious fire pit area rival the home's interior for entertaining possibilities. A screening room, office, and guest bedrooms round out this stunning home.</p>	
MLS#16-132140	
Gary Gold 310.858.5411	
HILTON & HYLAND	For Sale or Lease

9145 ST IVES DR Open 11-2	NEW
\$12,995,000 5+6 MODERN	
EPIC SEXY SERENE "ENTERTAINERS DREAM" IN THE BIRD STREETS	
<p>Epic. Sexy. Serene. 9145 St Ives Drive is an inspired modernist residence sited in one of the the world's most sought after neighborhoods, the Bird Streets. The term "entertainer's dream" is a shopworn phrase, but this home breathes new life into it, exceeding one's expectations. A short drive above the Sunset Strip, the home is sprawling, w/open, hi-ceilinged spaces throughout & huge walls for the most discerning collector's acquisitions and Lutron smart-home technology for control & security.</p>	
MLS#16-138714	
Williams/Fitz/Farrugia 310-691-5935	
HILTON&HYLAND/AGENCY	BBQ,Blt-Ins,Dshwshr,Frzr,Grbg Disp,Other

8146 LAUREL VIEW DR Open 11-2	NEW
\$4,995,000 5+4.5 3sty-CONTEMPORARY	
BRIGHT SOPHISTICATED CONTEMPORARY	
<p>Beautiful contemporary w/ high ceilings and city lights view just above the Sunset Strip. On a cul-de-sac w/ lush, mature landscaping & a serene flowing stream. Huge open & airy rooms, featuring Du Chateau white oak finish wide-plank floors. A stunning open kitchen w/ ultra-high end appliances including a La Cornue range, Sub-Zero refrigerator, Miele dishwasher & coffee maker, w/ classic statuary white marble counters. The garden level has a remarkably flexible space with separate entrance.</p>	
MLS#16-140890	
Sloane + Silver 310-809-4656	
SOTHEY'S BH	ABOVE THE STRIP WITH CITY VIEWS

1277 SUNSET PLAZA DR Lunch 11-2	NEW
\$4,549,000 4+5 2sty-TRADITIONAL	
UPDATED, EXPANDED EAST COAST TRADITIONAL	
<p>GORGEOUS LOWER SUNSET PLAZA BEAUTIFULLY EXECUTED AND GREAT SCALE THROUGH OUT - MASTER SUITE RETREAT, 3 ADD BEDROOM SUITES WITH FORMAL YET RELAXED LIVING THOROUGHOUT - A SUPER OFFERING AND TOTALLY TURNKEY</p>	
MLS#16-140038	
BRENT WATSON 3106009119	
COMPASS	POOL, SPA, STEAM, SECURITY, GATED

2775 NICHOLS CANYON RD Open 11-2 593B1	NEW
\$3,750,000 5+5 MODERN	
BEAUTIFUL CONTEMPORARY THAT HAS IT ALL!	
<p>2016 built gated and stunning contemporary with warm finishes designed with beautiful quality and finishes. Perfectly tucked behind the beautifully landscaped exterior sits an impressive glass door opening to an expansive living, dining and kitchen space with soaring ceilings perfect for large scale entertaining. Open custom kitchen with counter seating and all public rooms opening to a fabulous large flowing outdoor space with pool and spa, spacious grassy yard and entertaining deck.</p>	
MLS#16-140620	
Ginger Glass 310-927-9307	
COLDWELL BANKER BHN	Dshwshr,Grbg Disp,Hood Fan,Micro,Fridg

7218 MULHOLLAND DR Open 11-2	NEW
\$3,750,000 6+10 ARCHITECTURAL	
NEWLY PRICED, MULHOLLAND WITH A VIEW!	
<p>On storied Mulholland Dr, overlooking Outpost Estates is a gated, pvt paradise.Apprx 7,276sf w/ city views. Luxuriant kitchen boasts top of the line appliances. Sophisticated master & double vanity bath en-suite. 4 addtl ensuite bdrms w/ views +maids qrts. Fab bar w/ adjacent midnight kitchen. Elevator to 3 of 4 stories. Salt water pool & spa w/ waterfall feature. Wellness center w/ gym, sauna/steam shower. Fully equipped Outdoor kit, bar & security/video systems complete this glamorous offering.</p>	
MLS#16-973123	
Linda May Drew Fenton 310.492.0735	
HILTON & HYLAND	7218mulhollanddrive.com

2416 APOLLO DR Open 2-5	NEW
\$2,495,000 4+4 CONTEMPORARY	
GORGEOUS NEW RENOVATION	
<p>Gorgeous Renovation plus addition. Amazing Master w/ Large walk-in closets & a standing tub w/ a double vanity. The kitchen has all new appliances & custom soft close cabinetry w/ Marble counter tops including a Butcher block Island for sitting & entertaining. New wood flooring through out home. Beautiful fireplace in living area. Laundry room downstairs and additional storage room that can easily be converted in to a wine cellar. Incredible 1500sf deck, perfect for lounging and entertainment</p>	
MLS#16-140890	
Adam Rosenfeld 310-975-5838	
MERCER VINE	Open House: 7/12: 11-2pm & 7/17: 2-5pm


2548 GREENVALLEY RD Open 11-2	NEW
\$1,995,000 3+4 SPANISH	
SPANISH FORTRESS NESTLED PRIVATELY IN THE HOLLYWOOD HILLS	
<p>Enter up a long private drive & be transported to a serene escape. Custom 4bd/4ba compound is a versatile entertainer's paradise w/ marvelous character, featuring a 2bd main house with open floor plan, hardwood & Saltillo tile floors, chef's kitchen w/ huge island, indoor/outdoor bar, multiple sun-drenched terraces, completely private backyard w/ pool, detached guest house w/ separate entrance, & additional downstairs unit perfect for a home recording/ art studio.</p>	
MLS#16-140038	
Josh & Matthew Altman 310.819.3250	
DOUGLAS ELLIMAN	

3964 FREDONIA DR Open 11-2	NEW
\$1,600,000 3+3 2sty-CONTEMPORARY	
LOCATION + VIEW + GUEST HOUSE	
<p>So of Ventura, beautifully remodeled 3 bedroom house conveniently located adjacent to Studio City, Universal Studios and Hollywood Bowl. Bright and airy living room with access to huge balcony. Formal dining room also has an entry to balcony. Kitchen with granite counters. Hardwood floors thru the house. GUEST HOUSE has 1 bedroom, living room with fireplace. Huge back yard has plenty of space to expand.</p>	
MLS#16-140038	
Michael Tsvilik 310/663-5025	
RE/MAX ESTATE PROPER	Dshwshr,Grbg Disp,Micro

8786 LOOKOUT MOUNTAIN AVE Open 11-2	NEW
\$1,475,000 3+3 2sty-SOUTHWESTERN	
SPECTACULAR SPANISH CONTEMPORARY	
<p>Meticulously renovated with the finest materials and amenities. Generous spaces throughout this two level floor plan. Beautiful hardwood floors with an incredible kitchen including stainless appliances. Peaceful, tranquil grounds including immaculate landscaping.</p>	
MLS#16-140038	
Raphael Barragan 310-663-3676	
ENGEL & VOLKERS	

TUESDAY

3022 VISTA CREST DR	Open	11-2	NEW
\$995,000	3+2	2sty-SPANISH	
	1930'S HOLLYWOOD HILLS SPANISH HOME ON 2 LEVELS		
<p>Don't miss this great opportunity. First time on the market in 30 years. 1930's Hollywood Hills Spanish home on 2 levels with sweeping views of the Hollywood sign, Griffith Observatory and beyond. This home features a barrel vaulted ceiling in living room, hardwood floors, 2 fireplaces and 2 car attached garage. Move in as is or add your touches and take this home to the next level - a great cosmetic fixer and an exceptional value.</p>			
Jim Noonan COLDWELL BANKER-BHN	310-801-8182	Other	

2731 OUTPOST DR	Open	11-2	red
\$2,795,000	2995000	2+3	
	PRIVATE MIDCENTURY LIVING IN THE HOLLYWOOD HILLS		
<p>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.</p>			
Eric Lavey THE AGENCY	310-908-6800	BBQ,Blt-Ins,Dshwshr,Dryer,Grbg Disp	

3471 OAK GLEN DR	Open	11-2	593	NEW
\$949,000	3+2	1sty-POST MODERN		
	MUST SEE - MUST HAVE HOME! Wonderful opportunity in the Hollywood Hills! Perched above street level, this private residence has been recently remodeled and updated. Freshly painted, w/ a new kit. complete w/granite counter-tops and new kitchen appliances, new bamboo hardwood flrs, and updated bathrms, the home is filled modern touches. The spacious living rm is highlighted by a brick fireplace. An expansive dining rm/family rm, w/ high pitched ceilings and sliding glass doors open onto the deck.			
Claudia Hipolito CBANKER RESIDENTIAL	323-906-2425	Dshwshr,Grbg Disp,Micro,Rng/Ovn,Fridg		

1521 N SIERRA BONITA AVE	Refresh.	11-2	red
\$1,549,000	3+2	CRAFTSMAN	
	GREAT NEW PRICE FOR THIS SUNSET SQUARE BEAUTY		
<p>Spectacular 3 bedroom, 2 bath Sunset Square Craftsman. Showcasing fine craftsmanship and attention to detail, this restored arts and crafts beauty offers a classic bungalow's sophisticated yet easy living simplicity. The main floor has living room with fireplace, formal dining room, roomy kitchen with adjacent breakfast room, den, 2 bedrooms and a full bath. Upstairs there's an airy master bedroom and bath. The very private back garden has patios, lots of greenery and spiffy garage/studio.</p>			
Bill Lustig JOHN AAROE GROUP	310-770-0283	please visit www.1521SierraBonita.com	

8714 CRESCENT DR	Open	11-2	NEW
\$739,000	2+2	1sty-COTTAGE	
	BEAUTIFUL VIEWS! CHARM, NATURAL LIGHT AND PRIVATE!		
<p>Situated on a peaceful cul-de-sac lies this warm and inviting cottage with stunning canyon views! Old world character and charm grace the walls within where an abundance of light dances throughout. Hardwood floors, plaster walls, high ceiling, arched hallway add to the homes allure. Elevated flat yard offers panoramic views. Dining room could easily be made into a second bedroom. Wonderland school district. Pictures of the yard was the way it was in all its glory.</p>			
Kirk Frieden COLDWELL BANKER	310-849-8822		

2065 WATSONIA TER	Open	11-2	593E3	red
\$1,125,000	1227000	3+3	2sty-MEDITERRANEAN	
	MAJOR PRICE REDUCTION! ENDLESS OPPORTUNITIES! LUNCH SERVED!			
<p>MAJOR PRICE REDUCTION! *Bring your contractor, architect and interior designer. Reminiscent of a Tuscan Village, loc'd on the "WESTSIDE" of Whitley Hghts (NO FREEWAY NOISE), this architectural Med home w/ over 2600 sft, is just minutes from the heart of Hollywood, the Bowl and major Studios. On a private cul-de-sac, newer built in 1992, this 3+2.5 home offers huge bdrms, lge lvg rm, spac eat-in kit & a versatile layout, + a deck & 2 brick patios. The opportunities/possibilities are endless!</p>				
Ken Shields JOHN AAROE GROUP	310-270-5152	www.2065Watsonia.com		

1395 N DOHENY DR	Open	11-2	red
\$4,295,000	3+3	1sty-TRADITIONAL	
	DEVELOPMENT/REMODEL OPPORTUNITY IN PRIME SUNSET/BIRD STREETS		
<p>This is the rare opportunity to own an architecturally significant home, a pristine Gerard Colcord, or build a dream home on a key, street to street, 14,500+ sf lot in the coveted Sunset Strip/Bird Streets Gateway area of prime West Hollywood. The 3 bedroom/3 bathroom main home with a separate "B & B" style, charming 1 bedroom, 1 bath guest house has colorful "impressionist" gardens, pool, separate gym/art studio, and more.</p>			
MICHAEL HIATT SOTHEBY'S	3104814342	dohenydr.com	

8836 LOOKOUT MOUNTAIN AVE	Open	11-2	592H3	red
\$1,050,000	2+2.5	POST MODERN		
	LAUREL CANYON ARTIST'S RETREAT LOCATED AT THE TOP OF LOOKOUT			
<p>2 generous sized bedrooms, 2 1/2 baths, large comfortable living room w/fireplace, built-in cabinets, home office, vaulted ceilings, expansive tree top & mountain views. Upstairs master bedroom w/vaulted ceilings, remodeled bathroom & good closet space. Open kitchen, great storage, lots of natural light, plenty of wall space for artwork, large bathrooms, slate floors, exposed beamed ceilings & open spaces all blend together to create one of the most exciting move-in ready hillside home w/views.</p>				
Brian Ades SOTHEBY'S	310-503-8080	Reduced! www.8836Lookout.com		

1536 RISING GLEN RD	Open	11-2	red
\$2,995,000	3395000	4+4	
	HUGE REDUCTION; GREAT OPPORTUNITY IN SUNSET PLAZA		
<p>Huge Reduction & Great Opportunity! First time on the market since 1994 and only 2 owners, this spacious mid-century home is on a semi-private side-strip of Rising Glen. Originally designed by famed architect Maxwell Starkman in 1955 with stone, wood, glass & gardens. A later remodel added two floors, creating a flexible 4 bdrm, 3.5 bath. Gated entry & many original details. Move in, Remodel or Build New in A+ location!</p>			
Banchik & Collins BHHS CA PROP & CB	310-503-6436	Blt-Ins,Cbl,Dshwshr,Elvtr,Grbg Disp,Oth	

6760 MULHOLLAND DR	Open	11-2	red
\$975,000	999000	2+2	
	WONDERFUL MID-CENTURY RANCH		
<p>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</p>			
John Galich RODEO REALTY INC.	310-461-0468	Can be purchased with 6752 Mulholland Dr	

TUESDAY

6752 MULHOLLAND DR		Open	11-2	red
\$865,000	899000	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

1523 5/8 N DOHENY DR		Open	11-2	rev
\$2,295,000		4+3	CONTEMPORARY	




BIRD STREET HIDEAWAY

'Bird Street Hideaway' wonderful surprises await in this beautiful move in ready 4 bd 3 ba contemporary secluded in a semi-private enclave on prime Doheny. Enjoy the indoor/outdoor flow from the living/dining rooms onto a spacious deck offering ample room to entertain while taking in the city lights. Sexy master suite opens to a very private pool & spa creating a romantic backdrop. There is a professional salon and a tranquil setting. This home is light & bright w/ a comfortable inviting feel.

MLS#16-133060
Perry/Helbling 310-849-2485
BERKSHIRE HATHAWAY

www.TheArtOfListing.com

9405 SIERRA MAR PL		Open	11-2	rev
\$10,995,000		3+5	CONTEMPORARY	



SENSATIONAL VIEW CONTEMPORARY

Located above the Sunset Strip in the prestigious "Bird Streets," this property is a sensational offering of Contemporary architecture that makes an unparalleled statement of vision & design while featuring beautiful city views from Downtown to the Ocean. High ceilings, open spaces, & walls of glass throughout. Private & gated. Dramatic two-story living room, dining area, & spacious open kitchen. Exquisite master suite, gym, office, 2 guest bdrm suites, & media room. Huge outdoor patio w/pool.

MLS#16-134396
Jade Mills & R. Clawson 310-285-7508
COLDWELL BANKER

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

1408 N GENESEE AVE		Refresh.	11-2	rev
\$2,099,000		3+3	2sty-SPANISH	



SUMMER'S HERE - EVERYONE INTO THE POOL

Super opportunity in the Spaulding Square HPOZ. Early 1920's 2-story Spanish Colonial Revival with a saltwater pool and spa. Great floor plan with generous public rooms (living room with Batchelder fireplace and formal dining room,) sunny breakfast room off the up-dated kitchen and in the back, a large family room. Upstairs 2 bedrooms plus sitting room and full bath, downstairs 1 bedroom and 1.75 baths. Family room opens to deck, spa, pool and yard. Located in historic Spaulding Square.

MLS#16-122552
Bill Lustig 310-770-0283
JOHN AAROE GROUP

please visit www.1408Genesee.com

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




NEW CONTEMPORARY WITH UNBEATABLE VIEWS

Spectacular Modern farmhouse overlooking the vast LA skyline featuring canyon, city and Downtown views. Living room features high ceilings, fireplace and a wall of windows. Sumptuous master suite. Entertain from the third floor's entertainment space with built-in bar, 3/4 bath, and a sprawling outdoor balcony or outdoors at the zero-edge pool, spa & fire pit. This newly built estate offers the ultimate in Los Angeles living in the hills only minutes away from the famed Sunset Strip & Hollywood.

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

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

2870 PACIFIC VIEW TRL		Open	11-2	rev
\$1,895,000		2+3	2sty-CONTEMPORARY	



PANORAMIC 260 DEGREE CITY LIGHT VIEWS

Very Private and Grander than Other Properties on Pac. View Trail or Pac View Dr. At the end of the street and Perched at the top of a Promontory with Sweeping City Views, Huge Lot with lots of flat land. No neighbors to the North, West, or Above. Feels like an Estate. Master BD with City View and Walk-In Closet. Den, Office and Updated Kitchen. Grassy Areas plus a Deck. Separate GH. Room for Pool. Two minutes from Mulholland and Five Minutes from Runyon Canyon Park.

MLS#16-106524
Robert Eilbacher 323-863-5030
PACIFIC PROPERTIES

Nest Environmental System

7930 VULCAN DR		Open	11-2	rev
\$7,995,000		6+7	FRENCH NORMANDY	




DEVELOPMENT OPPORTUNITY - TOP OF MT. OLYMPUS

King of the Hill at the top of Mt. Olympus w/ views stretching out in every direction. 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 & beautiful grounds. Remodel this six-bedrm, six-and-a-half bath house or build new, either way opportunities like this do not come along often.

MLS#16-123728
STACY GOTTULA 3236107191
COLDWELL BANKER RESI

Blt-Ins,Dshwshr,Rng/Ovn,Fridg

1314 LONDONDERRY VIEW DR		Open	11-2	rev
\$1,639,000		2+3	3sty-CONTEMPORARY	



COOL 70'S SPLIT LEVEL SUNSET STRIP HOUSE 1 BLK TO THE STRIP

Sunny and bright 2 Bedrooms + den/guest area. Contemporary Sunset Strip house directly above Sunset Blvd at corner of Londonderry and Sunset. Some city views from three balconies. Large, fenced yard two stories below main level. Kitchen and baths original 70's. Split level house. One car garage and one car carport. Additional off street parking.

MLS#16-127218
Ron Holliman 310-777-6216
COLDWELL BANKER BH

Londonderry Place to Londonderry View Dr

04 Bel Air - Holmby Hills Single Family

2519 CARMAN CREST DR		Open	11-2	rev
\$5,795,000		4+4	CONTEMPORARY	



PERFECTION IN EVERY CATEGORY

Gated, flawlessly updated 4+4, 2 story Mid-Century view home, situated on a large flat pad in celebrity neighborhood. 10' ceilings, finest upgrades, open floor plan. Wine room encased in glass. Beautiful Master Suite with fireplace encompasses the entire upper level. Generous backyard with pool and lounging areas, boasting stunning views from Downtown to the ocean.

MLS#16-137468
Galina Blackman 310-850-2540
COLDWELL BANKER RESI

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

10550 DOLCEDO WAY		Lunch	11-2	NEW
\$19,999,000		5+10	MODERN	




PREMIERE LOT LOCATED IN A LOWER PRIME BEL-AIR LOCATION


Accessed at the end of a small cul de sac & sequestered up a long graceful wide driveway the property offers unparalleled privacy & security. Approx. 2.4 acres of land & roughly 1 acre is flat, an oversized N/S tennis court, & existing 1 bdrm, 2 bth guest house, this is the ultimate offering in estate lots in Los Angeles. Plans for an 18,000 residence by renowned Architect Harrison Designs and permits have been pulled and included so close escrow and start building your dream home right away.

MLS#16-139430
David Kramer Adam Press 310.691.2400
HILTON & HYLAND


DavidKramerGroup.com

TUESDAY


1456 STRADELLA RD Lunch 11-2 \$8,700,000 6+8 2sty-OTHER		NEW
		
MAGNIFICENT VIEWS IN BEL AIR!		
Spectacular home in Bel Air featuring magnificent views from the moment you enter. Feel the warmth of sunlight from every room flowing from the floor to ceiling windows that bring in the enchanting view. Find elegance at every turn. With a marble entrance, scrolling stair case large living room & stylish formal dining room, this home welcomes gatherings for hosting guests. The backyard boasts a pool and a 180 degree view! The 6 bedroom masterpiece also includes a media room and study/office.		
Joya Ovadya&Elsa Nelson 310-345-9306 NELSON SHELTON RE		

15535 AQUA VERDE DR Open 11-2 \$2,699,000 2999000 5+6 2sty-TRADITIONAL		red
		
\$300000 REDUCTION,		
Situated in the most desirable Bel-Air park neighborhood, this private oasis features expansive grounds w/ sweeping canyon views. A palatial entry opens to exquisite, grand scale interiors. The main level features a library/den, formal living rm w/ fireplace, family room w another fireplace and wet bar, formal dining which opens to a huge kitchen and breakfast area. Upstairs, the master bedroom is accompanied by 3 other bedrooms and 3 baths		
MLS#16-124172 Afa Shafa 310-424-1122 JOHN AAROE GROUP		Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Other


10828 VIA VERONA ST Open 12-2 \$3,295,000 5+5 2sty-MEDITERRANEAN		NEW
		
BEST VALUE IN BEL AIR. CITY LIGHT VIEWS, POOL AND HUGE YARD!		
Stunning Villa privately sited amongst mature trees & city light views, behind stately gates in prime Bel Air. Grand 2 story entry of 28 ft ceilings overlooking private yard with tiled pool & patios. Versatile floor plan with public rooms seamlessly flowing outdoors. Stunning master with mesmerizing views. Exquisite finishes include custom cabinetry, Venetian plastered walls & Italian marble. Neighborhood shopping center as-well-as highly acclaimed Roscomare Road School. www.10828viaverona.com		
MLS#16-135744 Mark Goldsmith (310)200-6697 COLDWELL BANKER RESI		Blt-Ins,Cbl,Dshwshr,Frzr,Grbg Disp,Other

1401 ROSCOMARE RD Open 11-2 \$2,499,000 4+5 CONTEMPORARY		red
		
REDUCED! OPEN TUESDAY 11-2PM		
Elegant, contemporary home has been meticulously renovated in 2016 and boasts 4 bedrooms and 4.5 bathrooms. Kitchen has top of the line, stainless steel appliances, marble countertops and spectacular marble center island. Resort style folding glass doors lead to an enchanting backyard. LED lighting & wd flrs throughout home. State of the art Smart Home system, new dual zone HVAC, new windows, new copper plumbing and new electrical are a few of the features that make this truly a turn key home.		
MLS#16-123994 M. Ryan K.Lindgren 310--993-8319 COLDWELL BANKER - BW		Dshwshr,Dryer,Grbg Disp,Hood Fan,Rng/Ovn


15441 MILLDALE DR Lunch 11-2 \$2,295,000 3+2 RANCH		NEW
		
PRIDE OF OWNERSHIP IN BEAUTIFUL BEL AIR NEIGHBORHOOD		
Beautifully wooded Bel Air neighborhood close to Mulholland Dr is this magnificently landscaped, very comfortable, warm Ranch. Perfectly set to flow easily to the unusually expansive, pastoral backyd & patio spaces, this true home has a sensible floorplan & is great for entertaining. Lg living/formal dining area share a big brick fireplace. Den w/ fireplace. Well-appointed kitchen w/ a multitude of built-ins. Master ste w/ vaulted ceiling & a sumptuous master bath. Sports/paddle tennis ct.		
Larry Young 310.777.2879 BERKSHIRE HATHAWAY		www.15441Milldale.com

10532 CLEARWOOD CT Open 11-2 \$1,295,000 3+3 CONTEMPORARY		red
		
PRESTIGIOUS BEL AIR RIDGE		
"B" Plan townhouse in prestigious Bel Air Ridge that feels like a home with 3 bedrooms and 2 1/2 bathrooms. Spacious living room with fireplace and open dining room, Den, Hardwood floors, Deck with canyon views. Master suite with hi ceilings plus den/sitting room with fireplace & 2 additional bedrooms. Amenities include 24/7 security patrol, parks, 2 pools, 7 tennis courts with a ranked tennis pro, remodeled club, gym and Roscomare school.		
MLS#16-129162 Barbara Tenenbaum 310.720.7270 HILTON & HYLAND		Hiltonhyland.com

10888 CHALON RD Open 11-2 \$4,495,000 4+4 TRADITIONAL		red
		
INCREDIBLE NEW PRICE!		
Picturesque Traditional home located in prime lower Bel Air on 17,000+ sq.ft. of beautiful grounds. Exquisite curb appeal. Enjoy sophisticated country living in this wonderfully updated home. Foyer, living room, delightful sun room, elegant formal dining room, & wonderful chef's kitchen w/ spacious breakfast room. Also on the main level is a den, wine room, powder, & guest suite. Master suite & 2 family bdrms up. Backyard patios, lawn, pool, & brick outdoor fireplace. Guesthouse.		
MLS#16-107940 Jade Mills 310-285-7508 COLDWELL BANKER RESI		Blt-Ins,Dshwshr,Dryer,Frzr,Grbg Disp

10325 GREENDALE DR Open 11-2 \$14,500,000 5+7 3sty-TUDOR		rev
		
SLEEPER IN HOLMBY HILLS DON'T BE AFRAID TO WRITE		
Majestic gated estate of approx. 1.6 acres. A voluminous entry leads to the liv.rm, library, great room, all of which feature enhanced finishes & frplcs. A large formal dn. rm w/ hand painted dome ceiling & French doors is adjacent to the outside patio, with views of the sprawling park like ground, w/ a pl,spa and guest house. Upstairs there are 4 suites, including the spacious master retreat w/ 2 frplc. Downstairs there is a office/bedroom. There is an elevator,gym,wine rm and 6 car garage.		
MLS#16-123228 Sheila Rose 3108901521 BERKSHIRE HATHAWAY H		BBQ,Blt-Ins,Dshwshr,Dryer,Elvtr,Other

1962 STRADELLA RD Open 11-2 \$3,695,000 4+4 CONTEMPORARY		red
		
JUST REDUCED! SPECTACULAR RENOVATION, SPECTACULAR VIEWS		
Just Reduced! Spectacular renovation w/ unobstructed views of the reservoir & DTLA. Nearly every surface of this view property has been redone w/ the finest attention to detail.Massive master suite w/ panoramic views & large his/hers walk in closets. Kitchen comes equipped with state of the art appliances & beautiful Italian stone & cabinetry. The pool looks out on some of the best views in all of LA Plenty of room for entertaining indoors & out. W/out a question the best value in all of Bel Air		
MLS#16-131086 Adam Rosenfeld 310-595-5915 MERCER VINE		Open Houses: 7/12: 11-2pm & 7/17: 2-5pm

2759 AQUA VERDE CIR Open 11-2 \$2,495,000 5+4 CONTEMPORARY		rev
		
CONTEMPORARY ONE- STORY HOME IN CASIANO		
Spacious + open floor plan, marble and wood flooring. Large kitchen, ideal for entertaining. Large backyard with pool. Flower pots not included.		
MLS#16-132204 Doris Safizadeh 310.888.3369 NOURMAND&ASSOCIATES		BBQ,Dshwshr,Dryer,Grbg Disp,Fridg

TUESDAY

10449 SCENARIO LN	Refresh. 11-2	rev
\$499,000	0+1 COTTAGE	




SECLUDED AND PRIVATE HIDEAWAY IN NATURE

Artist or Writer retreat, perfect also for UCLA student. Upgraded systems with copper plumbing. One room home with skylights and sliders leading out to the deck and backyard. Carport with storage and stack-able washer and dryer. The least expensive property in the Beverly Glen Canyon area. Great rental property.

MLS#16-138784
Steven Aaron (310)432-6589
KW BEVERLY HILLS

Blt-Ins, Micro, Rng/Ovn, Fridg

2074 KERWOOD AVE	Open 11-2	NEW
\$1,149,000	2+1 COUNTRY ENGLISH	



COUNTRY ENGLISH TUCKED AWAY IN DESIRED MID-BLOCK LOCATION.

Covered front brick porch to front french door leads to entry & archway to living room filled with unspoiled storybook character. Wood framed windows, hardwood flooring, coved ceiling & brick finished fireplace. Spacious dining room filled w/ light through large windows overlooking front landscape & mature trees. Kitchen w/ wainscoting, breakfast area & backyard access to private backyard & patio. Master bedroom w/ crown molding, walk-in closet & side door access to relaxing patio & side yard.

MLS#16-140586
Chad Lund 310-801-2641
TELES PROPERTIES

www.2074KerwoodAve.com

04 Bel Air - Holmby Hills Land

10901 CHALON RD	Open 11-2	NEW
\$6,995,000	Land	



DEVELOPMENT OPPORTUNITY

Opportunity to build your dream home with approved plans for a contemporary estate almost 10K sq. ft.

MLS#16-135644
Catherine Marcus 310-795-8521
SOTHEBY'S INT'L

1931 S BENTLEY AVE	Open 11-2	rev
\$1,265,000	3+2 1sty-SPANISH	



NEW PRICE!

Charming courtyard Spanish w/ original tile details and handsome original door in a cupola entry. The bright living room w/ large picture window and fireplace opens up to a large dining room. Beautiful hardwood floors throughout, a breakfast room w/ built-ins that overlooks the courtyard, a kitchen w/ breakfast bar, and a laundry room. There is a large bonus room that can be used as an office. Grassy backyard w/ patio area and 2 car garage. Located in coveted Westwood Charter school district.

MLS#16-123788
Mary Beth Woods 310-571-1358
COLDWELL BANKER

www.1931sbentley.com

05 Westwood - Century City Single Family

10542 WILKINS AVE	Open 11-2	NEW
\$2,149,000	4+2.75 TRADITIONAL	



BEAUTIFUL 2-STORY 4 BED/2.75 BATH DESIGNER TRADITIONAL.

Inviting covered front porch opens to LR w/ vaulted custom wood paneled ceiling, fireplace, niches w/ lighting & French doors leading to charming brick accent patio w/ blt-in BBQ, ideal for entertaining & al fresco dining. Spacious FDR w/ wainscoting, crown molding & charming bay window. Updated sun-filled kitchen w/ high ceiling & skylight, granite cntropts, island w/ 5-burner gas range, pantry cabinet, blt-in desk & bfast area. Den off kitchen w/ vaulted paneled ceiling, French slider to patio.

MLS#16-138992
Mason Merrins/Chad Lund 310-801-2641
TELES PROPERTIES

www.10542WilkinsAvenue.com

2010 S BEVERLY GLEN #PH3	Open 11-2	NEW
\$1,399,000	3+3.5 CONTEMPORARY	



AWESOME NEWER PENTHOUSE IN PRIME LOCATION

Stunning, exceptionally bright 2-story penthouse with large patios/balconies. Newer building in a wonderful location. Designer done with shining hardwood floors in most rooms. Kitchen with stainless steel appliances and Cesar Stone counters that opens to a large dining room, balcony, and spacious living room. 3 beds plus den and 3.5 baths. Residence has 2 entrances and includes 2 storage closets adjacent to the unit and side-by-side parking. Building has ample guest parking and HOA includes EQ.

MLS#16-136110
David / Anna Solomon 424.400.5905
THE AGENCY

www.2010BeverlyGlen.com

2035 MANNING AVE	Open 11-2	NEW
\$1,849,000	3+4 TRADITIONAL	



STUNNING CUSTOM TRADITIONAL IN PRIME WESTWOOD!

Completely re-done down to the studs in 2006/7 & updated with new electrical, roof, HVAC, recessed lighting, wired speakers & copper plumbing throughout. Spacious & bright living room w/ high ceilings, skylights & cozy wood-burning fireplace. Formal dining room opens to cook's kitchen w/ S.S. appliances, double ovens, 6-burner range, breakfast bar & dining area. Family room features french doors that open to grassy yard & secluded outdoor patio w/ fireplace, great for entertaining. Welcome Home!

MLS#16-141610
Dana Cataldi 310-804-9207
PARTNERS TRUST BW

www.2035Manning.com

1741 S BENTLEY AVE, UNIT 3	Open 11-2	NEW
\$1,250,000	3+3 2sty-CONTEMP MED	



THREE BEDROOM PENTHOUSE TOWNHOME W/ VIEWS

Enjoy views from a light filled spacious 3 bedroom 2 story penthouse with a lifestyle of comfort offering warm wood floors, custom crown moldings, gas fireplace, extended balcony and a formal dining room. The gourmet kitchen is designed with rich custom cabinets, granite counters and Viking stainless steel appliances. The bright luxurious master suite has a fireplace, 2 large walk in closets, all stone bath, separate tub and shower and a dual vanity.

Joanne Lindsay/Dan Hicks 310-466-6919
PARTNERS TRUST

www.1741bentley.com

10450 WILSHIRE #9G	Open 11-2	NEW
\$789,000	2+2 MODERN	



AMAZING NEW UNIT AT THE CHURCHILL

Welcome to The Churchill! Experience a luxury condo with the most amazing romantic views of the city. This beautiful front facing unit features a spacious open floor plan perfect for entertaining. Large living room and dining room areas with handsome hardwood floors throughout that leads to a spacious balcony perfect for relaxation. HOA dues include basic cable and utilities. Take the opportunity to make this your new condo in a prestige building. Enjoy the Century City and Westwood Lifestyle!

MLS#16-141550
Vangelis Korasidis 310-281-4549
COLDWELL BANKER




homesnap PRO
The Power of The MLS™
Right in Your Hands

Now Available! A New Way to Run Your Business Away from Your Desk!
Stay Connected with Your Colleagues and Clients While You're on the Go!

TUESDAY

1927 GLENDON AVE #301	Open	11-2	NEW
\$783,000	2+2	MODERN	



ENGAGING MODERNIST HOME

Modernist Dream in the Heart of Westwood. Engaging Space Highlighted by Floor to Ceiling Windows with Dramatic Views of the Century City Skyline. This exquisite Unit features One Level of Living Space with Two Spacious Bedroom Suites and a Den. Additional amenities include a Fully Appointed Kitchen with Stainless Steel Appliances, Two Gas Fireplaces, In Unit Laundry, Two Parking Spaces, New Carpet and Paint, Spa Style Master Bath contained in an Intimate 8 Unit Complex for you Discerning Buyer.

MLS#16-140624
Scottman Wall 310-780-8001
KELLER WILLIAMS HOLL
Blt-Ins,Cbl,Dshwshr,Dryer,Elvtr

2304 S BEVERLY GLEN #501	Open	11-2	NEW
\$759,000	2+1.75	TRADITIONAL	



SOPHISTICATED NEW YORK LOFT-STYLE PENTHOUSE.

Newly remodeled contemporary designer finishes. Filled w/natural light & large windows overlooking stunning treetop, Century City & straight-on sunset views. Located on desirable Beverly Glen Blvd, a quick stroll to PICO shops, Rancho Park/Golf & Century City Mall. Totally updated w/ today's desired open floor plan including NEW chef's kitchen w/stainless steel appls, Quartz countertops, subway tile backsplash, bkfst area & bkfst bar opening to LR/DR w/ exposed brick walls & gas FP.

MLS#16-140378
Chad Lund/Patty Best 310-801-2641
TELES PROPERTIES
www.2304SouthBeverlyGlen501.com

10630 EASTBORNE AVE #104	Open	11-2	NEW
\$699,000	2+2	MEDITERRANEAN	



PRIME WESTWOOD LOCATION

ELEGANTLY REMODELED 2+2 CORNER UNIT. GREAT FLOOR PLAN, HIGH CEILINGS, GENEROUS ROOMS, OPEN LIVING/DINING AREA WITH FIREPLACE & LARGE BALCONY. STATE-OF-THE-ART KITCHEN WITH BREAKFAST NOOK OVERLOOKING COURTYARD, CUSTOM MAPLE CABINETS, BRUSHED GRANITE COUNTERTOPS, COPPER FARMHOUSE SINK & STAINLESS STEEL APPLIANCES WHICH INCLUDES A BLUE STAR RANGE. FABULOUS MASTER W/BALCONY, WALK-IN CLOSET, EN-SUITE BATH WITH DOUBLE SINKS, SEPARATE STALL SHOWER & SOAKING TUB. INSIDE LAUNDRY, CENTRAL A/C & HEAT.

MLS#16-140696
Kathy A. Douglas 310-820-9320
BERKSHIRE HATHAWAY
Blt-Ins,Dshwshr,Dryer,Grbg Disp,Rng/Ovn

10590 WILSHIRE BLVD #201	Refresh.	11-2	NEW
\$649,000	2+2	1sty-CONTEMPORARY	



GARDEN-LEVEL UNIT IN NEWLY REDONE WILSHIRE WESTHOLME

WEST-FACING GEM IN COVETED RECENTLY REDECORATED FULL-SERVICE SECURITY BLDG. UPDATED WITH SUPERB GRANITE KITCHEN. WASHER/DRYER IN UNIT! LARGE DINING AREA. LIVING ROOM W/FP AND GUEST BEDROOM OPEN TO BALCONY. MASTER SUITE W/WALK-IN AND LUXE BATH. 2 INDEPENDENT PARKING SPACES! BUILDING HAS CONCIERGE, VALET, POOL, SPA, SAUNA, GYM, AMAZING ROOFTOP DECK W/TRACK/BBQ & VIEWS! RARE FIND WITH REASONABLE HOD'S IN A MOST CENTRAL 'CORRIDOR' LOCALE!

MLS#16-139696
MICHAEL J. LIBOW 310-285-7509
CBRRB - BH SOUTH
WWW.10590WILSHIRE201.COM

10590 WILSHIRE BLVD #308	Lunch	11-2	red
\$899,000	3+3	CONTEMPORARY	




3 BED 3 BATH + DEN. SEE FULL PG ON 25. COME BY FOR LUNCH

2 story ready to move in townhome in the full service Westholme. This 3bd 2.5ba + DEN features, granite entry, white carrera marble updated kitchen with new stainless steel appliances, large living rm w/hardwood flooring, fireplace, 2 balconies, greenery views, lg den off of living rm & powder on the 1st level. The 2nd level features, master bedroom w/ updated marble master ba w/double sinks, free standing tub & frameless stall shower. 2nd bed with greenery views, 3rd bedroom & in unit laundry.

MLS#16-126554
Jonathan C. Sands 310-704-6612
RODEO REALTY BH
www.10590wilshire308.com

05 Westwood - Century City	Lease		
10209 CENTURY WOODS DR	Open	11-2	NEW
\$20,000	5+7	MEDITERRANEAN	



PRIVATE GATED TOWNHOUSE

Newly built luxury single family villas located within 24 hour guard gated community. Each luxury town home features living space on ground level opening to a private courtyard. Large kitchen/family room. Staff/guest quarters. Luxurious master suites and two other guest rooms in second level. Third level includes outdoor patio and office or media room. Private elevator. 3 car garage plus additional parking.

MLS#16-141008
Susan Smith 310.415.5175
HILTON & HYLAND
Susansmithrealty.com

06 Brentwood	Single Family		
178 S ROCKINGHAM AVE	Open	11-2	NEW
\$9,199,000	6+8	3sty-CAPE COD	



BRENTWOOD PARK'S BEST VALUE

Seller paid \$11,200,000 in 2007 & selling for \$2,000,000 less. Custom home in coveted "Brentwood Park." Gated 3-story Cape Cod-style home boasting approx. 8,600 sq ft of luxurious living. 6 large bedrooms, 7.5 baths & 3-car garage, all on a grassy 15,594 sq ft lot w/ pool, spa, covered/uncovered patios & BBQ for entertaining. Chef's kitchen, den w/ fireplace, maid's suite & master suite w/ balcony, sitting room, his/her bathrooms & 2 large closets. Lower 3rd level w/ media, massage & game room.

MLS#16-141222
Robert Radcliffe 310-255-5454
SOTHEBY'S
BBQ,Blt-Ins,Cent Vac,Dshwshr,Frzr,Other

245 S BURLINGAME AVE	Open	11-2	NEW
\$7,795,000	5+6	TRADITIONAL	



CHARMING AND SOPHISTICATED TRADITIONAL IN BRENTWOOD PARK

Rare opportunity in Brentwood Park. Secluded park-like setting w mature trees. Spacious public rms. Living rm w large windows overlooking beautifully landscaped front gardens. Formal dining rm w French drs to brick courtyard. Hi ceilings, crown moldings, hand finished hardwood floors. Cook's kitchen w butler's pantry opens to brkfst & fam rm. Walk-in wine cellar (stores over 180 cases), game rm w bar & office. Built-in BBQ, pool & spa. Unique slate roof. Detached. guest suite/gym. 3 car garage.

MLS#16-109260
Hugh Evans 310-500-1331
PARTNERS TRUST BW
Blt-Ins,Dshwshr,Hood Fan,Rng/Ovn,Fridg

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



11426ALBATA.COM

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


MLS#16-137950
Smith, Berg, Edmond 310.500.3931
PARTNERS TRUST BH
11426albata.com

REMINDER

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


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

TUESDAY

X 11595 W SUNSET BLV		Lunch	11-2	NEW
\$3,095,000	6+6	RANCH		
				
PRIME BRENTWOOD PROPERTY				
Exceptionally large, gated and private 28,092 (per assr) lot with expansive circular motor court and off-street parking for up to 20 cars. Approx 200 feet of frontage and just one block away from the Belwood Bakery, Starbucks, Lemonade & Maria's Italian Kitchen at the Brentwood Circle Village. The home features 6bd/6ba w/ a flexible floorplan & a large master suite. Park-like grounds includes lagoon-style pool/spa & sport court. This is a one-of-a-kind opportunity for owner-users or developers.				
Dan Urbach BERKSHIRE HATHAWAY		310.230.3757 www.11595SunsetBl.com		

2333 CHERYL PL		Open	11-2	NEW
\$1,999,000	4+3	MID-CENTURY		
				
FANTASTIC OPPORTUNITY TO BUILD NEW OR REMODEL IN BRENTWOOD				
Nestled on a quiet and tree-lined cul-de-sac in desirable Brentwood Hills, this property presents a fantastic opportunity to build new, or remodel. This cozy home currently boasts 2,232-square-feet of living space, four bedrooms, three bathrooms, formal living/ dining room, and pool. The land is a builder's dream, as one of the few available in Kenter Canyon school and Palisades Charter district.				
Cindy Ambuehl THE AGENCY		(424) 321-4947 Pool / End of Cul-De-Sac		

11920 BRENTWOOD GROVE DR		Open	11-2	NEW
\$2,999,000	5+5	3sty-MEDITERRANEAN		
				
4,866 SQ FT FIXER ON ESTATE SIZED LOT				
Totally private, gated estate sized 17,343 square foot lot set back off the cul-de-sac street with pool, barbecue area, grassy yard, mature landscaping, outdoor patio areas that are perfect for entertaining, gardens, large motor-court and 3 car garage. Enormous entertaining room with theatre, bar and game room. Could be perfect for a separate living or work space with separate entry. Priced to sell; below recent sales in the neighborhood.				
Robert Radcliffe SOTHEBY'S INTERNATIO		3102555454 Blt-Ins,Dshwshr,Dryer,Frzr,Grbg Disp,Etc		


13107 BOCA DE CANON LN		Open	11-2	red
\$7,395,000	4+6	CONTEMPORARY		
				
JUST REDUCED ON BOCA DE CANON				
Welcome to this fabulous contemporary architectural ranch masterpiece. The front door opens to the elegant entry that also serves as an art gallery space. Stunning doors and windows throughout, with light streaming in from the incredible park-like backyard that is outstanding. The gourmet kitchen and very chic family room open to the outdoors as do most of the rooms in the home. Every door and window has a view of various parts of the property.				
Maize Weiss NOURMAND & ASSOCIATE		MLS#16-979051 Dshwshr,Dryer,Micro,Rng/Ovn,Fridg,Other		

11355 CASHMERE ST		Open	11-2	NEW
\$2,995,000	5+5.5			
				
BEAUTIFUL AND SOPHISTICATED HOME				
Newly built Traditional 4 bedrooms upstairs plus a main-level bedroom & powder-room. The floor plan simply delivers in style, comfort & location. The property features a formal dining room w/french sliding doors & serene view. Wired for the latest in technology, The family room opens to the yard with accordion doors. The master retreat has beautiful wood detailing, fireplace, oversized marble steam shower, double vanity & soaking tub; as well as a balcony overlooking greenbelt views.				
Smith & Berg PARTNERS TRUST BH		310.500.3933 11355cashmere.com		

401 N TIGERTAIL RD		Open	11-2	rev
\$6,650,000	4+3	2sty-TRADITIONAL		
				
INCREDIBLE BRENTWOOD ACRE				
Lower Tigertail estate on over an acre of land. The property has a secondary access point on Renfrew Rd cul-de-sac off Kenter. Custom-built by the owners in 1975, the character and charm is matched by the sprawling grounds and tall trees, creating a beautiful private estate just minutes from Sunset. The original owner is offering you a chance to enjoy this expansive lot, with landscaping that gives great care to the smallest details. The lot consists of two large flat pads of land.				
Diane Forbes Halliburton GIBSON INTERNATIONAL		MLS#16-132340 310-339-6486 www.forbeshalliburton.com		

751 TEAKWOOD RD		Open	11-2	NEW
\$2,795,000	4+4	1sty-COUNTRY FRENCH		
				
OVER \$150K PRICE REDUCTION - SINGLE LEVEL IN KENTER CANYON				
This chic, single level 4-bedroom, 4-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.				
Cynthia Ambuehl THE AGENCY		(424) 321-4947 Room for Pool / BBQ / Covered Patio		

16677 STONE OAK PARK		Open	11-2	rev
\$4,999,000	5+5.5	2sty-MEDITERRANEAN		
				
MAGNIFICENT TUSCAN TENNIS COURT ESTATE				
Magnificent Tuscan Tennis Court Estate in an exclusive gated enclave on a cul-de-sac with only 3 homes. The property is perfectly sited w/beautiful pastoral & city light views w/gated access to a very exclusive 10-acre park-like space ideal for hiking, running and walking the dogs! A 2-story grand entry w/sweeping staircase welcomes you to the most elegant of homes featuring hi-ceilings, spacious rooms & hi-end details throughout. There are multiple French doors opening to a lush yard w/BBQ.				
Jana Jones & Fred Holley COLDWELL BANKER BH-S		MLS#16-981273 310-612-0831 Cent Vac,Dshwshr,Grbg Disp,Hood Fan,Micr		

X 2416 PESQUERA DR		Lunch	11-2	NEW
\$2,395,000	5+4.5	2sty-TRADITIONAL		
				
BEAUTIFUL 2 STORY TRADITIONAL IN THE HILLS OF MANDEVILLE				
Lovely Traditional located on one of the best cul-de-sac streets. Large L/R with high beamed ceiling, fplc, porcelain tile floor. Formal D/R with same flooring. Updated kitchen, custom cabinets, ss appliances, center isle. Master suite with fplc, his and hers walk-in closets, sumptuous master bath with spa tub & separate steam shower, dual sinks and vanity, wooden shutters. Long stone driveway leading to 3 car garage. Pool & spa heated by solar panels.				
Judy and Warren Handler RODEO REALTY, BRNTWD		310-922-0815		

301 N BOWLING GREEN WAY		Open	11-2	rev
\$4,295,000	4+4	TRADITIONAL		
				
EXTRODINARY OASIS IN BRENTWOOD!				
This 4 bedroom, 3.5 bath home features more than 4700 sf of living on more than 11,800 sf property - so rare on Bowling Green! Home features den/media room, studio, formal DR with fireplace, remodeled open kitchen and living room. Master suite + two additional beds upstairs. Soaring ceilings and skylights abound. Flooded with light! Expansive yard complete with koi pond, landscaped gardens and verdant hillside.				
Lynn B Whitaker GIBSON INTERNATIONAL		MLS#16-101164 310-622-7404 301BowlingGreen.com		

TUESDAY

123 S WOODBURN DR	Open	11-2	bom
\$6,995,000	6+7	SPANISH	



BACK ON MARKET!

A showcase for an artist's spirit and vision, this Spanish hacienda has been transformed into an exquisite statement of timeless elegance. Originally built in 1937, it has been re-created and updated with state of the art infrastructure, systems and custom finishes. Evocative of a traditional European villa, this home presents an engaging alliance between old world refinement and contemporary nuance with careful attention to details, materials, and colors.

MLS#16-110140
Ellen McCormick 310-230-3707
BERKSHIRE HATHAWAY

www.123Woodburn.com

11687 MONTANA AVE #104	Open	11-2	NEW
\$529,000	1+1	CONTEMPORARY	



REMODELED BRENTWOOD CONDO

Oversized, newly remodeled one bedroom in the heart of Brentwood. Open floor plan. Granite counter tops, hardwood floors, ample storage, double pane windows and patio doors, new central air conditioning/heat. Pool with hot tub. Covered, gated parking garage. Close to shopping, restaurants, Whole Foods, any choice of coffee shops and the beach. Convenient access to 405 freeway. Short distance to Sunday farmers market.

MLS#16-138896
Ron Wynn 310-621-1772
COLDWELL BANKER RESI

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

06 Brentwood *Condo / Co-op*

11811 KIOWA AVE, UNIT PH1	Open	11-2	NEW
\$1,245,000	3+3		



NEWER CONSTRUCTION! STUNNING BRENTWOOD CONDO!

Boasting 3 spacious bedrooms, this light filled, open floor plan with high ceilings and amazing views is the perfect place to entertain or just relax in ultimate luxury. The gourmet kitchen is designed around the art of cooking, featuring top of the line appliances, sleek quartz counter tops and a large center island. This is an excellent opportunity to live in a fantastic building and perfect location!

MLS#16-114596
B Farrugia A Lascano 424.253.5489
HILTON & HYLAND

Alphonsobjorn.com

11951 MAYFIELD AVE #104	Open	11-2	NEW
\$449,000	1+1	CONTEMPORARY	




GREAT OPPORTUNITY TO MAKE IT YOUR OWN!

Charming, bright and spacious one-bed, one-bath with new carpet and paint. Open floor plan with large living room, lots of storage and a cozy fireplace. Spacious unique yard-like patio (approximately 13 x 10.5 feet). Generous master suite with large walk-in closet. Secure garage with large storage unit in front of parking space. Building has a gym/community room. HOA dues include E/Q insurance. Close to San Vicente with its hip restaurants and trendy shops.

MLS#16-136726
Kathleen Rottner 310-738-0544
KELLER WILLIAMS BEVE

Dshwshr,Grbg Disp,Fridg

11646 CHENAULT ST #30	Open	11-2	NEW
\$725,000	2+2	MEDITERRANEAN	



OPEN TUESDAY 11-2PM

Brentwood prime rare TOP FLOOR contemporary 2 bedroom and 2 bath condo in one of Brentwood's most sought after buildings. Perfectly located on a quiet cul de sac, this unit features an open floor plan, maple hardwood floors, crown moldings, stainless steel appliances and granite countertops. An extremely quiet oasis that's light and bright with central A/H and plenty of storage. Also features a pool, gym securitized entry and ample guest parking. Near shops, restaurants. Close to the beach.

MLS#16-114596
Tim Trigueiro 310-429-9120
COLDWELL BANKER - BW

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

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

2bed/2 bath condo in Brentwood, unit features a highly desirable open floor plan, gas fireplace, marble floors, recessed lighting, wet bar great for entertaining & lots of closets with ample storage.

MLS#16-135834
Shiva Mehrdad 310-505-9560
Dshwshr,Micro,Fridg
NELSON SHELTON

06 Brentwood *Lease*

358 N BOWLING GREEN WAY	Open	11-1	NEW
\$7,200	3+2	1sty-COUNTRY ENGLISH	



LOCATION & CHARM

Central Brentwood near schools, transportation and shops. White picket fenced corner captures the charm of this freshly painted home.Great detail with decorator colors, white shutters and polished wood floors. 3 carpeted bedrooms+ 2 tiled bathrms in the home. The knotty pine family room w/fireplace opens out to the lawn and spa. The bright and sunny kitchen + breakfast area looks out to the private yard. Formal dining rm with bar finishes this delightful home. Large playhouse off the laundry rm

Carroll McEachern 310-918-3228
COLDWELL BANKER RES

refrigerator,stovetop,oven,dishwasher

612 S BARRINGTON AVE #415	Open	11-2	NEW
\$675,000	2+2	CONTEMPORARY	



LIGHT, BRIGHT, REMODELED TOP FLOOR 2+2


Light and bright top floor corner 2 bedroom/2 bath condo ideally located just minutes from Brentwood Village and the shops and restaurants on San Vicente. North facing unit has tree-top views and looks out to a cul-de-sac street. Wall to wall windows lead out to a large balcony that spans the living room and dining room. Move-in ready with remodeled bathrooms, updated kitchen, bamboo floors, recessed lighting, and smooth ceilings. 2 side-by-side parking spaces!

MLS#16-140822
Pam Szabo 310-481-4320
SOTHEY'S-BRENTWOOD

Dshwshr,Grbg Disp

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

622 S BARRINGTON AVE, UNIT 403	Refresh.	11-2	NEW
\$549,000	1+2	5sty-TRADITIONAL	



IMMACULATE BRENTWOOD CONDO WITH VIEWS

Immaculate 1bed/2bath condo in the heart of Brentwood, just N of Montana, overlooking tree top views, Santa Monica Mountains & Sunset. Solid wood double doors open to light and bright West facing open floor plan living and dining room. Stylish kitchen with granite counter, custom cabinets & stainless appliances.Recess lighting throughout. Relax on the balcony and watch the summer sunset. Updated guest bathroom with walk-in shower. Spacious Master bedroom with on suite bathroom. EQ Insurance.

Sewit Eshetu 310-962-3069
RODEO REALTY BRNTWD

Built-in, range, fridge, dish washer

1744 GRANVILLE AVE #106	Open	11-2	NEW
\$799,000	3+2.5	CONTEMPORARY	



NEWER 3 BED, 2.5 BATH W/ ROOFTOP PATIO

Newer 3 bed, 2.5 bath condo unit built in 2011. The open floor plan has a spacious living room with hardwood flooring & gas fireplace, formal dining area and a designer kitchen with stainless steel appliances. Off the living room is a communal patio area great for entertaining & outdoor dining. Top the unit off with a private rooftop patio, tandem 2-car garage parking, in-unit laundry all in a secured 6-unit building.

MLS#16-141696
Matthew Morgus 323-301-3041
SOTHEY'S LOS FELIZ

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

1522 S SALTAIR AVE #102	Open	11-1	NEW
\$679,000	2+2	CONTEMPORARY	



GORGEOUS WESTSIDE CONDO!

Beautiful unit with Patio facing a peaceful courtyard. Small 17 unit building renovated in 2007. State of the art kitchen with Granite/Stainless steel, Tons of cabinets. Hardwood floors and carpet in the bedrooms. High ceilings, Tons of light, Custom Window Treatments, Great Closet space. Living room with fireplace. Separate Foyer. Inside Laundry, Pet's OK. Walk to everything nearby. A truly wonderful place to call home.

MLS#16-140632
Rhonda Kohn 800-825-0102
KELLER WILLIAMS-SANT

Dshwshr,Dryer,Elvtr,Frzr,Grbg Disp,Other

12222 WILSHIRE #304	Open	11-2	rev
\$869,000	2+2	CONTEMPORARY	



BEST BUILDING LOCATION. QUIET CORNER. UNOBSTRUCTED VIEWS!


Preferred bright SW corner condo with open, tree top views and largest wrap-around balcony. This updated Contemporary condo has 2 Beds/2 Baths, wood floors, plantation shutters, washer/dryer, 2-car tandem parking, and more. Modified full service building with concierge and amenities that include: Pool. Spa. Gym. Recreation and meeting rooms and controlled access. Brentwood and Santa Monica adjacent, this is Westside living with high walk score to a vibrant urban culture at a great value!

MLS#16-138802
MICHAEL HIATT 310-481-4342
SOTHEBY'S

Concierge/Fireplace/Security

08 Cheviot Hills - Rancho Park *Single Family*

2607 PATRICIA AVE	Open	11-2	NEW
\$3,555,000	4+5	2sty-SPANISH	



ONLY NEW SPANISH STUNNER IN CHEVIOT HILLS

Welcome to the new timeless Stewart-Gulrajani Design Team Spanish stunner! Step past the beautiful mature landscaping into the gorgeous home with high ceilings and amazing floor plan. After walking through the archways of the dining room, living rooms, & the downstairs ensuite bedroom, step into the open kitchen leading to the family room and the backyard with the fire pit ready for entertaining.

MLS#16-139900
Paul Wylie 310-929-5439
LAMERICA REAL ESTATE

Blt-Ins,Dshwshr,Hood Fan,Micro,Fridg

2640 GLENDON AVE	Open	11-2	NEW
\$1,195,000	3+3	TRADITIONAL	



RANCHO PARK TRADITIONAL

Perfect location, close to Westside Pavilion and easy access to the new Metro line connecting Santa Monica to Downtown LA. Two-story house on a beautiful tree-lined street. Lots of potential and priced accordingly. This home has 3 bed/3 baths. Living room with fireplace, dining area, large kitchen with adjoining family room opens directly to the yard. The yard needs work but it is very private. Central heating. Master suite with balcony. It wouldn't take much to turn this home into a gem.

MLS#16-141200
Ron Wynn 310-621-1772
COLDWELL BANKER RESI

Dshwshr,Rng/Ovn,Fridg

2729 OVERLAND AVE	Open	11-2	rev
\$999,000	3+2	TRADITIONAL	



FIXER IN IDEAL LOCATION

Great opportunity with lots of potential to add your personal touch. This home is wonderful for an owner user and also might be the perfect property for an investor or builder! Close to Westside Pavilion, new Metro line, the Landmark Theaters, shopping, transportation and all the Westside has to offer. In sought after Overland Avenue school district. Huge yard. Plenty of off street parking + 2 car garage off a wide alley. Lot is over 6,500 sq. feet.

MLS#16-139488
Ron Wynn 310-488-4410
COLDWELL BANKER RESI

Dryer,Rng/Ovn,Fridg,Wshr

09 Beverlywood Vicinity *Single Family*

9720 BEVERLYWOOD ST	Open	11-2	NEW
\$1,299,000	3+2	TRADITIONAL	



WARM & INVITING NEAR PARK

3+2, remodeled kitchen w/ ss appliances & granite countertops overlooks living rm. Hardwood floors. French doors allow view of yard w/ privacy hedges, mature fruit trees, lawn, enormous deck & pergola. Travertine fp in cozy family rm. Bright master BR, sliding doors that lead out to yard. Bath offers a fir ceiling above & more Travertine tile below. Newer roof, cat6 wiring, Nest temp control, separate laundry area, storage space & granite folding counter. Near Castle Heights Elementary School.

MLS#16-140530
Benjamin S. Lee 3108585489
COLDWELL BANKER RESI

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

1953 S POINT VIEW ST	Open	11-2	NEW
\$1,195,000	3+2.5	TRADITIONAL	



THE BEST OF FAIRCREST HEIGHTS

Convenient to both downtown and the far Westside, this soft modern home combines style with livability. Perfect for entertaining or just a quiet night at home, Point View pleases. Here, gleaming original hardwoods meet Carrera marbled surfaces. Public rooms lead to private spaces. Separate den leads to deck and entertaining lawn. Master suite with gracious bath. An open kitchen and informal dining area set the tone for a life lived with a sense of place - all here on Point View.

MLS#16-140558
John Barrentine 3102766656
KW LARCHMONT

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

3300 S CANFIELD AVE	Open	11-2	NEW
\$749,000	2+1	TRADITIONAL	

Ultra Cute property in desirable neighborhood. Home that has been lovingly updated. Additional finished studio space. Metrorail station, and Culver City shops and restaurants are close by as well.

MLS#16-141576
Tim Jarnot & Rani Singh 310-795-7807
None
WESTLINE PROPERTIES

9427 SAWYER ST	Open	11-2	red
\$2,995,000	6+4.5	2sty-TRADITIONAL	



NEW PRICE! EXCEPTIONAL TROPHY HOME ON COVETED BEVERLYWOOD ST

Exquisitely updated 6BR+4.5BA Traditional on large lot w/pool on one of Beverlywood's coveted streets. This home exudes warmth, elegance & character & features meticulously maintained living spaces & custom detailing thruout. Outdoor entertaining areas include sparkling pool, jacuzzi & large gated patio. Hardwood floors, 2-zoned central HVAC, security system & 2-car garage w/built-ins complete this true trophy home. Close to Beverly Hills, Century City, Pico/Beverly shops & steps to Circle Park.

MLS#16-123782
Jeremy Ives 3108581902
COMPASS

9427SawyerStreet.com

1110 S SWALL DR	Open	11-2	632 H3	rev
\$2,495,000	5+6	2sty-CONTEMPORARY		



STUNNING NEW CUSTOM BUILT HOME


Stunning new custom built modern home bordering Beverly Hills with 5 BR,5.5 Bathrooms in main house & a fully permitted guest house. Just completed with the highest quality and craftsmanship. There are 4 spac master suites w/designer high end finishes and fixtures. Btful curb appeal, dramatic foyer, stylish living room, gracious formal dining, elegant wet bar, fabulous kitchen w/ center island, 3 separate sinks, 2 dishwashers, custom cabinets. Fully integrated for smart home technology.

MLS#16-133580
Michael Mikail (310) 617-6272
RODEO REALTY - B.H.

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

TUESDAY

1138 S ELM DR	Open	11-2	632G3	rev
\$1,349,000	3+3	CALIFORNIA BUNGALOW		



REMODELED 3BD/3BA BEVERLYWOOD HOME OPEN TUESDAY 11-2PM

Thoughtfully redesigned home in Beverlywood area - Priced To Sell Today! Beyond tall rich green hedges sits a stylish home situated a stone-throw from Beverly Hills! Bright & inviting 3BD/3BA + Study features open floor plan, gourmet eat-in kitchen, contemporary dining room, entertainer's living room & 2 en-suite baths. Spacious Master suite offers designer bathroom & walk-in-closet. New roof, new HVAC, tank less water heater & new wood floors. Centrally located one block east of Beverly Drive.

MLS#16-140314
Joel+Dorit Cooper 310-968-2401
BERKSHIRE HATHAWAY H

****NOW PRICED TO SELL AT \$1,349,000****

427 WESTBOURNE DR	Open	11-2	rev
\$2,999,900	3+4	MODERN	



SETTING THE STANDARD IN MODERN CHARM


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

MLS#16-136704
The Sunset Team 310.274.3900
KW HOLLYWOOD HILLS

www.427Westbourne.com

10 West Hollywood Vicinity *Single Family*

721 N SPAULDING AVE	Open	11-2	NEW
\$3,295,000	4+5	CONTEMPORARY	



NEW CONSTRUCTION IN MELROSE VILLAGE

This Modern Masterpiece strikes the perfect balance between architecturally dramatic features, a brilliant floor plan, and warm livability. As you enter, a free-floating steel and glass staircase will Wow you and set the tone for the home. A large Family Room leads to the sexy Dining Room and dramatic Kitchen. The large master suite has floor-to-ceiling sliders/windows and an incredible master bath. The Rooftop Terrace features panoramic city views, outdoor kitchen, fire pit, and built-in sofa.

MLS#16-139276
Gary Gold 310.858.5411
HILTON & HYLAND

soldbygold.net

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




ARCHITECTURAL DESIGNER HOME

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

MLS#16-123130
The Sunset Team 310.274.3900
KW HOLLYWOOD HILLS

www.317Westbourne.com

9048 HARLAND AVE	Open	11-2	NEW
\$1,665,000	3+2	TRADITIONAL	



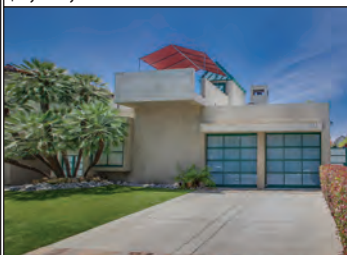
HEDGED NORMA TRIANGLE SANCTUARY!

Located in the highly coveted Norma Triangle neighborhood of West Hollywood this tastefully upgraded, hedged residence with bonus studio is sure to please the most discerning tastes. This beautiful home features an open concept living area with vaulted ceilings and a spacious chef's kitchen with high-end stainless steel appliances and large basin farmhouse sink. Three bedrooms, two bathrooms in the main home. Master suite flooded with daylight through french doors.

MLS#16-139362
Tom Scrocco/Randy Isaacs 310-890-2220
COLDWELL BANKER BHS

www.TomAndRandyProperties.com

451 N CROFT AVE	Open	11-2	rev
\$2,595,000	4+3	1sty-MODERN	



MODERNIST COMPOUND W/ GUEST HOUSE & PVT COURTYARD PATIO

1st time offered for sale since built new 2003. Modernist compound built by renowned architect Paul Bailey w/ home offices. 2 bed Main house (2nd bdrm convertible den w/ dedicated bath) & 2 bdrm sep. gst house (or 1 bed w/ living rm). All doors open to the sunny pvt ct.yd patio. High ceilings, gourmet high-end kitch w/ built-in Miele, SubZero. Dining/breakfast booth, wine cellar, direct access 2 car garage, high 20+foot ceilings, pvt 2nd sty terrace w/ views of Weho, built-in vacuum&sound systems

MLS#16-106350
Ron Holliman 310-777-6216
COLDWELL BANKER BH

E. of La Cienega btwn Melrose & Beverly

10 West Hollywood Vicinity *Condo / Co-op*

9039 NORMA PL	Open	11-2	NEW
\$1,549,000	2+3	1sty-ARCHITECTURAL	



EXQUISITELY RENOVATED OASIS IN HIGHLY COVETED NORMA TRIANGLE

The flowing interior & prvt yard makes this custom home ideal for entertaining (1,638 sqft incld gst hse). Inviting living rm w/marble flp & skylight opens to spacious dining area. Sexy kitchen leading to yard has huge island. Master bed w/walk-in closet & huge folding door opening to yard. Sumptuous master bath w/farm door, double sinks & vanity, huge shower & tub. 2nd large bed on opposite end of home has prvt patio. Separate remodeled guest house w/SS appl & full bath. Rare find in prime WEHO

MLS#16-141216
Lisa Mansfield 310.481.4313
SOTHEBY'S REALTY

Twilight 5:30-7:00pm

1414 N HARPER AVE, UNIT 9	Lunch	11-2	NEW
\$1,349,000	2+3	3sty-SPANISH	



RESORT LIVING AT AWARD WINNING 7 FOUNTAINS

Exquisite townhouse offers 2BD, 3BA plus Den with Spanish tile, hardwood floors and wood burning fireplace. Generous Master Suite with secluded patio, spacious 2nd bedroom and private garden off Cook's kitchen with Viking Appliances. Relax on the expansive veranda overlooking dramatic courtyards framed by classic trees, lush landscaping and 7 fountains! W/D, Direct Access Parking, Extra Storage + Guest Parking

Laura Marie 213.840.5353
COLDWELL BANKER BHS

Viking Appliances, Washer/Dryer

7218 WILLOUGHBY AVE	Refresh.	11-2	NEW
\$720,000	2+1	SPANISH	



WELCOME HOME

THIS 2 BEDROOM w/ADDITIONAL BONUS ROOM & 1 BATHROOM CASITA (HOME) IS A PERFECT OPPORTUNITY FOR YOU TO CONVERT THIS PROPERTY INTO THE HOME OF YOUR DREAMS. THIS LIGHT-FILLED HOME FEATURES AN AIRY LIVING ROOM & DINING AREA w/HARDWOOD FLOORS THROUGHOUT. AS YOU STEP ONTO THE PRIVATE BACKYARD, YOU'RE GOING TO NOTICE THAT THIS HOME IS GREAT FOR ENTERTAINING GUESTS. THIS HOME IS IN A FANTASTIC AREA CLOSE TO SPROUTS, GREAT RESTAURANTS, SHOPPING & CLOSE TO THE BEST OF WHAT MELROSE HAS TO OFFER.

MLS#16-140808
Laura Anderson 323.646.6569
KELLER WILLIAMS LARC

Dryer,Rng/Ovn,Wshr

1426 N LAUREL AVE, UNIT 403	Open	11-2	NEW
\$799,000	2+2.5	2sty-CONTEMPORARY	




TRANQUIL 2 STORY CONDO IN WEST HOLLYWOOD

Lovely 2 story condo a half a block from famed Sunset Blvd. This very private unit has a large open floor plan w/ a sunny balcony & peek-a-boo city views. The open gourmet kitchen w/ breakfast bar sits by a cozy living area & fireplace. Dining area & powder bath complete this level. Step down to the master & 2nd bdrm w/ baths. The Zen-like master has ample closet space & peaceful balcony. Laundry inside. Building is clean & well maintained. Rooftop terrace w/ views of the Hollywood Hills.

Joaquin Garcia 310-777-2807
BERKSHIRE HATHAWAYBH

Dishwshr/GarbDisp/Mcrwve/RangeOven

874 HAMMOND ST #20	Open	11-2	NEW
\$489,000	1+1	CONTEMPORARY	




NORMA TRIANGLE GEM

Tastefully updated one bedroom unit with private balcony in the desirable Norma Triangle neighborhood of West Hollywood. Double door entry, spacious living room, dining area and updated kitchen. Ample storage space in unit and garage. Low HOA dues include Earthquake insurance. Close to restaurants, shopping and nightlife on The Sunset Strip, Santa Monica Boulevard and Beverly Hills.

MLS#16-141098
Jason Walker 310-777-7800
BERKSHIRE HATHAWAY

Dshwshr, Micro, Rng/Ovn, Fridg

10 West Hollywood Vicinity			<i>Lease</i>
1100 ALTA LOMA RD #607	Open	11-2	NEW
\$7,000	2+2	CONTEMPORARY	



EMPIRE WEST SOUTH CITY VIEWS 2BD 2BA COMPLETELY FURNISHED

BEAUTIFUL REMODELED AND COMPLETELY FURNISHED 2 BED. & 2 BATH CONDO AT THE FULL SERVICE EMPIRE WEST. KITCHEN & BATHS ARE TOP QUALITY WITH SPA TUB. THIS CONDO HAS SOUTH CITY LIGHTS VIEW. THE EMPIRE WEST IS CONSIDERED ONE OF THE FINEST RESIDENCES IN L.A. SUNSET PLAZA SHOPS, RESTAURANTS & NIGHT LIFE A BLOCK AWAY. BLDG. FEATURES 24HR. RESIDENT AND GUEST VALET PKG., POOL, GYM, TENNIS CT., DOG RUN & ROOF TOP POOL & BANQUET FACILITY WITH 360 DEGREE CITY VIEWS. ALL UTILITIES INCLUDING BASIC CABLE INCLUDED

MLS#16-137060
Guy Fedele 310-770-4444
GOLD STAR REALTY

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

1033 CAROL DR #303	Lunch	11-2	red
\$949,000	989000	2+2 1sty-MODERN	




SEE FULL PAGE B/W AD AREA# 10. LUNCH SERVED!

City Living in highly desirable "Upper West" section of West Hollywood. Just moments away to Sunset Blvd., SOHO, Nobu and other fabulous restaurants and nightlife. This approx. 1,468 sq. ft. sun lit one level corner unit with 2 bedrooms and 2 bathrooms is a great opportunity. Open floor plan with gas fireplace, master with separate shower and tub, updated kitchen with Stainless Appliances, large balcony w/ City views. Pool, spa and fitness center. Earthquake Insurance included in HOA.

MLS#16-117344
AARON MONTELONGO 310-600-0288
SOTHEBY'S

www.1033CarolDrive303.com

11 Venice			<i>Single Family</i>
2335 EASTERN CANAL	Lunch	11-2	NEW
\$5,500,000	3+3.5	ARCHITECTURAL	




DAVID HERTZ REMODEL ON THE CANALS - BEST VIEW IN TOWN

This exquisite Venice Canals home is one of a kind, marrying high-end contemporary design of Benjamin Noreiga-Ortiz (of Mondrian Hotel fame), re-imagined interior by David Hertz, and Canal charm. Enjoy the canal from two balconies, stargaze from your rooftop deck, or rejuvenate in the sauna. Solar panels capable of supplying energy to keep you off the grid, a sophisticated water filtration system, eco counters, and concrete floors. This is the best T canal view!

Tami Pardee 3109076517
HALTON PARDEE

Sauna, Miele/Fisher & Paykel appliances

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



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

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

MLS#16-129222
ST.JAMES+CANTER +FARAHMAND
BERKSHIRE HATHAWAY

WWW.960DOHENY306.COM

2341 CLOY AVE			Open	11-2	NEW
\$3,249,000	3+4	2sty-ARCHITECTURAL			



ONE-OF-A-KIND ARTISTIC ARCHITECTURAL, GREAT VENICE LOCATION!

One-of-a-kind Architectural. Stunning 3bd+3.5ba custom home. Great west of Lincoln location in a quiet neighborhood. Close to chic Venice eateries, shops & the beach. Lots of natural light w/high ceilings, open floor plan, great indoor & outdoor flow. An Entertainer's dream. Features hand cut High Desert stone walls, edgy steel stairs, Baltic White Birch ceilings, custom rock fire pit, exterior steel panels & more. Top-of-the-line appliances & finishes. Striking views from rooftop deck.

MLS#16-141504
Leslie McCauley 310-458-4024
PARTNERS TRUST SM

Built-ins

10 West Hollywood Vicinity *Income*

438 WESTMOUNT DR	Open	11-2	NEW
\$1,499,000	1sty-CONTEMPORARY		



FIXER ON GREAT STREET

Rare opportunity! This duplex features two side-by-side units on one level and is the perfect project for a developer, investor or owner-user in uber-prime West Hollywood. One unit is move-in ready and the other has a tenant. Both units have fireplaces, dedicated washer dryer areas, and open floor plans. Situated on a highly sought after and quiet tree-lined street, you are steps away from the Beverly Center, Melrose, and the area's considerable shopping, nightlife and dining.

MLS#16-141590
Gene Bush 310-657-5050
COLDWELL BANKER RESI

Cing Fan, Dshwshr

2018 LOUELLA AVE	Open	11-2	NEW
\$3,198,000	4+5	ARCHITECTURAL	



BRAND NEW ARCHITECTURAL IN VENICE

Modern, 4BD 5BA, custom home with the perfect floor plan! Designed & built to the highest standards & quality. Dramatic entry, stairway to the roof top deck! Fea.hi-ceilings, furniture grade cabinets & Thermador appliances + center island, perfect for entertaining! Fleetwood doors open to patio dining area, private backyard, gas fire pit & outdoor grill to enjoy true California living! Oak Floors, Kohler & Grohe fixtures. Approx. 2,078 sq. ft. of balconies, patios & roof top deck with views!

MLS#16-137972
Bobbie Carrasco / Mike R 310-396-7829
RON MICHAEL PROPERTI

Home is wired for Audio and Video!



Do RIGHT by Your Sellers
Put their Property in the MLS

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

FOR SALE
THE MLS™ The Source Of Real Time Real Estate™

TUESDAY

423 RIALTO AVE	Open	11-2	NEW
\$2,250,000	3+2.5	2sty-MEDITERRANEAN	



RELAXED COASTAL CHARM ON RIALTO!

3BR+2.5BA, 2-story Mediterranean-style home is perfectly located on Rialto, one of the best streets in Venice. Elegant Spanish tiled flrs, open living & dining rm, high-beamed ceilings, fireplace, lrg kitchen w center-island. Upstairs 3BR's feature hrdwd flrs & private balconies. Expansive, sun-drenched rooftop terrace perfect for lounging & entertaining, enjoy vista views including century old palm trees. 2-car garage + 2 parking spots, 3 blocks to the beach & Abbot Kinney's shops/restaurants.

Jennifer Hughes	310-383-7299	www.423Rialto.com
BULLDOG REALTORS		

127 WAVECREST AVE	Open	11-2	rev
\$1,350,000	2+1	CRAFTSMAN	



STEP INTO THE TRUE VENICE BEACH LIFESTYLE!

This pristine craftsman w/ original & intact period details is a real find. The beach cottage style of this vintage home is evident when you enter the living room with built-in details & a real wood burning fireplace. Perfect to keep you warm when the ocean breezes roll in. Additionally, there is a small office off of the living room. The dining room w/ wainscoting, built-ins & an antique glass light fixture transports you back in time. A walk street w/ parking and a basement for storage is plus.

MLS#16-135512		
Sherri Noel	310-994-8721	
KELLER WILLIAMS-SM		Blt-Ins,Rng/Ovn,Fridg

2454 GLYNDON AVE	Lunch	11-2	NEW
\$1,899,000	3+2.5		



Charming traditional home situated in one of the most quiet, peaceful neighborhoods in Venice! Features a spacious master bedroom, office, and a lovely library area with French doors. Beautiful lush gardens inspired by fung shui influences can be seen from any window. Enjoy the backyard deck, outdoor dining area, and garden room surrounded by bamboo, an avocado tree, and lemon tree. Walking distance to Deux Ex Machina and all the up and coming boutique stores on Lincoln Blvd.

Diana Braun	310-866-5039	
COMPASS		

2914 OCEAN AVE	Refresh.	11-2	NEW
\$1,395,000	2+1	TEAR-DOWN	

Silver Triangle neighborhood in Venice. Renovation started but not completed. Great opportunity for someone to finish remodeling, or tear down & build dream home. Sold "As-Is". Priced for quick sale.

MLS#16-138276	None	
Diane DiMarco	9498291570	THE LOCAL REALTY

248 BERNARD AVE	Refresh.	11-2	rev
\$3,950,000	3+3.5	ARCHITECTURAL	



STUNNING ARCHITECTURAL OFF CHIC ROSE AVE

The wow factor is compounded inside the doors of this new John Reed designed home! A 4 car garage and elevator are just the start. With 3 bedrooms and 2 separate living areas, this home includes a myriad of elements of luxurious style. The bathrooms feature sleek wood accents and echo the sophistication of a five star hotel. Upstairs, a loft-style kitchen is composed of chef's dreams: Thermador refrigerator, expansive Wolf range/oven with charming color accents and built-in Miele espresso maker.

MLS#16-137360		
Tamra (Tami) Pardee	310-907-6517	
HALTON PARDEE		Dshwshr,Rng/Ovn,Fridg

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




INCREDIBLE PRICE! EXCEPTIONAL INCOME!

Exceptional Beach home w/ 1BR 1BA guest cottage. Bright, light with great character, this home offers hardwood floors, skylights, open plan kitchen, fireplace, generous closet and storage space and a bonus utility. Second home in the back is similarly appointed and private. Parking for 2 cars. Blocks to Abbot Kinney and the beach. Please do not disturb tenant.

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

11 Venice Condo / Co-op

661 BROADWAY ST	Lunch	11-2	NEW
\$2,950,000	4+4	3sty-ARCHITECTURAL	




TRIBECA LOFT MEETS VENICE BEACH HOME

Tastefully enclosed in a Redwood & stucco designed by famed Robert Thibodeau, this amazing 3150 Sq. Ft. dwelling is aptly described as Abbot Kinney meets Soho. Spacious, & great for entertaining, w/wide open wall space for showing off art. Steel beams span the wood-trimmed 1300+ Sq. Ft. light, airy Great Room has 14'6" ceilings & floor plan which allows for multiple commodious seating & room left over for 50 or so guests to mill about or dance.

MLS#16-141702		
Tamra (Tami) Pardee	(310) 907-6517	
HALTON PARDEE AND PA		Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

1128 5TH AVE	Open	11-2	NEW
\$1,650,000	1+1.5		



EPIC LIFESTYLE LOFT

Modern New York Style loft near the best that Abbot Kinney has to offer & only 6 blocks from the beach. This loft, designed by Bill Adams has high ceilings & open design that allow for optimal space & light. The exposed wood & concrete floors add style and warmth. There is a lg master suite plus an office. The enclosed patio is private & allows for relaxation or can be great for entertaining. And for those days, there are 2 additional guest parking spots next to Abbot Kinney. Welcome Home.

Smith, Berg, Hutchinson	310.500.3931	
PARTNERS TRUST BH		1128fifth.com

659 BROADWAY ST	Open	11-2	rev
\$2,750,000	3+3	ARCHITECTURAL	



CUTTING EDGE NEW YORK STYLE LOFT

Five minutes from Abbot Kinney and only a bit more from the ocean is a just completed, architecturally-striking, yet fairly priced, 2950 SF 3 BR loft-rivaling the best of Soho or Tribeca. With 14' plus ceilings, strikingly wood-worked Great Room of over 1300 SF, chef-level kitchen a large media/playroom, and a 750 SF roof terrace, its living areas are well beyond what is offered at half the price. There is a second full bath plus a powder room, multiple storage spaces and two car garage.

MLS#16-138196		
Tamra (Tami) Pardee	310-266-9946	
HALTON PARDEE AND PA		Cing Fan,Dshwshr,Dryer,Micro,Rng/Ovn



Property Website & Virtual Tour

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




TUESDAY

11 Venice Income

2337 ABBOT KINNEY BLV Refresh. 11-2 \$3,695,000 Duplex ARCHITECTURAL	NEW
	
<p style="text-align: center;">ONE-OF-A-KIND VENICE ARCHITECTURAL COMPOUND!</p> <p>One-of-a-kind Venice architectural two-home compound designed by Robert Thibodeau of DU Architects is for buyers with exquisite taste in modern design while being blocks away from the premiere dining and shopping only Venice can offer! Smart real estate investors can rent out both units in ever popular Venice or keep one as their personal Venice home! The ground level patio space provides room for additional entertaining, while rooftop deck is a showstopper with stunning city and mountain views.</p>	
<p>Tami Pardee 310-907-6517 HALTON PARDEE</p>	

621 SAN JUAN AVE Open 11-2 \$8,995,000 ARCHITECTURAL	rev
	
<p style="text-align: center;">4 CHIC VENICE TOWNHOMES WITH ROOFTOP DECKS</p> <p>Prvt 4-unit development w/ courtyard set on 9,000+sf lot. 2,000+ sf townhomes, each 2 stories w/ 3BR + den, 3 BA, prvt main level patios & 500+ sf rooftop decks. Industrial chic design w/ clean lines & high-end architectural features. Exposed truss ceilings, bamboo & concrete floors, custom cabinets, Fleetwood dual windows & skylights. Eco-friendly solar energy system. Gated parking w/ 9 parking spaces. Two blocks from Abbot Kinney & the beach.</p>	
<p style="text-align: center;">MLS#16-137780</p> <p>Josh & Matthew Altman 310.819.3250 DOUGLAS ELLIMAN</p> <p style="text-align: center;">Blt-Ins, Cing Fan, Dshwshr, Dryer, Other</p>	


11 Venice Lease

538 ROSE AVE #A Refresh. 6-8 \$13,250 1+2 CONTEMPORARY	NEW
	
<p style="text-align: center;">VENICE ROSE PENTHOUSE TWILIGHT OPEN</p> <p>Award Winning Architect John Reed, Brings the Wow Factor with Walls of Glass and an Asymmetrical View of the Exposed Beam Hip Roof. Light and Bright with Top of the Line Finishes. Kitchen Boasts State-of-the-Art Stainless Steel Appliances and Caesar Stone Counter tops. A Fantastic Location! In the Center of Venice's New Restaurant Row. Close to the Amazing Shopping of Abbot Kinney and Main Street, and all the Tech Companies of Silicon Beach! Security Building with Gated Subterranean Parking .</p>	
<p style="text-align: center;">MLS#16-104210</p> <p>Drew Glickman 310-600-6208 GOLDEN ZEBRA RE</p> <p style="text-align: center;">Washer & Dryer & All Kitchen Appliances</p>	

12 Marina Del Rey Single Family

124 REEF MAL Open 12-2 \$3,299,000 5+3.5 3sty-CONTEMPORARY	NEW
	
<p style="text-align: center;">OPULENT & SOPHISTICATED SILVER STRAND BEACH HOME</p> <p>Completely renovated! 1st fl has 2 BR & huge rec rm, Fr doors to sport court. New 3/4ba w/Carrera marble, laundry rm. Elevator. 2nd fl main entry w/new wide plank oak fl. Large living rm w/high ceilings & fireplace. 3 sets of Fr doors to large living rm balcony. Kitchen w/gleaming Neolift counters, sit up center island. 3rd floor generous master suite w/sitting or office area, fireplace, double French doors to balcony, 2 addl bedrooms share bath. Huge 2- tiered roof deck w/ ocean views.</p>	
<p>Peter & Ty Bergman 310-821-2900 BERGMAN/GIBSON INT'L</p> <p style="text-align: center;">124ReefMall.com</p>	

136 NORTHSTAR MAL Open 12-2 \$2,299,000 3+3 3sty-COUNTRY FRENCH	NEW
	
<p style="text-align: center;">BEAUTIFULLY REDESIGNED COUNTRY FRENCH IN SILVER STRAND</p> <p>Newly renovated corner location home w/contemporary finishes and open floorplan. Generous living rm w/fireplace. Gourmet kitchen w/sit-up bar & breakfast area, caeserstone countertops, stainless appl. Private garden & large side patio space. Master suite w/sitting area, fireplace, 2 add'l bedrooms +den (could be 4th bedrm) with loft. Private roofdeck w/office area & storage. Outdoor shower. 2 car garage+storage.</p>	
<p>Peter & Ty Bergman 310-821-2900 BERGMAN/GIBSON INT'L</p> <p style="text-align: center;">136northstarmall.com</p>	

929 DICKSON ST Open 11-2 \$2,749,000 3+3 2sty-ARCHITECTURAL	rev
	
<p style="text-align: center;">HOT SILICON BEACH! BOLD MODERNIST ARCHITECTURAL</p> <p>Privacy & serenity within a total architectural environ- a fusion of striking sculpture gardens to a stunning 2-sty remodel. Luxe finishes enhance state of art design w/ 3 beds, 3baths, dramatic open living space, 2-sty barrel vaulted living, gourmet center island kitchen-dining, media rm, open gallery library, grand master suite +2 guest bedrms, & panoramic roof deck. 2 car garage w/finished floors & a/c. Italian tile, custom oak floors, Scavolini cabinetry, art lighting and so much more!</p>	
<p style="text-align: center;">MLS#16-137752</p> <p>Joan Caplis 310-979-3972 COLDWELL BANKER BW</p> <p style="text-align: center;">929dickson.com</p>	

12 Marina Del Rey Condo / Co-op

13006 MINDANAO WAY, UNIT 3 Refresh. 11-2 \$879,000 2+2.5	NEW
	
<p style="text-align: center;">TWO BEDROOM 1921SF BEAUTY IN MARINA DEL REY</p> <p>Recently remodeled largest town home floor plan in Villa Vallarta . Fantastic location. Close to restaurants, movie theatres, shopping, and coffee houses. Bike to the beach. Large front patio, very large living room. Master suite with so much closet space you will need to shop for more clothes. What an incentive. Extra large two car garage. Four pools, racquet ball court.</p>	
<p style="text-align: center;">stove, washer/dryer, refrigerator, cable</p> <p>Donna Hykamp 310-488-8699 GIBSON INT'L SM</p>	

13 Palms - Mar Vista Single Family

10804 KINGSLAND ST Open 11-2 \$1,899,000 3+2 2sty-TRADITIONAL	NEW
	
<p style="text-align: center;">EXTRAORDINARY VIEWS IN WESTSIDE VILLAGE!</p> <p>Amazing views and loads of light in this recently renovated 2-story home with chef's kitchen in highly sought-after neighborhood. Private office with views. Enjoy huge lot with fruit and citrus trees, room for expansion!</p>	
<p>Melissa Menard 310.729.9726</p>	

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

3539 INGLEWOOD BLVD	Open	11-2	NEW
\$1,495,000	3+2	TRADITIONAL	



PRIME MAR VISTA HILL LOCATION

View potential high on the hill. This house can easily be remodeled. With many alternatives, it's the perfect home as-is or add a second story or start from scratch and build new. The neighborhood is fantastic! 3 bedrooms + den/1.75 baths. Large kitchen and formal dining room, living room with fireplace, second fireplace in den/family room. Hardwood floors. Large backyard, double attached garage, loads of potential! Mar Vista Elementary School. This home needs work but it is priced accordingly.

MLS#16-141616
Ron Wynn 310-621-1772
COLDWELL BANKER RESI Dshwshr,Dryer,Grbg Disp,Rng/Ovn,Wshr

3606 VETERAN AVE	Open	11-2	NEW
\$875,000	2+2	TRADITIONAL	



CHIC REMODELED TRADITIONAL HOME IN PRIME WEST LA!

Located in a fantastic Westside Village/Palms location. BEAUTIFULLY REMODELED AND DESIGNED WITH INSPIRATION + Bonus Detached Guest Studio + Original Hardwood Floors + Remodeled Galley Kitchen + Ensuite Master + Walk-in Closet + Raised Vegetable Gardens! Hedged for privacy w/ mature foliage and modern redwood fence. Kitchen remodeled w/ granite counters and stainless steel appliances. Other upgrades include recessed lighting, skylight, dual paned windows, full laundry room, and copper plumbing.

Jerry & Rachel Hsieh 424.242.8856
KW LOS FELIZ www.3606Veteran.com

3571 COLONIAL AVE	Open	11-2	rev
\$2,995,000	5+7	ARCHITECTURAL	




ARCHITECTURAL MASTERPIECE SHOWCASING OCEAN VIEWS & SUNSETS

Enjoy the sleek mdrn design of this cntmry home w/ open fir plan.The formal entry beckons you to the heart of the home which is a lrg open room, consisting of 2 lvng spaces, a frplc, a formal dining area & impressive ktchn.You will find a private office and en-ste bedroom on the 1st floor & 4 en-ste bdrms upstairs.Glass doors span the back of the home and lead out to a bltin bbq, infinity pool and spa. The over-sized mstr ste will be your personal paradise w/ a spa like bthrm and amazing views.

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

13 Palms - Mar Vista Condo / Co-op

10790 ROSE AVE #103	Refresh.	11-2	NEW
\$798,000	2+2	MODERN	



MODERN WESTSIDE CONDO!

Beautiful, corner condo. Large living/dining area w/ high ceilings, gorgeous molding & leads onto private patio. Kitchen has an eat in area. Downstairs bedroom has a Murphy bed & large bath. Upstairs is a permitted open office that looks over the living area, plus Master bedroom w/ treetop views, 2 closets, & large Master bath. Features incl. laundry area, hardwood & travertine floors, Central Heat/Air, gas fireplace & 2 parking spaces. Building amenities incl. sunny pool, Jacuzzi & gym.

MLS#16-141470
Michael Springer 310-745-8569
THE BIZZY BLONDES The Bizzy Blondes

10790 ROSE AVE #308	Open	11-2	NEW
\$779,000	2+2	CONTEMPORARY	



BRIGHT AND SPACIOUS REMODELED TOWNHOUSE WITH VIEW!

LUXURIOUS QUIET CORNER 2/2 TOWNHOUSE WITH OVER 1,650 SQ. FT. OF LIVING SPACE AREA FEATURING 18' VAULTED CEILINGS, ENGINEERED HARDWOOD FLOORS, DUAL-PANE WINDOWS, INSIDE LAUNDRY, GAS FIREPLACE & CENTRAL AC/HEAT. YOU'LL APPRECIATE THE GORGEOUS VIEW AND OPEN FLOOR PLAN THAT FLOWS BETWEEN FAMILY ROOM AND SPACIOUS KITCHEN WITH GRANITE COUNTERTOPS, MARBLE FLOORS AND STAINLESS APPLIANCES. THIS ONE-OF-A-KIND UNIT IS WELL MANAGED WHICH INCLUDES TWO PRIVATE BALCONIES, BEAUTIFUL HEATED POOL, HOT TUB & GYM.

MLS#16-141030
Michael Haddad 310-430-4842
RE/MAX ESTATE PROPER www.MichaelHaddad.com

14 Santa Monica Single Family

215 21ST PL	Open	11-2	NEW
\$4,875,000	5+4	2sty-MEDITERRANEAN	



CLASSIC MEDITERRANEAN SPANISH DESIGNED BY J. CHARLES

Classic Mediterranean Spanish approx. 4,600 sq ft on 50x152 lot. Built in 1998, 5bd+4ba+guest room above garage. Perfect floor plan. Sweeping staircase w/skylight leads to 4 graceful bedrooms upstairs. One bedroom w/full bath downstairs. Features beamed ceil, custom wallpaper, stone & hardwd flrs. FDR w/climate controlled wine cellar. Fabulous kitchen w/center island, Wolf range, Subzero fridge, breakfast area. Spacious family, lovely patio & backyrd, luxurious master. Franklin School Dist.

John Hathorn 310-458-4024
PARTNERS TRUST SM Built-ins

1123 BERKELEY ST	Open	11-2	NEW
\$2,295,000	3+2.5	1sty-TRADITIONAL	



9,000 SQUARE FOOT LOT

Thoughtful, 3 bed 2.5 bath traditional home located in the heart of Santa Monica. 9,000 square foot lot. This home is bright & spacious throughout, meticulously maintained w/ many custom details throughout. There is a gourmet kitchen w/granite countertops & stainless steel appliances, a large master suite, living room with fireplace, and a spacious backyard. Near Brentwood country club, Bristol Farms and some of the best restaurants and shopping that Santa Monica has to offer. Welcome Home.

Smith & Berg 310.500.3931
PARTNERS TRUST BH 1123berkeley.com

259 W CHANNEL RD	Open	11-2	NEW
\$1,995,000	2+2	1sty-CALIFORNIA BUNGALOW	



LIVE IN ONE OF THE COOLEST BEACH AREAS OF LOS ANGELES!

Live in one of the coolest beach areas of Los Angeles, Santa Monica Canyon. This modular home sits on a lovely corner lot. You are only 2 blocks from the sand. And across the street from several of LA's finest restaurants. Easy distance to the business centers of the Westside: Santa Monica, Century City, Culver City, Playa Vista, plus LAX. The home is a bright & livable 2 bedroom of modular construction. Or build your dream home on this terrific corner site.

MLS#16-141486
Joan Sather 310-740-0302
SOTHEBY'S INTERNATIO CIng Fan,Grbg Disp

2677 34TH ST	Open	11-2	NEW
\$1,460,000	3+1	TRADITIONAL	




WOW, 9563 SQFT FLAT LOT IN PRIME SUNSET PARK AREA!

Charming & airy 3 bdrm, 1 bthrm home nestled in a quiet Santa Monica neighborhood just a short distance from the bustling dwntwn & the beach. Great walk score, schools, & upside potential. This is a perfect home for outdoor entertaining w/ lrg bcktyrd space that connects to 1 of the 3 bedrooms. Hrdwd flrs flow from the entryway throughout the bdrms, dining & lvng area where a wood-burning frplc ties the space in. Ktchn & brkfst nook are bathed in natural light and outfitted with fridge & stove.

MLS#16-140786
Sherri Noel 310-994-8721
KELLER WILLIAMS-SM Rng/Ovn,Fridg

2511 BEVERLEY AVE	Lunch	11-2	rev
\$5,249,000	4+3	CRAFTSMAN	




JOIN US FOR TACO TUESDAY!

This private gated residence was built in 1912, meticulously restored to its original character & updated w/modern fixtures & amenities for today's modern California living. This home is surrounded by an unrivaled expansive park-like ocean-view yard w/lush landscaping. At approx. 16,000 sqft, it is the largest single-family lot in otherwise densely-developed Ocean Park. The guest bungalow is complete w/ its own kitchen, living room, 2 bd & ba & charming hill-top ocean-view patio. Welcome Home.

MLS#16-111016
Smith & Berg 310.500.3931
PARTNERS TRUST BH 2511Beverley.com

540 DRYAD RD	Open	11-2	rev
\$3,995,000	5+5	MEDITERRANEAN	



RUSTIC CANYON RETREAT

Sited on a quiet, tree lined street in the Santa Monica Canyon this soulful Mediterranean villa is full of character, detail and rustic elements and has been thoughtfully designed by Alison Palevsky and Sarah Shetter. Generous public spaces accentuated by exposed wood beams and reclaimed antique barn wood appeal to the artist's heart while a practical living program provides a functional layout for families.

MLS#16-138560
Max Nelson 424 238 2482
THE AGENCY

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

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



SURFER CHIC ARCHITECTURAL IN SANTA MONICA

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

MLS#16-138796
Michelle Oliver 3107342653
DOUGLAS ELLIMAN

www.michelleoliver.com

14 Santa Monica *Condo / Co-op*

2677 CENTINELA AVE, UNIT 105	Open	11-2	672-A1	NEW
\$865,000	2+2	CONTEMPORARY		



EXTENSIVELY RENOVATED 2BED/2BATH CONDO WITH RESORT-LIKE POOL

The ultimate in upscale cool. Designer finishes & modern flair throughout. Open living area showcases rich espresso Du Chateau flooring w/ hand-strewn distressed wood look & sandstone fireplace. Redone kitchen w/ new cabinetry, Cesarstone counters, S/S appliances, ample pantry. Spacious master suite. Both bathrooms totally remodeled w/ hip attention to detail. Recessed lighting, central heat/AC, inside laundry, patio & more. Security complex w/ pool, spa, BBQ, storage room, side-by-side parking.

Pete Castro 310-482-2100
KELLER WILLIAMS

www.2677centinela.com

1319 11TH ST #1	Open	11-2	NEW
\$459,000	1+1	1sty-CONTEMPORARY	



WWW.131911TH1.COM

Sunny one-bedroom/one-bath first floor condo in central Santa Monica location near shops, coffee, restaurants and just blocks to the new Expo Line. What a perfect spot! The kitchen and dining areas open on to the spacious living room with picture window. Full, up-to-date bath. Large, bright master bedroom. Gleaming hardwood floors throughout. 1-car carport parking and extra storage. This is a great opportunity close to all Santa Monica has to offer!

MLS#16-139674
Regina Vannicola 310-625-2061
KELLER WILLIAMS-SM

Dshwshr,Rng/Ovn,Fridg

1013 10TH ST #6	Open	11-2	rev
\$1,275,000	2+3	CONTEMPORARY	



LUXURY GEM TOWNHOME


Wow! Nearly 1700 sq ft -2 bed+bonus room/ den, 2.5 bth townhome. All bedrooms are upstairs & skylights throughout add natural sunlight. Master suite has vaulted ceilings, walk in closet w/ built-ins. Loft/Bonus room is great for an office, baby's room or exercise space and is accessible via master bd. Lovely remodeled kitchen w/stainless steel appls, large secluded roof top deck extends off of the bonus room/den, Direct access to a secluded 2 car garage, Stylish bright and turn-key!

MLS#16-134466
Tanya Memoli 310-903-7525
PARTNERS TRUST BRENT

Dshwshr,Dryer,Grbg Disp,Micro,Other

14 Santa Monica *Lease*

38 HALDEMAN RD	Open	11-2	NEW
\$29,950	6+6	2sty-OTHER	



This is not your Grandpa's log cabin! This beautiful, historical home was taken apart log by log & restored. Cont. features such as modern kit & bthrms were incorporated, but remains a signature home of Uplifter's Ranch in Rustic Cyn. 4 beds up + family room. Dwnstr media rm/library, living & dining rms, & gourmet kitchen. Large windows & Fr drs invite the rustic outdoors in. Outside meticulously kept w/ old growth trees. Dipping pool & alfresco dining area. Fully furnished lease.

MLS#16-130738
Isabelle Mizrahi 310.230.3720
BERKSHIRE HATHAWAY

Fully furnished

15 Pacific Palisades *Single Family*

326 TOYOPA DR	Open	11-2	NEW
\$8,000,000	5+5		



STUNNING REDONE TRADITIONAL IN PRIME HUNTINGTON PALISADES

Light and bright with generous scale rooms. 2 story living room with fireplace opens to entertainment Terrance, yard, and sun drenched pool area. Beautiful chefs kitchen with top appliances, center island, formal dining room, paneled library/office with fireplace. 1st floor master suite with high ceilings, fireplace, large bath and walk in closet. 3 additional family bedrooms, Staff room and playroom. Newly landscaped grounds include pool, spa, along with a poolside guest house/studio and bath.

Brett Lawyer 310.858.5402
HILTON & HYLAND

Co Listed With Barbara Boyle

413 VIA DE LA PAZ	Open	11-2	NEW
\$3,695,000	5+4	2sty-TRADITIONAL	



ENTERTAIN PALISADES STYLE

Warm & inviting w/beautiful curb appeal & a welcoming entry. Dramatic, light-filled living rm w/charming library/study alcove leads to both indoor & outdoor din areas. Lrg, eat-in kit w/vaulted ceils, fireplace & top-of-the-line appliances. Master suite with his/hers walk-ins, fireplace & balcony. Two additional bedrooms, sharing one bath upstairs. Main level enjoys two en suites. Magical exterior setting w/romantic dining patio, outdoor kitchen & living area + pool, grassy yard & playhouse.

Michael Edlen 310.230.7373
CB-PACIFIC PALISADES

Coffee machine, micro/convection, range

1171 TELLEM DR	Open	11-2	630 H4	NEW
\$3,350,000	4+3.5	1sty-CONTEMPORARY		



BREATHTAKING VIEWS

This incredible view property has vistas from downtown across Santa Monica Bay to the Channel Islands. There are custom features throughout the home including a gorgeous gourmet kitchen with the finest of appliances, hand hewn hardwood floors, four fireplaces and an extraordinary outdoor entertaining area with sparkling pool and spa.


Dolly Niemann 310-230-3706
BERKSHIRE HATHAWAY H


Questions? Need Assistance?
Contact our Help Desk Department!

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

TUESDAY

341 SURFVIEW DR	Open	11-2	NEW
\$3,195,000	5+4	1sty-ARCHITECTURAL	
	PACIFIC VIEW ESTATES - EXCLUSIVE BEACH SIDE ENCLAVE.		
<p>Located adjacent to Getty Villa. One story Contemporary Architectural w/plans to remodel to apx 5500 sq ft - including 9ft to 14ft ceilings throughout. Skylight in entry, wood floors and French doors to out door living area w/pool waterfall and spa. Formal dining and large living room w/fireplace. Spacious Master w/sitting area and fireplace. Kitchen w/ wine fridge and granite counters. Bay window in breakfast area. Some ocean views and more than 20,000 sq ft lot. (Also available for Lease)</p>			
<p>MLS#16-141104 James Respondek 310-255-5411 SOTHEBY'S INTERNATIO</p>			

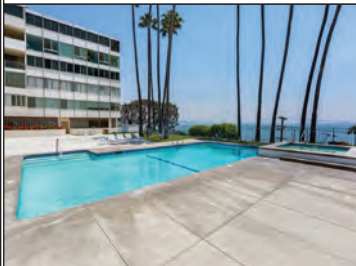
394 ARNO WAY	Refresh.	11-2	rev
\$2,988,000	3+3	2sty-MEDITERRANEAN	
	PRIVATE MEDITERRANEAN RETREAT IN THE PALISADES		
<p>Wonderful Mediterranean villa nestled behind the Bel Air Bay Club. Grand 2 story entry branches out to the dining room, huge sunken living room & spectacular chef's kitchen. The living & dining rooms open up to the tranquil backyard with indoor-outdoor flow perfect for entertaining & relaxing. Stunning master retreat has vaulted ceilings, views, fireplace, 2 walk-in closets and large bathroom. High-end finishes and sound and security systems throughout. Priced to sell!</p>			
<p>MLS#16-139324 Jalda Hoff 310-488-9494 THE BLUEWAVE GROUP, Bit-Ins,Cbl,Cing Fan,Dshwshr,Dryer,Other</p>			


1071 TELLEM DR	Open	11-2	NEW
\$2,699,000	4+4	MID-CENTURY	
	WONDERFUL MID-CENTURY HOME IN PICTURESQUE SETTING		
<p>First time on the market in almost 40 years. Wonderful mid-century on 1/3 acre in private setting. Every room in this 4 bed 4 bath home leads to a private patio, balcony or yard with pool, surrounded by beautiful trees & chaparral. Kitchen, family & dining open to a backyard featuring pool & spa and canyon views. 3 beds upstairs, including master with ocean views. One en-suite bedrm on first flr perfect office or nanny. Wood vaulted ceilings, slate flrs & walls of glass make this a special home.</p>			
<p>Lexie Brew/Liz Keenan 310.804.9081 COLDWELL BANKER-PAC.</p>			

15 Pacific Palisades *Condo / Co-op*


17351 W SUNSET BLVD, #3B	Open	11-2	NEW
\$3,688,000	3+3	ARCHITECTURAL	
	HUGE OCEAN VIEW SINGLE LEVEL UNIT W/ LARGE PATIO		
<p>Nestled into coastal hillside where the famous Sunset Boulevard falls into the Pacific Ocean is this extraordinary one-of-a-kind architectural building and unit. This massive nearly 3,000 SF single-level residence was done by a world class design collective to represent the best of the indoor/outdoor California lifestyle with hints of a SoHo loft vibe. Master bedroom situated on its own wing with direct patio access, walk-in closet, and stunning bathroom with soaking tub overlooking ocean views.</p>			
<p>David / Anna Solomon 424.400.5905 THE AGENCY www.17351Sunset3B.com</p>			

631 LAS LOMAS AVE	Lunch	11-2	630-J5	NEW
\$2,595,000	3+3.5	CONTEMPORARY		
	LIKE STEPPING INTO DWELL MAGAZINE... CONTEMPORARY PERFECTION!			
<p>Connected w/nature with every expansive vista! This hi-end masterpiece delights the soul/excites the senses w/ its exceptional design detail. Sleek surfaces characterize a magnificent modern living space: warm wood/Calacatta Blanco quartz/amazing over-sized Fleetwood openable glass walls. Grassy front +priv rear lawns/ lpe deck+ balconies/ Viking +custom European cabinetry. Peaceful/friendly Las Lomas neighborhood/velvety mountains w/glorious greenbelt overlooking magical Las Pulgas Canyon.</p>				
<p>Brett Duffy/Betty-Jo Til 310.230.3716 BERKSHIRE HATHAWAY Range/oven, Refrig, Dishwasher, Hood Fan</p>				

17350 W SUNSET #201	Open	11-2	NEW
\$1,495,000	3+3	1sty-CONTEMPORARY	
	EDGEWATER TOWERS BEAUTIFUL 3 BR, 3 BA CONDO FULLY REMODELED		
<p>Gorgeous Fully remodeled 3 BR,3 BA Condo for sale at prestigious Edgewater Towers in Pacific Palisades. It features beautiful ocean views, a great open floor plan, newly renovated bedrooms,bathrooms, expanded kitchen,hardwood flrs thru out,pre wired for a 7.1 home theater system. This condo is in immaculate condition, move-in ready and great for entertaining. Edgewater Towers is Located across the street from Gladstones offers its residents a wide range of amenities on nine landscaped acres.</p>			
<p>MLS#16-138150 Michael Mikail 310-617-6272 RODEO REALTY - BEVER Dshwshr,Dryer,Elvtr,Grbg Disp,Micro</p>			

1122 CHARM ACRES PL	Open	11-2	NEW
\$17,995	5+4.5	2sty-CONTEMP MED	
	EXQUISITE POOL & SPA WITH WATERFALL..		
<p>Nestled on the quiet street of Charm Acres Place just a minute stroll to the Palisades Village, reveals this rustic Contemporary Mediterranean. This alluring villa features 4,775 sq. ft. of living space situated on a 6,271 sq. ft. lot with 5 bedrooms and 4½ baths, office, formal living area, formal dining, entertainment room, and breakfast nook. Walk through the front door and peer up the spiral wrought-iron custom stairwell, look down and see beautiful cherry floors.</p>			
<p>Marco Rufo 310-488-6914 BERKSHIRE HATHAWAY Nestled on the quiet street!</p>			

1297 PALISADES DR	Open	11-2	NEW
\$872,000	2+3	TRADITIONAL	
	LIGHT AND BRIGHT WITH VIEWS AND OCEAN BREEZES		
<p>This spectacular townhouse boasts 2 large bedrooms + family room + 2 bathrooms en suite and a powder room. Master bedroom with vaulted ceilings, custom walk-in closet, steam shower and office. Remodel with Saltlito tile floors, brushed chrome fixtures & railings, tumbled marble counters, custom cabinetry and Anderson windows. Spacious Chef's Kitchen with stainless steel appliances w/ Jenn-Air range. Living room fireplace opens onto private tiled patio. Sunny "rim" location at the "Woodies".</p>			
<p>MLS#16-140852 Lisa Pound 310-710-6149 GIBSON INTERNATIONAL Stainless Appliances with Jenn-Air Range</p>			

761 SWARTHMORE AVE	Open	11-2	red
\$4,750,000	4995000	6+6	
	VIA BLUFFS CAPE COD.....PRICE REDUCED!		
<p>PRICE REDUCED! Cape Code hm w /finished basement. Custom built in 2009 in the Via Bluffs, this richly appointed home with 6 bd, 5 1/2 ba, FR, paneled library/den plus finished basement with 2 bd, media room, full ba and elevator. The gourmet kit features Viking app, granite counters, center island, breakfast nook & walk-in butler's pantry. The FR w/FP is spacious & opens to a grassy yd w/BBQ & sports court. Mstr BR w/cathedral ceilings, FP, lg walk-in & lg outdoor balc.. Lg rooftop deck.</p>			
<p>MLS#16-129566 Murray Weisberg 310.729.6156 SOTHEBY'S INTERNATIO BBQ,Cbl,Dshwshr,Dryer,Elvtr,Other</p>			

Why Advertise? Large Distribution Area

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

TUESDAY

15 Pacific Palisades Lease

509 N LAS CASAS AVE	Open	11-2
\$6,000	2+2	1sty-TRADITIONAL

NEW



PALISADES LEASE OPPORTUNITY CLOSE TO MARQUEZ ELEMENTARY!

Spacious, warm traditional on lovely 'neighborhood' cul-de-sac close to Marquez Elementary, the bluff, and loop. Freshly painted exterior, hw floors, and s/s appliances in the kitchen. The living-dining rm features a fireplace and bright window walls which open to a green garden & entertaining patio. The master bedroom overlooks the garden and offers direct access outside, plus, there is a guest bedroom, full bath, and large powder bath. Utility room w/ washer/dryer & detached 1+ car garage.

MLS#16-139726

Joan Caplis 310-748-2208

COLDWELL BANKER BW

JoanCaplis.com

16 Mid Los Angeles Single Family

3004 WEST BLV	Open	11-2
\$679,000	3+2	1sty-SPANISH

NEW



BEAUTIFUL 3+2 IN THE HEART OF HOT WEST ADAMS--CC ADJACENT!

All the modern amenities but the original charm & feel has been maintained. Open Layout great for entertaining. Kitchen has a large breakfast bar. WBFP, large picture window & curved ceiling. Master-suite opens to backyard w/french doors & has an art deco style bath w/checker/subway tiles & double vanity. Drought resistant front yard -low maint. Keeps the water bill low! H/W floors, high ceilings, natural light, recessed lighting, Central heat/air, NEST thermostat, AT&T Smart System, and more!

Sara Deskins 3104679927

COLDWELL BANKER

Refrigerator, Stove, Washer/Dryer

18 Hancock Park-Wilshire Single Family

639 N JUNE ST	Lunch	11-2
\$3,250,000	5+5	CONTEMPORARY

NEW



COME EARLY FOR EASIEST PARKING!

Seeking a fresh, contemporary home that will retain warmth & functionality for years to come? Look no further! This luxury California indoor / outdoor retreat in Hancock Park, near the heart of Hollywood, has been meticulously re-imagined & renovated to perfection. The home features formal living & dining rms w/ a double sided black veined marble fireplace, wire brushed wide planked French oak flrs & ample light throughout. A gourmet kitchen w/ Carrera marble center island & generous family rm.

Loveland Carr Properties 323.460.7606

COLDWELL BANKER HP

www.639NorthJune.com

101 N BEACHWOOD DR Open 11-2

\$2,400,000	4+4	SPANISH
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NEW



FANTASTIC OPPORTUNITY CLOSE TO LARCHMONT

Single level on large lot. Many architectural features, vaulted entry, Batchelder fireplace, gorgeous kitchen with great light, marble and outlook, lovely master bedroom and bathroom, plenty of built-in's. Much sought after unique property. Trust sale without court confirmation.

Shar Penfold (323) 860-4258

COLDWELL BANKER HPS

313 N IRVING Open 11-2

\$1,149,000	2+2	1sty-SPANISH
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NEW



CHIC REMODELED 1920'S SPANISH

Extensively remodeled 1920s Larchmont Village. 2BR/2BA Spanish bungalow w/ large permitted room above garage. Liv rm w/ barreled ceilings & gas fireplace. Gourmet kit., skylight, granite counters, center island breakfast bar, stainless steel appliances & separate dining area. Master bdrm suite w/ walk-in closet, renovated bathroom w/ spa tub & separate shower. Hallway bath w/ claw foot tub. Private, gated/fenced in yard. Many upgrades, central heat/air, bolting.

MLS#16-141474

Pete Buonocore 323-762-2561

KW - LARCHMONT

www.313Irving.com

121 N JUNE ST Open 11-2

\$5,625,000	5+6.5	2sty-SPANISH
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rev



HANCOCK PARK GEM

Magnificent California Spanish style residence updated with modern luxuries. 5 bedroom suites and 6.5 baths. Dramatic two-story entry. Architectural elements thoughtfully restored. Numerous entertaining areas. Elegant rooms of exceptional scale. Magical gardens with pool, loggia and BBQ. 3 car garage. One of Hancock Park's finest homes.

MLS#16-138172

Meg Ostrow

KELLER WILLIAMS BH

www.121NJUNE.com

18 Hancock Park-Wilshire Condo / Co-op

650 WILCOX AVE	Open	11-2
\$1,029,000	3+3	2sty-COUNTRY FRENCH

NEW



UPDATED TOWNHOUSE W/FRONT & REAR PATIOS "FEELS LIKE A HOUSE"

Totally Updated 3 Bedroom 3 Bath Designer Townhouse "Feels like a House" and has LOW HOA DUES. High Ceiling Living Room w/ FP opens to Front French Garden. Spacious Dining Room is open to Redone Kitchen with island for great entertaining. Small adjacent Family Room opens to Large Sunny Back Patio. Guest Bath on 1st Floor. Lovely Staircase with Skylight leads to 2nd floor w/Spacious Master w/Balcony + 2 additional Bedrooms. Side by side parking in Secure Gated Garage. Pool. Third Street School.

MLS#16-141014

Linda Hindley 323-610-6070

CB BH NORTH

White Caesarstone & Stainless Steel

18 Hancock Park-Wilshire Income

150 N ORANGE DR	Open	11-2
\$2,400,000		2sty-SPANISH

NEW



CHARMING SPANISH DUPLEX IN PRIME HANCOCK PARK

First time on the market in more than 20 years! Home is on a beautiful tree-lined street. A grand entry w/a stunning curved staircase to the 2nd flr gallery w/a Venetian 20's painted ceilings. Spacious living rms w/original ornate frplcs & wd flrs. FDRMS. Bkfst rms w/built-in Butler's pantry. Both units have a sun rm/office. The master bdrms have built-in dressing areas. The upstairs has an addtl front den. Laundry rm. Central A/C & heating. Grg pkg for both units. Near shopping & restaurants.

MLS#16-140884

Lisa Arden 310.913.9339

JOHN AAROE GROUP

www.150orange.aaroe.site

REMINDER

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

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



TUESDAY

19 Beverly Center-Miracle Mile *Single Family*

153 S EDINBURGH AVE	Open	11-2	rev
\$3,795,000	5+5.5	2sty-CONTEMPORARY	



STUNNING DESIGNER SHOWPLACE
WWW.153EDINBURGH.COM

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

MLS#16-138956
Omega Group-Todd Michaud 310.429.8191
KELLER WILLIAMS

www.OmegaGroup.LA

611 N MARTEL AVE	Refresh.	11-2	rev
\$2,799,000	4+5	2sty-MODERN	



RECENTLY REDUCED 100K SPECTACULAR LUXURIOUS MODERN


Soaring ceilings, open floor plan. Gorgeous kitchen, great room, top of the line SS appliances. Sliding glass doors in kitchen and great room flow out to the lush green backyard. Yard features a sexy cabana, pool and BBQ. Sexy master suite with high ceilings, walk in fitted closet and large terrace. This home has it all; 3 fireplaces, patios, incredible location, an entertainers dream which offers the best of the LA lifestyle! Close to trendy Beverly Blvd, La Brea, Melrose, and The Grove.

MLS#16-117804
Steven Aaron (310)432-6589
KW BEVERLY HILLS

BBQ,Blt-Ins,Dshwshr,Micro,Fridg

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

100 S DOHENY DR #1110	Open	11-2	NEW
\$1,950,000	2+3	OTHER	




VIEWES VIEWES VIEWES! This Penthouse corner unit has unobstructed views of LA from every room. This 2 bed/3 ba unit has a great floor plan. Easy flow thru-out, entertainers living room. This unit comes with a work space/office which could be used as an additional guest bedroom. Crown molding, marble entry and hardwood flooring, loads of closets. The balcony runs the entire length of condo. Amenities include; 24 hr guards, gym, pool area with spa, and lighted tennis court. Great location

MLS#16-138910
Gerardo Reyes 310-871-6421
PROPERTYCLOUD

None

1076 S ORANGE GROVE AVE, UNIT 11	Open	11-2	NEW
\$539,000	2+2	MEDITERRANEAN	



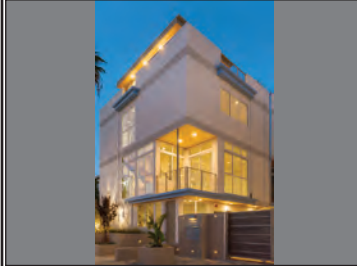
PERFECT 2+2 TOP FLOOR REDONE!

Prime top floor! Wonderful 2 bedroom, 2 baths, living room with two story ceiling blue sky views, very light and bright, fireplace, inside laundry. Two parking spaces in gated garage. HOA includes earthquake insurance. Great location, great price!

MLS#16-139138
Ronald Goldhammer 310-927-5222
BERKSHIRE HATHAWAY

20 Hollywood *Single Family*

6737 W HEPBURN WAY	Lunch	11-2	NEW
\$1,199,000	3+3.5	MODERN	




PREMIER HOME IN THE COVETED HOLLYWOOD COLONY 2!

The Premier Home in the coveted Hollywood Colony 2! This stunning 3 BD + 3.5 BA home features designer cook's kitchen w/high end cabinetry, center island and stainless steel appliances. Other features include hardwood floors throughout, approx. 10 ft. ceilings, huge master bedroom w/en suite bath, solar ready, controlled access & wired for whole home automation. Enjoy the private Roof Deck w/ iconic views of the Hollywood Sign - all on a gated, private street.

MLS#16-140750
Grant Linscott 323-333-6222
KELLER WILLIAMS RLTY

range, microwave, dishwasher, other

1157 COLE AVE	Open	11-2	NEW
\$699,000	2+1	COTTAGE	



CHARMING COTTAGE IN HEART OF HOLLYWOOD


The home's original hardwood floors and moldings have been meticulously maintained. The kitchen has been remodeled with granite counter tops, custom cabinets and stainless steel appliances. The kitchen has a door to the back yard where you can keep a grille for outdoor dining. The house has several big closets and an outdoor shed behind the house provides extra storage. The attached garage has direct access to the house. This location is close to restaurants, shops, fitness centers and theaters.

MLS#16-140750
Jason Woodruff 310-770-3101
KELLER WILLIAMS HH

Washer/Dryer, Fridge, Stove/Range

21 Silver Lake - Echo Park *Single Family*

2317 MICHELTORENA ST	Lunch	11-2	NEW
\$1,599,000	3+3	3sty-MODERN	



MID-CENTURY MODERN WITH VIEWS IN PRIME SILVER LAKE

Stunning mid-century modern c. 1952 in Silver Lake. With incredible views out to the city & ocean, this stylish tri-level Moreno Highlands home has had many updates while staying true to its roots. Enter from street level to a spacious dining & living room with sliders that lead onto a jumbo-sized deck which is perfect for entertaining. The large lot is fenced-in with a terraced area perfect for a veggie garden or play space. The Silver Lake home you have been waiting for!

MLS#16-141352
Robert Kallick 323-775-6305
SOTHEBY'S LOS FELIZ

Ivanhoe School District

1717 N BENTON WAY	Open	11-2	NEW
\$1,395,000	5+4	2sty-TRADITIONAL	



HATHAWAY HILL ESTATES IN SILVER LAKE

Built over 37 acres of the historic Garbutt-Hathaway hilltop estate, today's Hathaway Hill Estates offers Silver Lake location convenience, round-the-clock guard gated security, privacy, and head-on Downtown Los Angeles city views. 5 bedrooms, 4 baths, formal living & dining rooms, eat-in kitchen with gas fireplace, family room opening to the patio, and generous rear yard with a hardscape planned for large scale outdoor entertaining as well as an attached 2 car garage w/ direct interior access.

MLS#16-139138
I. Gafni/C. Doe 310-779-7497
CROSBY DOE ASSOC.

Cing Fan,Dshwshr,Rng/Ovn,Fridg

ATTENTION

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

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



TUESDAY

2023 LEMOYNE ST	Open 11-2	NEW
\$1,197,000	3+3 2sty-CONTEMPORARY	



ECHO PARK WITH AMAZING VIEWS

At the top of Echo Park and its vistas of LA skyline, resides a mid-90s architectural designed home with social mixing in mind. Enter on the first level of this home to a vaulted expansive foyer and formal living with fireplace ambiance. Featuring an open kitchen, dining and incorporated living/gathering space flowing to an outside patio, where invited guests hang out in awe of sunset scenes and the terraced terrain. Live Echo Park, Love this Modern Concept, Be Home.!

MLS#16-141144
Jeffrey Young 213 819.9630
SOTHEBY'S INTERNATIO

Gorgeous updated kitchen & baths.

4342 CEDARHURST CIR	Refresh. 11-2	NEW
\$2,980,000	4+4.5 2sty-SPANISH	




SPANISH COLONIAL REVIVAL WITH SWEEPING VIEWS

Inspiring and Romantic 1930s Los Feliz Spanish Colonial Revival, perched atop a knoll, with birds-eye views to downtown, hills and city. This home represents architectural integrity at its finest with views from all rooms and a functional and open floor plan. A character foyer opens to staircase w/ original iron railings leading to 4 en suite bedrooms. Panoramic views from the master suite and wrap around balcony.

MLS#16-140374
Cesar Sanchez 323-356-6618
COLDWELL BANKER

www.4342Cedarhurst.com

1414 N BENTON WAY	Open 11-2 594D6	red
\$1,399,000	4+3 TRADITIONAL	




*****IMPRESSIVE REDUCTION*****

REFINED & REINVENTED HAMPTON'S STYLE FARMHOUSE POSITIONED ON AN ELEVATED SITE WITH DISTANT VIEWS. CLASSIC MOLDINGS, WOOD FLOORS, FRENCH DOORS, 4 BEDROOMS, 2.5 BATHS, RICHLY DETAILED LIBRARY & FAMILY KITCHEN. VERY PRIVATE YARD WITH DINING TERRACE, LAWN AND THOUGHTFUL GARDENS.

MLS#16-128648
Timothy Enright 310.652.6600
THE ENRIGHT COMPANY

www.TheEnrightCompany.com

5524 TUXEDO TER	Refresh. 11-2	NEW
\$1,995,000	3+2 MID-CENTURY	



SOPHISTICATED, PRIVATE, MID-CENTURY IN "HOLLYWOOD OASIS"


This entertainer's dream home has beautifully scaled, light-filled rooms, an open floor plan and the quintessential California indoor/outdoor flow. 3 bedroom, 2 bath. Home features a chef's kitchen at the heart, dining room with a unique tiered atrium design and clearstory windows, and a very private and secluded backyard with pool, spa, and large entertaining patio which are a natural extension of the homes public space, a large 9200sf lot.

MLS#16-140714
Robert Grandinetti 310-497-6365
RODEO REALTY INC.

BBQ,Dshwshr,Dryer,Frzr,Grbg Disp,Other

21 Silver Lake - Echo Park Income

1052 MANZANITA ST	Refresh. 11-2	NEW
\$1,700,000	3sty-ARCHITECTURAL	




MARKS HOUSE (1953) R.M. SCHINDLER

Home/Studio/Workshop in Silver Lake's Sunset Junction! Schindler re-styled the exterior and living area of this 3-story bungalow which has not been altered since. The lower level is a large, light-filled work space and home to a local artist. Adjacent to this is a separate studio (1961), a dramatic structure of wood and glass, by architect Perry Neuschatz. A panoramic view encompasses Griffith Park, the Observatory and Hollywood sign. Zoned CR2 this unique compound offers many possibilities.

MLS#16-127458
Karen Lower 323-804-8043
COLDWELL BANKER

4241 NEWDALE DR	Open 11-2	NEW
\$1,790,000	4+4 2sty-ARCHITECTURAL	



VICTOR M. CARTER RESIDENCE, MILTON J. BLACK, ARCHITECT, 1935

One of Milton J. Black's rare residential works survives on a quiet, cup-de-sac street in Los Feliz. The Aerodynamic curves and more elegant elements of the Streamline Moderne style in the residence are intact, with original casement windows, exterior copper trim and street address, interior magnesite staircase with chrome handrail, and built-in powder room vanity. 4 bedrooms with a 2nd story patio off the master bedroom, 4 bathrooms, den with built-in bar, and terraced backyard w/ fruit trees.

MLS#16-141392
S. Skuris/I. Gafni 310-779-7497
CROSBY DOE ASSOC.

Stovetop/Oven,Dish,Refrig,Freezer,A/C

22 Los Feliz Single Family

4447 CROMWELL AVE	Lunch 11-2	NEW
\$4,397,000	4+6 ARCHITECTURAL	



MASTERPIECE RESTORATION ESTATE

World class architect Wallace Neff's A.L. Schoenborn residence authentically & meticulously restored, epitomizing Neff's early classic Spanish colonial architecture reflecting the heritage of early SoCal. Prvt driveway & panoramic views of canyons & city lights of downtown & the ocean, the setting is unparalleled. Classic entry leads to massive living rm w/2 story beam cathedral ceiling, FP w/original ironwork by Julius Deitzman, drs to patios & verandas w/sunshine flowing through all rms.

MLS#16-127458
Konstantine V. I Rick Y 323.252.9451
SOTHEBY'S LOS FELIZ

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

4208 CAMERO AVE	Open 11-2	NEW
\$1,395,000	5+4 2sty-CALIFORNIA BUNGALOW	



KETTI KUPPER :: ARTIST'S GARDEN COMPOUND

Between Los Feliz Village and Sunset Junction, this charming and widely-published property marries old world charm with Modern sensibilities. A total work of art nestled in a mature drought-tolerant landscape. The 1907 bungalow has been transformed: custom cabinets, granite counters, stainless appliances, European fixtures & fittings. Panoramic views of downtown. Garage conversion completes the compound: presently the artist's studio, could be ideal home office, guest house or in-law apartment.

MLS#16-141392
Bill Baker (310) 867-0847
DEASY/PENNER

thevalueofarchitecture.com

4533 COCKERHAM DR	Open 11-2	red
\$5,750,000	9+13 SPANISH	



THE GREAT ESTATE OF LOS FELIZ: THE WILLIAM MEAD ESTATE

Behind the gates, and beyond a 650 ft long private driveway to a motor court, is the grand estate of the original developer of Los Feliz, William Mead. Designed by the esteemed architectural firm of Hudson and Munsell, this location was chosen for its privacy and soaring views of what was to be Los Angeles as we now know. Situated on 2+ acres with pool, you will not find a more captivating space to create your legacy in Los Angeles.

MLS#16-119008
The Carrabba Group 323-899-2900
KW BEVERLY HILLS

www.WilliamMeadEstate.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

4768 BRYN MAWR RD	Open	11-2	rev
\$2,999,000	4+4	SPANISH	




SPANISH COLONIAL W/ LOTS OF CHARACTER AND TONS OF POTENTIAL

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!

MLS#16-131240
Carter + Orland Estates
KELLER WILLIAMS RLTY

www.carterorlandestates.com

5104 LOS FELIZ	Open	11-2	rev
\$1,899,000	4+3	MEDITERRANEAN	



HUGE POTENTIAL SPANISH FIXER!

Mediterranean Manor in need of TLC! Set back deep into the lot, awaiting your touch. Classic 2 story entry with windy staircase + all original iron work. Massive step down living room w/fireplace and hardwood floors. Large dining room + vintage kitchen and sunroom. 3 bedrooms (all gracious in size) plus separate maids quarters. All baths with classic tile work. Walk to Los Feliz Village and all the cute hip shops and restaurants. Huge potential, these opportunities are becoming more rare!

MLS#16-135650
Carter + Orland Estates
KELLER WILLIAMS REAL

www.carterorlandestates.com

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



PRIVATE FRANKLIN HILLS OASIS


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

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

Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn

22 Los Feliz *Condo / Co-op*

4411 LOS FELIZ #707	Open	11-2	NEW
\$625,000	2+1	MID-CENTURY	



CORNER UNIT IN FULL SERVICE LOS FELIZ TOWERS

2BD/1BA corner unit offering 270 degree views in Los Feliz's only full-service hi-rise. An open floorplan, large balcony & floor to ceiling windows make it feel larger than it's 996 sq ft. Both the kitchen & the bathroom have been updated over the years. Amenities: 24-hour doorman, a gym, saunas, pool & 2 tandem spaces. HOA dues incl: Gas/Water/Basic Cable. NOTE: Public records show a 1 BD. 2nd BD does have a closet. Franklin El. District. Walk to shops, restaurants, cinemas & Griffith Pk.

MLS#16-141506
Michael Tunick
BHHS CA PROPERTIES 323-646-3893

SEE FULL PG B&W AD 4411LosFeliz707.com

28 Culver City *Single Family*

10719 RANCH RD	Open	11-2	NEW
\$3,249,000	5+4	RANCH	



TROPHY ESTATE NESTLED IN THE TREES

A trophy property, tucked away in a serene park-like setting. It is the perfect hideaway for a family from the crowded city bustle below, yet minutes to all stores and other amenities without sacrificing privacy and peacefulness. Completely remodeled and updated, this sprawling modern ranch home features incredible indoor-outdoor flow. Huge flat lot.

MLS#16-123248
Richard Kissel
KELLER WILLIAMS 310-739-6577

www.10719ranchrd.com

10688 RANCH RD	Refresh.	11-2	NEW
\$1,749,000	3+3	RANCH	



WONDERFUL RETREAT

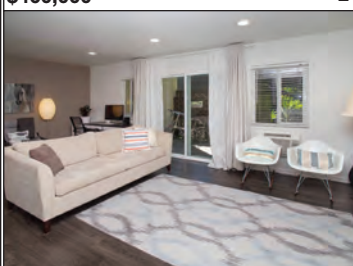
Originally 4 bedrooms, currently used as 3 bedrooms. Also has Den/Office, Laundry, Family Room. Beautiful two-story ranch home perched high on a knoll with great views toward the ocean with great curb appeal. Beautiful views from every room. Gorgeous landscaped with paths that climb up the hillside for incredible views of the ocean, city, and mountains. Avocado, citrus trees, roses, and flowers make it a sanctuary far removed from the city below.

MLS#16-121036
Richard Kissel
KELLER WILLIAMS 310-739-6577

www.10688ranchrd.com

28 Culver City *Condo / Co-op*

4919 INDIAN WOOD RD #395	Open	11-2	NEW
\$460,000	2+2	1sty-TRADITIONAL	



REMODELED CORNER UNIT


Beautiful done and move-in ready! All work completed to create a perfect open floor plan with new breakfast bar. Natural light / large private patio. Newer manufactured wood flooring, custom paint, smooth ceilings. Kitchen has stainless steel appliances and spacious walk in pantry closet. Both bathrooms have been nicely upgraded. Tons of amenities: extra storage, two pools, a fitness center, earthquake insurance, gas, water, cable TV, and 24HR guarded gate entrance.

MLS#16-140958
Hartman Cole
RE/MAX ESTATE PROPER 310.430.2018

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

28 Culver City *Income*

4192 MILDRED AVE	Lunch	11-2	NEW
\$1,295,000	Duplex	1sty-TRADITIONAL	



CULVER CITY DUPLEX ON CORNER LOT

Legal Duplex in Culver City. 3Br, 2Ba House with charming 1br, 1ba unit over the separate garage. Unit is being run as Airbnb rental, fully furnished and stocked. Front house has been updated with new kitchen and baths, Hardwood Floors, New Carpets, Freshly painted, New Central A/C and Heat, New Appliances. House has a detached 2 car garage plus a large concrete pad for boat, RV or extra parking. Detached rear garage is being used as a workshop. This is a rare property on a corner lot.

MLS#16-141506
Terry Ballentine
RE/MAX ESTATE PROPER 310-351-9743

www.TerryBallentine.com

Why Advertise? Large Distribution Area

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



29 Westchester *Single Family*

6300 W 77TH PL	Open 11-2	NEW
\$1,249,000	3+2 1sty-CONTEMPORARY	



WARM & INVITING 3 BEDROOM/2 BATH ON A FRIENDLY CUL-DE-SAC

Warm & inviting 3 bedroom, 2 bathroom home located on a friendly cul-de-sac in Westchester. Large 1/4 acre plus lot filled with fruit trees, the soothing sound of flowing water and expansive decks.

Cozy living room w/wood burning f/p and separate wood paneled nook for reading. A few steps further and you will find the heart of the home - an updated kitchen with SS appliances, bright skylight lit DR & sun porch w/expansive of doors opening to outside. 2 car garage + attached workshop.

Joan Moon 310-895-0990
RE/MAX ESTATE PROP

35 Inglewood *Single Family*

1206 N LA BREA AVE	Open 11-2	NEW
\$399,000	2+2 CALIFORNIA BUNGALOW	



AMAZING CONDO ALTERNATIVE W/ LARGE OUTDOOR SPACE


Great Starter Home has it all. Remodeled w/permits This 2 bed, 2 ba home w/ large enclosed yard , 3 car parking fits the bill for any buyer's wish list! Upgrades inc new electrical & plumbing, refinished hardwd flrs, remodeled kitchen w/ granite counters ss appl. Separate Laundry room, ceiling fans, tons of attic storage space, & garage affording even more space for your hobbies, automobiles, home office or storage. , Close to Culver City, 2 miles to the Forum & 3 miles to the LA Rams Stadium

Steven and Zee Spezzano 213-494-3999
KELLER WILLIAMS

The Integrity Team

30 Hollywood Hills East *Single Family*

6312 ARROWHEAD PL	Open 11-2	NEW
\$5,100,000	4+3.5 MEDITERRANEAN	



LAKE HOLLYWOOD SHOW STOPPER!

Welcome to Paradise! Tucked in a quiet cul-de-sac above the shoreline of Lake Hollywood stands this custom Mediterranean estate. After entering the Iron Gate, you're whisked away to breathtaking views of Lake Hollywood, SoCal Mounts, sun-drenched terraces & ultimate setting for relaxation & privacy. Built w/ old world charm, feats original saltio tiles, solid wood French doors, custom finishes thru-out & plenty of rm for entertaining. Must see!

A. Lascano B. Farrugia 424.253.5489
HILTON & HYLAND

www.alphonsobjorn.com

42 Downtown L.A. *Condo / Co-op*

267 S SAN PEDRO ST #624	Lunch 11-2	NEW
\$469,000	2+2 CONTEMPORARY	



BACK ON THE MARKET PLEASE JOIN ME FOR LUNCH!

www.Teramachi624.com Teramachi, a senior (55 yrs +) condo complex in historic Little Tokyo. Top floor unit w/2 bedrooms, incl master suite w/walk-in closet, 2 baths, open living rm w/fp, view balcony, gourmet kitchen w/granite counters, breakfast bar, SS appliances, high ceilings, A/C, W&D & 1 parking space. Teramachi amenities incl sparkling pool, spa, central courtyard w/gardens & koi pond, fitness center, sauna, 2-story community rm, guest parking & 24 hour front desk/security station.

MLS#16-107456
Thomas Inatomi 323-671-1249
BERKSHIRE HATHAWAY

Stove, Refrig, Dshwshr, W&D, Micro

2932 LEDGEWOOD DR *Open 11-2*

\$1,195,000	3+3 2sty-MID-CENTURY	rev
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BEACHWOOD CANYON HIDEAWAY

Beautifully remodeled 3Bd/3Ba Mid-Century in prime Beachwood Cyn w/one bedroom guest unit & bath w/sep entrance & patio. This 2-story home features a spacious open floor plan, living & dining area w/wood floors, wood-burning fpl, & floor to ceiling sliding glass doors that open out to a private garden patio. Eat-in-kitchen offers wood cabinets, granite counters, SS appls & center island w/ breakfast bar. Upstairs master suite has walk-in closet & sitting area w/balcony. Set amidst tall oak trees.

MLS#16-130036
Rose Ware 213-369-9171
BHHS-BH

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

42 Downtown L.A. *Income*

318 S BENTON WAY	Lunch 11-2	NEW
\$815,000	Duplex	



GREAT INVESTMENT OPPORTUNITY

Incredible investment opportunity in trendy Koreatown, Silverlake/Echo Park adjacent, West of Rampart. Located in one of the "happiest neighborhood in America" according to LA Weekly. This incredible duplex features two large 3 bedrooms, located on the second level, and 1.5 bathrooms, and bonus room/den located on the lower level that can be used as an extra guest room or office.

MLS#16-141502
Naomi Kalkanoff 310-418-8546
ENGEL & VOLKERS LOS

Cing Fan,Wshr

31 Playa Del Rey *Condo / Co-op*

8300 MANITOBA ST #307	Lunch 11-2	NEW
\$599,900	2+2 CONTEMPORARY	



TOP FLOOR OF THE HIGHLY-SOUGHT PACIFIC COVE COMMUNITY

This west facing unit comes with panoramic views of Playa Del Rey! The open bright floor plan and high ceilings are the perfect compliment to the recessed lighting, ceramic tile and laminate wood flooring found throughout the unit. The kitchen shines with gorgeous black granite counter tops, cherry-wood-finish cabinets and stainless steel appliances. 2 full bathrooms, A/C, washer & dryer, and low HOA fees.

MLS#16-141078
Kristofer Zacuto 310.702.6299
HILTON & HYLAND

Hiltonhyland.com

53 Woodland Hills *Single Family*

4444 CANOGA AVE	Open 11-2	NEW
\$1,149,000	4+4 2sty-CONTEMPORARY	



MAJOR PRICE REDUCTION - MOTIVATED SELLER

This renovated contemp home located south of the blvd offers an abundance of sophistication&style. A welcoming resort-like tropical garden w large salt water pool&Spa. 4BR/3.5BA Open flr plan home w smooth concrete flrs, Gourmet kitchen boasts Caesarstone & Marbel counters, custom cabinets & SS appliances 2nd flr Bedrms are ample in size with hrwd flrs, the bathrms offer designer cabinetry & decorative flourishes. Excellent schools, only 5 mntrs drive to the Village mall & 20 mntrs to the beach!

MLS#16-129036
Or Brodsky 310-623-2319
COLDWELL BANKER BHN

www.4444Canoga.com



The Source Of Real Time Real Estate™

TUESDAY

57 Northridge *Single Family*

19726 CRYSTAL RIDGE LN Open 11-2		NEW
\$649,900	3+3 SPANISH	
		
<p align="center">PRESTIGIOUS PORTER RANCH ESTATES HOME!</p> <p>This Spanish Home is Nestled In The Exclusive 24-Hour Guard-Gated Community w Resort-Style Amenities. Big Cook's Kitchen w Natural Light, Blk Granite Counters, Stainless Ovens & Wht Cabinetry. Formal Den w Brick Fireplace, Lg Formal Liv & Din Rms Complete Downstrs. Upstrs Find Your Master Ste w Vaulted Ceilings, 2 Closets & A Master Bath w Dual Sinks. Both Upstairs Guest Bedrms Are Big, Bright & Share A Bathrm Off The Hall. Grassy Backyard Has Tree-Top Views & A Small Orchard of 6 Fruit Trees.</p>		
<p>MLS#16-139072</p> <p>Jason Reitz 818-521-2318</p> <p>ROCK REALTY GROUP</p>		<p>www.19726CrystalRidge.com</p>

17419 BURMA ST Open 11-2		NEW
\$740,000	3+3 CONTEMPORARY	
		
<p align="center">OPEN TUESDAY 11AM-2PM</p> <p>3 bed 2.5 bath. Natural light. Master suite w/ 2 closets. Two addtl beds share a full bath. Living room & dining area have hwd flrs. Cook's kitchen w/ granite countertops, stainless steel appliances, cabinets & breakfast bar. Second dining area & family room w/ fireplace, sky light, high ceilings, exposed beams & wall of built in shelves. Powder room & laundry room. Yard w/ built in BBQ, pool & spa. Addtl features: central AC & heat, attached garage, copper plumbing & tankless water heater.</p>		
<p>MLS#16-139386</p> <p>Elizabeth Marquart 310-246-0888</p> <p>RE/MAX ESTATE PROPER</p>		<p>BBQ,Blt-Ins,Dshwshr,Frzr,Grbg Disp,Other</p>

62 Encino *Single Family*

4910 PETIT AVE Open 11-2		NEW
\$1,949,000	5+6 CONTEMP MED	
		
<p>This stunning newer construction 4660 SF contemporary Mediterranean home is move in ready. With 5 bedrooms and 6 bathrooms, double height ceilings and a spacious formal living room that opens to the beautiful dining room, perfect for entertaining family and friends. Come home to today's top luxuries with a custom Viking kitchen, a large center island overlooking the family room with fireplace, master suite upstairs, along with four additional bedrooms/bathrooms, laundry room and balcony access.</p>		
<p>MLS#16-140678</p> <p>Farrah Aldjufrie 310-467-9542</p> <p>THE AGENCY</p>		<p>Dshwshr,Frzr,Rng/Ovn,Fridg</p>

72 Sherman Oaks *Single Family*

3551 ROYAL WOODS DR Open 11-2		rev
\$1,995,000	4+5 CONTEMPORARY	
		
<p align="center">COMPLETELY REMODELED BEAUTIFUL CONTEMPORARY</p> <p>Gorgeous contemporary home featuring a large open floor plan with gourmet chef's kitchen, custom cabinetry, and stainless steel appliances. Boasting four large bedrooms including two master suites, five baths and a large family room. Beautifully landscaped with a spacious back yard featuring an expansive pool and beautiful views. No detail has been left out and the quality of construction is beyond meticulous. A must see and aggressively priced to sell!</p>		
<p>MLS#16-135580</p> <p>Adam Rosenfeld 310-595-5915</p> <p>MERCER VINE</p>		<p>Open House: 7/12: 11am-2pm & 7/17: 2-5pm</p>

16658 ADLON RD Open 11-2

\$1,299,000	2+4 RANCH	NEW
		
<p align="center">SPECACULAR OPPORTUNITY. REMODEL TO YOUR TASTE OR DEVELOP</p> <p>Iconic 1950's ranch in need of your touches. House is 2,556 SF and lot is 13,044 SF both per assessor. Mostly flat corner lot with some treetop views and a pool.Lanai Rd School per LAUSD School Finder-Buyer to verify. Large two car garage plus workshop could be three car garage. Huge laundry and craft room,large eat-in kitchen opens to Family Room with bar and brick fireplace. Sun room and nice size Living and Dining rooms. Needs TLC. Trust Sale. No repairs will be made or credits given.</p>		
<p>MLS#16-139274</p> <p>Jane Siegal/Paul Kellogg 310-777-6307</p> <p>COLDWELL BANKER RE</p>		

73 Studio City *Single Family*

11902 LAUREL HILLS RD Open 11-2		NEW
\$4,650,000	6+5 TRADITIONAL	
		
<p align="center">LOCATED ON A QUIANT & QUIET CUL DE SAC STREET.</p> <p>Across from Fryman Estates offering park-like surroundings sitting on 0.43 acres.This newly reconstructed u-shape single story residence inspired by East Hampton, designed by noted & Published designer Xorin Balbes & architect Jad Najjar, framing the pool & jacuzzi overlooking a forest of oak & pine trees.Residence is dressed w/ intricate panel & crown moldings w/ gracious entry/LR, open floor plan, Consulate sized dining rm, library/office, family & breakfast rm.</p>		
<p>MLS#16-129876</p> <p>Jad Najjar 310-377-3467</p> <p>TELES PROPERTIES</p>		<p>www.11902LaurelHillsRoad.com</p>

5074 ENFIELD AVE Open 11-2

\$1,199,000	3+3.2 CONTEMPORARY	NEW
		
<p align="center">BRAND NEW HOME IN PRIME ENCINO!</p> <p>Brand new home in desirable Encino! This 3bd + 3.5ba single-story home is truly one-of-a-kind w/ hardwood floors throughout, a Caesar stone center island, SS kitchen appliances, wireless Bluetooth, surround sound speakers, & more! Clean lines, a sophisticated color scheme, and natural sunlight create a contemporary vibe you will fall in love w/. Walk into a true master suite that features a fireplace, walk-in closet, & spa-like bathroom w/ soaking tub & a spacious shower w/ designer finishes.</p>		
<p>Sally Forster Jones 3106917888</p> <p>JOHN AAROE GROUP</p>		<p>www.5074EnfieldAvenue.com</p>

11555 DILLING ST Open 11-2 562-H5

\$3,699,000	6+7 2sty-SPANISH	NEW
		
<p align="center">COLFAX MEADOWS SPANISH VILLA</p> <p>Custom built in 2001 and impeccably designed for grand entertaining. 6 bedrooms, 7 baths + home theater. Gorgeous family room and eat-in chef's kitchen flow beautifully. Enormous master suite. Beautiful grounds include pebble tech saltwater pool and spa and outdoor living. Sensational cabana completed in 2012. Located in the highly coveted Colfax Meadows near Tujung Village, Ventura Boulevard and Carpenter school! www.11555Dilling.aaroe.site</p>		
<p>MLS#16-139192</p> <p>Alan Taylor 818-650-1603</p> <p>JOHN AAROE GROUP</p>		<p>Blt-Ins,Dshwshr,Grbg Disp,Micro,Rng/Ovn</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.



4325 VANTAGE AVE	Open	11-2	NEW
\$2,199,000	5+4.5	MODERN	



MODERN TUSCAN ESTATE

Welcome to your modern Tuscan estate located in Studio City's Footbridge Square within the highly coveted Carpenter Community Charter boundary. World class finishes accentuate this 5 bedrooms, 4.5 bathrooms, 3 fireplace home featuring an stunning bar, pool, spa, and sauna.

Craig Strong 310-439-3225
JOHN AAROE GROUP Pool, Sauna,Fireplace

3336 WRIGHTWOOD DR	Open	11-2	NEW
\$2,199,000	5+5	CAPE COD	



236K PRICE REDUCTION!

Exquisite Studio City Tudor with lead windows, Belgian block driveway, and French Oak flooring throughout. Gourmet Chef's kitchen with 6 burner range, dual ovens, wine fridge, and island. Master suite with dual baths; Hers with a soaking tub, makeup vanity, and custom closet; His with a dual vanity, jet tub, glass shower, and walk-in closet. Outdoor entertaining with built-in kitchen. 8 ft coyote wall, Cat 5 wiring, wine room, and close proximity to dining and shopping. A truly unique home.

MLS#16-106898
Craig Strong 310-439-3225
JOHN AAROE GROUP Blt-Ins,Dshwshr,Frzr,Grbg Disp,Micro

11421 AQUA VISTA ST	Open	11-2	NEW
\$1,695,000	4+4	TRADITIONAL	




STUNNING TRADITIONAL FAMILY HOME IN COLFAX MEADOWS

Traditional home w/ Brazilian Ipe flooring, surround sound, white wainscoting, & crown moulding throughout. Family room, office, & living room w/ fireplace. Farm doors lead to dining room w/ access to kitchen w/ center island & prep sink. Master suite w/ walk-in closet, balcony, & master bath w/ soaking tub & dual vanity. Outside patio, grassy area, pool & spa. Back house w/ kitchenette & bath. Carpenter school district. Laundry room, central vac, and air & water filtration systems.

Craig Strong 310-439-3225
JOHN AAROE GROUP pool,back house,central vac

3230 IREDELL LN	Open	11-2	rev
\$4,975,000	3+4	ARCHITECTURAL	



STUNNING FRYMAN CANYON 'ONE-OF-A-KIND' GATED ESTATE!!

NOT ON THE MARKET IN OVER 20 YEARS!! ONE-OF-A-KIND GATED FRYMAN CANYON ESTATE UP LONG PRIVATE DRIVE!! ON 2+ ACRES IN A LUSH PARK LIKE SETTING. FEEL LIKE YOU'RE LIVING IN 'BIG SUR' YEAR ROUND WHILE CENTRALLY LOCATED TO STUDIO CITY, THE SUNSET STRIP, RESTAURANTS, SHOPPING & THE STUDIOS. DRAMATIC HIGH CEILINGS, WOOD FLRS, 'GREAT' ROOM THAT OPENS TO GRASSY YARD, POOL & SPA, CHEF'S KITCHEN & OVER-SIZED DINING ROOM, MASTER SUITE & 2 ADDITIONAL INTERIOR BDRMS, 2 OUTDOOR GUEST SPACES WITH BATHS.

NEW PRICE \$4,975,000
Verna Helbling 310-849-2485
BERKSHIRE HATHAWAY

75 Valley Village Single Family

12220 HUSTON ST	Open	11-2	NEW
\$1,750,000	5+4	2sty-CONTEMPORARY	



LOCATION, LOCATION, LOCATION!!!

This 2 story, gated Mini-Estate is designed for entertaining! Exquisitely built and styled as a traditional/contemporary 5 bedroom/4bath home, elegantly blending indoor and outdoor living. This includes a true chef's kitchen featuring a lighted glass breakfast bar, high-end stainless steel appliances, etc. Great Room featuring 18 foot wood beam ceilings. High vaulted wood beam in master. Located in the highly coveted Colfax Charter El School District.

SCOTT GORELICK 310-600-2511
COMPASS BEVERLY HILL Stove,Dshwshr,GrbgDisp,Fridg,Other

90 Hidden Hills Single Family

5900 CLEAR VALLEY RD	Open	11-2	NEW
\$6,890,000	6+8	2sty-CAPE COD	



Views grace every room of this newly completed and rebuilt residence that displays crafted finishings, custom moldings, and top quality materials. Formal grand entry leads to the living room and dining room, both with french doors accessing the gardens and views beyond. Fabulous gourmet kitchen with Wolf appliances, and walk in pantry adjoins the Great Room with an indoor/outdoor covered entertainment patio with nearby fire pit, pool and spa.

Aaron Kirman 424-249-7162
JOHN AAROE GROUP Dishwasher,Garbage Disposal,Gas Dryer

95 Mount Washington Single Family

4423 SAN ANDREAS AVE	Open	11-2	594-J3	NEW
\$769,000	3+3	2sty-CONTEMPORARY		



READY FOR SOMETHING AS UNIQUE AS YOU ARE? MT WASHINGTON CUL-

de-sac setting & soothing canyon view? The handy circular flow from the 2 story living room to den, kitchen & dining room. Or perhaps reinvent it all with the dual fireplaces as the focus of your realized vision, kitchen expanded to the dining area w/open bar to the den & whatever else inspires. Contemplate this the sweet patio, private master suite. And while checking out the sought after elementary school, handy hiking trails, Cleland Park & Elyria Canyon...& NELA and beyond

Liz Johnson 323-397-6041
COMPASS - PASADENA CUL-DE-SAC! CANYON VIEW! AMAZING CACTUS!

3348 SCARBORO ST	Open	11-2	NEW
\$699,000	2+1		



CALIFORNIA CRAFTSMAN BUNGALOW

Hardwood floors, an excellent floor plan, two walk-in closets, and tons of storage. The beautifully updated bathroom keeps the original character with classic tile and wainscoting, while adding lovely accent pieces like a marble seat and shelving in the huge walk-in shower. For today's energy conscious, the home is equipped with a Nest thermostat & Nest smoke detectors. In the light-filled kitchen, the aged-brass cabinet & bin pulls are designed by famed designer Charles Eastlake

Jim Shogren 3105927443
RODEO REALTY INC.

392 MUSEUM DR	Open	11-2	595-B4	NEW
\$629,000	1+1	1sty-COTTAGE		



MUSEUMS ARE WHERE WE COLLECT OUR FAVORITE THINGS & SPECIAL

memories & moving into this Mt Washington cottage will start your own collection of sweet moments. Will you launch your life here with a summer BBQ on the expansive patios? Write in the sunny room off the kitchen or craft to your hearts content? Welcome lots of family in the bonus suite or decorate the ultimate home office? Revel in the drive to NELA or use the Gold Line to EXPLORE. Move right into updated fixtures, paint & AC/FA or bring your own pallet & hang your favorite art. Welcome Home!

Liz Johnson 323-397-6041
COMPASS - PASADENA NELA + GOLD LINE

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