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BROKER CARAVAN™

INTERNATIONAL

TUESDAY, JULY 18, 2017

THE ONLY REALTOR®-OWNED ONLINE & PRINT OPEN HOUSE GUIDE



THE OPPENHEIM GROUP
REAL ESTATE

8842 EVANVIEW DR.

OPEN 11-2PM AND 7-9PM



\$7,995,000 / \$49,000 MO.

1975 LOMA VISTA DR.

OPEN 7-9PM



\$12,495,000

807 N. CRESCENT DR.

OPEN 11-2PM



\$18,995,000

8818 HUMMINGBIRD PL.

OPEN 11-2PM



\$5,999,000

DEV. OPPORTUNITY

1610 VIEWMONT DR.

OPEN 7-9PM



\$5,595,000

8461 CARLTON WAY

OPEN 7-8:30PM



\$4,999,000

261 S. REEVES DR. PH5

OPEN 11-2PM



\$2,299,000

15450 BRIARWOOD DR.

OPEN 11-2PM



\$2,995,000

7104 MACAPA DR.

OPEN 11-2PM



\$5,495,000 / \$22,500 MO.

7270 MULHOLLAND DR.

OPEN 11-2PM



\$2,895,000

7218 MULHOLLAND DR.

OPEN 11-2PM



\$3,399,000

JASON OPPENHEIM

BROKER/PRESIDENT

jason@ogroup.com | 310.990.6656

BRETT OPPENHEIM

SENIOR VICE PRESIDENT

brett@ogroup.com | 310.990.0687

OGROUP.COM

8606 Sunset Blvd. | West Hollywood, CA 90069

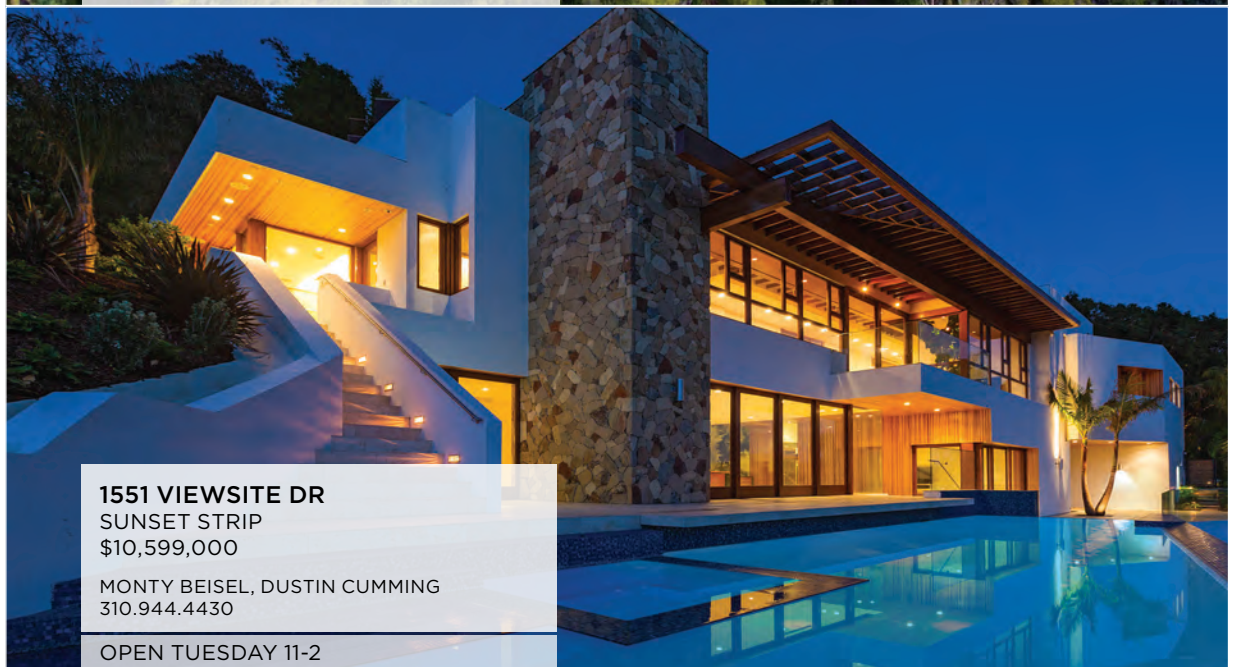
HILTON & HYLAND



1281 STONE CANYON
BEL-AIR
\$12,500,000
DREW FENTON 310.858.5474
OPEN TUESDAY 11-2



2701 VIA ELEVADO
PALOS VERDES ESTATES
\$23,450,000
DAVID KONHEIM 310.803.9999
BY APPOINTMENT ONLY



1551 VIEWSITE DR
SUNSET STRIP
\$10,599,000
MONTY BEISEL, DUSTIN CUMMING
310.944.4430
OPEN TUESDAY 11-2



1677 N DOHENY DR
 SUNSET STRIP
 \$44,000,000
 BRANDEN WILLIAMS, RAYNI WILLIAMS
 310.691.5935
 BY APPOINTMENT ONLY



1514 SAN REMO DR
 PACIFIC PALISADES
 \$13,995,000
 JUDY FEDER 310.858.5464
 OPEN TUESDAY 11-2



850 LINDA FLORA DR
 BEL-AIR
 \$19,500,000
 JEFF HYLAND 310.278.3311
 BY APPOINTMENT ONLY



HILTONHYLAND.COM



Gilbert Stanley Underwood, Architect
 His own residence, 1928
 3170 Lake Hollywood Drive, Hollywood Hills 90068

Crosby Doe
310.428.6755

MLS# 16-178868

\$ 1,595,000



Studio 0.10 Architects
 The MÜ/SH Residence, 2007
 2008 Federal Avenue, Los Angeles 90025

Christina Hildebrand
310.890.3313

MLS# 16-121932

\$ 3,400,000



Rodney Walker Design
 The Asher Residence
 Lease \$ 10,000/month

Christina Hildebrand
310.890.3313

MLS# 17-232456

Lease \$ 10,000/month

CROSBY DOE
ASSOCIATES

crosbydoe.com

CALBRE# 01844144

Beverly Hills 310.275.2222

Crosby Doe Associates, Inc. 9312 Civic Center Drive #102 Beverly Hills, CA 90210 / 30 N. Raymond Avenue #404 Pasadena, CA 91103



MLS# 17-245828



Robert Skinner, AIA
Residence, 1968
9563 Gloaming Drive, Beverly Hills 90210

Deborah Glusker
310.383.8021



\$ 2,695,000



MLS# 17-250636



John DeLario, Architect
Residence, 1925
6316 Mulholland Highway, Hollywoodland 90068

Crosby Doe
310.428.6755



Lease \$ 8,500/month



MLS# 17-247618



Arts & Crafts Duplex
Los Feliz
3917 Sunset Drive, Los Feliz, 90027

Michael D. Phillips
310.927.9189



\$ 945,000

Pasadena

626.793.6677

CALBRE# 01844144

Exclusively Representing
architectureforsale.comTM
International Marketplace For Architecture
in Southern California

Crosby Doe Associates, Inc. 9312 Civic Center Drive #102 Beverly Hills, CA 90210 / 30 N. Raymond Avenue #404 Pasadena, CA 91103

Major Price Adjustment -by \$2M.

- CSO: 3%
- Over 100 of neighbors' trees cut/pruned greatly benefitting our view!

OPEN HOUSE
TUESDAY, 11-2 PM
Poolside lunch will be served

200 TOYOPA DRIVE | PACIFIC PALISADES

Offered at \$16,880,000 | 7 BED | 10 BATH | 10,144 S.F. | 34,265 LSZ.

Perched atop the coveted Huntington area of Pacific Palisades, this oceanside manor is nothing short of presidential - a rare composition of remarkable stonework flush with ivy and backlit by the crimson blue of the Pacific. Wrought iron gates and a palatial motor court conceal a medley of impeccably outfitted spaces including a large master suite with a terrace overlooking Santa Monica Beach. A verdant lawn frames the pool and spa terrace, a vast space suited for entertainment or respite. A prestigious edifice amidst the nationally-ranked school district of Huntington Palisades, this home is a bold statement of coastal living at its finest.

———— THE MALIBU LIFE TEAM ————
MADISON HILDEBRAND | JENNIFER CHRISMAN

310.818.5788 | team@themalibulife.com



@200TOYOPA | TOYOPADRIVE.COM

Partners Trust Real Estate Brokerage & Acquisitions fully supports the principles of the Fair Housing Act and Equal Opportunity Act, and does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals. Hildebrand CalBRE# 01413280 | Chrisman CalBRE# 01325526.

EXCLUSIVE AFFILIATE OF

 LEVERAGE
GLOBAL PARTNERS

PARTNERS
trust



JOIN US FOR
TACO TUESDAY
JULY 18TH, 11-2PM

446 25TH STREET
SANTA MONICA

Offered at \$6,498,000

F. RON SMITH & DAVID BERG

310.500.3931 | team@smithandberg.com



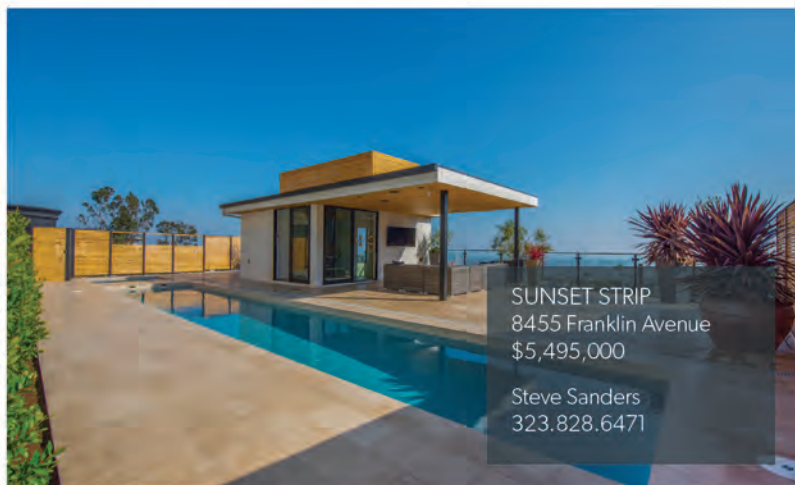
smithandberg.com

Partners Trust Real Estate Brokerage & Acquisitions fully supports the principles of the Fair Housing Act and Equal Opportunity Act, and does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals. CalBRE# 01869103 | Smith CalBRE# 00961954 | Berg CalBRE# 01481236.

EXCLUSIVE AFFILIATE OF



JOHN AAROE GROUP



SUNSET STRIP
8455 Franklin Avenue
\$5,495,000

Steve Sanders
323.828.6471

NEW LISTING



BEVERLY HILLS
805 N. Linden Drive
\$14,450,000

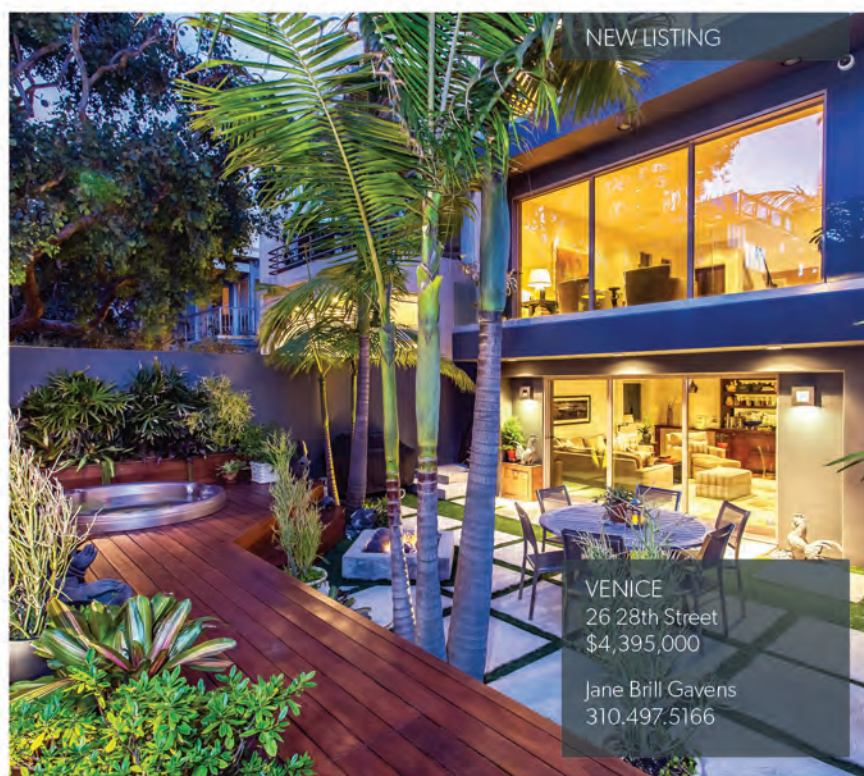
Aaron Kirman
424.249.7162
Louis Evans
310.497.0367



NEW LISTING

BEL-AIR
1714 Stone Canyon Road
\$16,500,000

Aaron Kirman
424.249.7162
Neyshia Go
310.882.8357



NEW LISTING

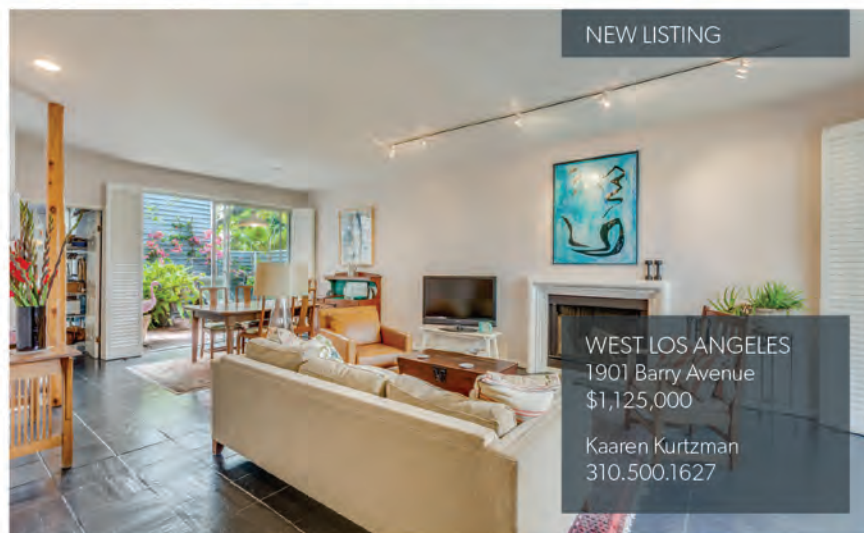
VENICE
26 28th Street
\$4,395,000

Jane Brill Gavens
310.497.5166



MT. WASHINGTON
377 Crane Boulevard
\$1,200,000

Jennifer Gainey
323.559.6742



NEW LISTING

WEST LOS ANGELES
1901 Barry Avenue
\$1,125,000

Kaaren Kurtzman
310.500.1627

aaroe.com

- | | |
|---------------|-------------|
| BEVERLY HILLS | TOLUCA LAKE |
| BRENTWOOD | PASADENA |
| SUNSET STRIP | DOWNTOWN LA |
| BALDWIN HILLS | STUDIO CITY |
| SHERMAN OAKS | CALABASAS |



HIDDEN HILLS
 5515 Dixon Trail Road
 \$13,750,000
 Aaron Kirman
 424.249.7162
 Yawar Charlie
 323.547.8900



NEW PRICE
STUDIO CITY
 11550 Dilling Street
 \$4,995,000
 Craig Strong
 310.439.3225



HOLMBY HILLS
 425 Parkwood Drive
 \$14,995,000
 Sally Forster Jones
 310.691.7888



NEW LISTING
SUNSET STRIP
 9315 Nightingale Drive
 \$9,995,000
 Sally Forster Jones
 310.691.7888
 Meredith Schlosser
 310.923.5811



PASADENA
 Greene & Greene
 460 Bellefontaine Street
 \$4,295,000
 Kevin Bourland
 213.407.4754



OPEN TUESDAY 11-2
WEST HOLLYWOOD
 636 Huntley Drive
 \$2,475,000
 Brian Mazurkiewicz
 310.386.9086



716 N. BEVERLY DRIVE, BEVERLY HILLS FLATS
LISTED AT \$9,250,000 / LEASE \$25,00MO

OPEN TUESDAY 11-2PM

Mediterranean Single Story family Eestate on one of the most coveted streets. Beautifully landscaped yard with pool, spa and walls of hedges for the utmost privacy. This 6 bed/6 bath home is over 5300 sq ft, has high ceilings, a grand entry through wrought iron double doors, open floor plan, elegant step-down living room with stone fplc, family room, chef's kitchen, ensuite bedrooms and a true master suite. All just a few steps from Beverly Hills shopping and dining.

LEE ZIFF

310.432.6511

KATIA MIRAMONTES

310.310.0324

www.716BEVERLY.com

lee@leeziff.com



912 KENTER AVENUE, BRENTWOOD
LISTED AT \$2,757,500

OPEN TUESDAY 11-2PM

Mid-Century inspired, private "Kenter Canyon" home surrounded by nature. Entertainer's home remodeled with exceptional taste. Voluminous living room with fplc, oak floors, folding glass doors, gourmet kitchen with center island, Nearly 3000sf with 4 bed, each with en suite bath and generous closets. Master suite opens onto patio, with large closet, dressing area, and spacious spa bath. This is a must see property for the buyer with discriminating taste!

OMEGA GROUP-TODD MICHAUD
www.912KENTERAVE.com

310.429.8191
ToddMichaud.LA@gmail.com

1918 MYRA AVENUE, LOS FELIZ
LISTED AT \$1,695,000

BY APPOINTMENT

Beautifully refurbished, while maintaining orig detail. 3 bdrm/4 bath Spanish style. Located in Los Feliz. Panoramic views of the surrounding canyon and the Shakespeare bridge. Gourmet kitchen with stainless steel appliances and quartz counter tops. Downstairs a bar & wine fridge in the media room/Mother-In-Law Suite which opens onto the terraced gardens with built in bbq. Upstairs, the master suite has a walk-in closet and a luxurious bath with dual sinks.

ANDREW GRIMES

626.390.8292

andrewgrimes123@gmail.com



243 TILDEN AVENUE, WESTWOOD HILLS

LISTED AT \$3,890,000

OPEN TUESDAY 11-2PM

Elegant 4 bed/3.5 bath, 4,279 sf. home boasting grand foyer with circular staircase, hardwood floors & crown moldings throughout. Living room with marble fireplace & high ceilings; large formal dining room. New kitchen with soapstone countertops, large center island & Bosch appliances. Den with fireplace. Resort-like backyard with pool, mature landscaping and canopied outdoor entertaining areas. 2-car garage with direct entry. Tons of closets and storage.

MICHAEL ROZALES
www.243tildenave.com

213.840.9080
michael@rcg-la.com



3676 AMESBURY ROAD, LOS FELIZ HILLS

LISTED AT \$1,395,000

BY APPOINTMENT

Sweeping city views from this 1950's 3+3.5 Mid-Century home in the Los Feliz Hills. Open living and DR. The LR, dining, kitchen and the 3 en-suite bedrooms enjoy the breathtaking eastern city views and look out to the San Gabriel mountains. The LR has a fireplace and built-in bookcases. It leads thru French doors down to the incredible entertainers view deck! Appx 1956 sq ft. AC & heat. Garage with direct access. Move right in and enjoy the magical views!

GEORGE & EILEEN MORENO
www.georgeandeileen.com

323.668.7600
moreno@georgeandeileen.com

AMAZING OCEAN VIEW, PACIFIC PALISADES

LISTED AT \$2,388,000

BY APPOINTMENT

Warm & tranquil home on a great street with ocean views. This light & bright 3 bedroom + large office + 3 bath home sits on an elevated lot north of Sunset. Most rooms lead to enchanted courtyard or outdoor patio. First level features spacious living room with wood burning fireplace, master bedroom with own private patio and remodeled bath. Second level features 2 additional bedrooms & office.

NEIL SPANIER/SCOTT WALKER
www.walkerspanier.com

310.893.0101
walkerspanier@gmail.com



Sotheby's

INTERNATIONAL REALTY



PACIFIC PALISADES | 1466 BIENVENEDA AVENUE | 6BD/7BA | \$9,985,000 | web: 0344149

Extensively rebuilt in 2005 with architectural design by William Hefner and interiors by Kazuko Hoshino, this Mediterranean home in guard-gated Ridgeview Country Estates boasts a 10,632 square foot (approx.) home with high-end finishes that include handmade and custom designed ironwork, mosaic tile, imported stone and rich wood floors. The great room features coffered ceilings and a beautiful antique fireplace. Other amenities include a spectacular gourmet kitchen with dining and sitting area, wine room, entertainer's bar, huge third-floor bonus room and a guest suite with kitchenette. Outdoor barbecue area and living room and expansive lawn with playground complete this exclusive offering. Co-listed.

BARBARA BOYLE

Barbara.Boyle@sothebyshomes.com | 310.255.5403

DAVID FINDLEY

David.Findley@TheagencyRE.com | 424.285.8738

THE ART OF LIVING

SOTHEBYSHOMES.COM



MALIBU | 23111MARIPOSA.COM
5BD/6.5BA | \$9,995,000 | web: 1300122
Cormac & Wailani O'Herlihy 310.980.1195



WESTWOOD | LIFEINTHECALIFORNIANSKY.COM
3BD/3.5BA | \$5,300,000 | web: 0355916
James Rucker 310.266.8322, Simon Beardmore 310.892.6454



SUNSET STRIP | 1277 SUNSET PLAZA DRIVE
4BD/5BA | \$3,950,000 | web: 0309065
Juliet Zacarias 310.766.7600



MALIBU | 3881RAMBLAORIENTA.COM
4BD/3.5BA | \$2,999,000 | web: 1300278
Cormac & Wailani O'Herlihy 310.980.1195



MALIBU | 3713LASFLORES.COM
4BD/4.5BA | \$2,250,000 | web: 1290478
Susan Cosentino 310.456.1511



WESTWOOD | 10724 WILSHIRE BLVD., UNIT 511
2BD/2.5BA | \$1,785,000 | web: 0027757
Tanya Stawski 310.801.6033, Joan Leopold 310.701.6090

GREATER LOS ANGELES BROKERAGES
Beverly Hills | Brentwood | Los Feliz | Malibu | Pacific Palisades | Pasadena | Santa Monica | Sunset Strip

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The Place For Discerning Taste.



3567 Serra Road · Malibu
4 bed · 3.5 bath · 4,149 sf · 27,943 sf lot
Sandra Miller · 310.616.6213

\$5,499,000



714 16th Street · Santa Monica
5 bed · 5 bath · 4,100 sf · 7,418 sf lot
Andrea Martin · 310.720.7187

\$4,895,000



8724 Rosewood Avenue · West Hollywood
4 bed · 4 bath
Rosalie Klein · 323.935.8680

\$3,350,000



981 Linda Flora Drive · Los Angeles
5 bed · 4 bath · 2,965 sf · 32,459 sf lot
Pam Lumpkin · 310.993.7085

\$3,295,000



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CHARITY



13001 Pacific Coast Highway · Malibu **\$3,200,000**
10.5 acres
Marsha Schoen | Nevin Schreiner · 323.401.7234



1919 4th St #A · Santa Monica **\$2,200,000**
3 bed · 2.5 bath · 2,111 sf · 6,533 sf lot
Sandra Miller · 310.616.6213



135 N Harper Ave · Los Angeles **\$1,895,000**
4 unit income property
Rosalie Klein | Justin Greenberg · 323.935.8680



6149 Lindenhurst Ave · Beverly Grove **\$1,575,000**
3 bed · 2 bath
Rosalie Klein · 323.935.8680



4215 Glencoe Ave #112 · Marina Del Rey **\$1,249,000**
2 bed · 2 bath · 1,640 sf
Chad Mehle | Renee Pietrangelo · 323.899.1066



3616 Mount Vernon Dr · View Park **\$1,125,000**
3 bed · 2 bath · 2,946 sf lot · 7,202 sf lot
Pam Lumpkin · 310.993.7085



408 17th St · Santa Monica **\$40,000/mo**
6 bed · 5.5 bath · 3,522 sf · 7,519 sf lot
Staci Siegel · 310.592.6500



2307 Ashland Ave · Santa Monica **\$17,500/mo**
5 bed · 6 bath · 3,498 sf · 7,006 sf lot
Guy Reid | Raphael Barraga · 310.699.2610



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323.937.5101

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THE RESIDENCES AT CARBON BEACH

\$3,299,000 – Residence 7

Open Tue-Thu 10-2:30 / Sat Sun 10-4

Total Appx. 5,000 square feet
 3 + 3.5 : 3,207 sq. ft. Interior
 + 489 sq. ft. Roof Deck
 + 369 sq. ft. Balconies
 + 931 sq. ft. private garages
 for 4 SXS Parking
 + Private In-Unit Elevator

- Opulent New Construction Estate
- Across the street from recent Geffen \$84,000,000 sale and coastal beach access



Open Tue-Thu 10-2:30 / Sat Sun 10-4

www.22065pch.com

Yaron Hassid – 310.703.3301



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Offering vista views and a community rec center
\$35,000 Agent Commission



Glen | Priced from the mid-\$900,000's
Offering resort-style recreation center and clubhouse
\$30,000 Agent Commission



Palisades | Priced from the \$ 1.4 Millions
Offering multi-gen floor plans
\$45,000 Agent Commission



Canyon Oaks - Chatsworth | Priced from the \$ 1.4 Millions
Offering detached casitas up to 900 square feet
\$45,000 Agent Commission

Gated communities with single and two-story homes ranging from 3,000 - 5,500 square feet, great local public and private schools, just minutes from the studios and a short drive to Beverly Hills and Downtown LA!

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Open daily 11 am-6 pm. Homes available nationwide. Prices subject to change without notice. Brokers welcome. Commission is contingent upon closing. Photos are images only and should not be relied upon to confirm applicable features. All dimensions are approximate, shown to the maximum dimensions of each room, and subject to field variations. Dimensions should not be used to calculate room square footage. This is not an offering where prohibited by law. CA BRE License No. 01206770

**THIS
IS THE NEW HOLLYWOOD ***



THE GRIFFITH

\$9,750,000 INCLUDING FURNISHINGS CURATED BY SFA DESIGN
3 BED 5 BATH 5078 SQFT 1251 SQFT TERRACE 4 PARKING SPACES



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SHOWINGS BY APPOINTMENT ONLY.**

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benbacal@gmail.com
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MICHELLE MONTANY
323.476.1826
michelle@abovethepenthouses.com
BRE# 01731312



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Two Model Homes Open Daily



ONE CLASSIC HILLTOP VIEW, TWENTY RESIDENCES, & DESIGNER FEATURES TO MAKE YOUR HOUSE YOUR HOME. Twenty Oaks is a quiet, gated enclave of just twenty residences, naturally secluded on a hilltop overlooking Thousand Oaks. Residences feature NEW HOME's ALL IN Design Program offering Front Yard Landscaping standard in the price of your home.

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TWENTY **AKS**
THOUSAND OAKS



All information subject to change. Models do not reflect ethnic preferences and housing is open to all without regard to race, color, religion, sex, familial status, handicap or national origin. Not an offer or solicitation to sell real property. Offers to sell real property may only be made and accepted at the sales center for individual New Home communities. Hardscape, landscape, upgraded features and other items shown may be decorator suggestions that are not included in the purchase price and availability may vary. All imagery is representational and does not depict specific building, views or future architectural, community or amenity details. TNHC Realty and Construction Inc. BRE #01870227. July 2017.



WESTSIDE ESTATE AGENCY



ONE-OF-A-KIND BEACH COMPOUND, NEVER BEFORE ON MARKET MALIBU | \$60,000,000

Never before on the market. Very private beach-side estate on a park-like setting of 3 natural manicured acres with mature trees, panoramic ocean views, tennis court, pool, newly renovated 2-story home with panoramic views, & path to beach. Co-listed. weahomes.com/listing/33218-pacific-coast-hwy

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061



A LEGENDARY CHAPTER IN HOLLYWOOD HISTORY BEVERLY HILLS | \$35,999,000

As the home of Harry Warner, the founder of Warner Bros Studios, this approximately 1.25-acre landmark tennis court estate encompasses an elegant approx. 13,000 sf main residence and guest house which has hosted many celebrities. weahomes.com/listing/1005-n-woodland-dr

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061

Kevin Booker (310) 721-7736 | CalBRE# 01869691



PRIVATE ESTATE COMPOUND IN BEL AIR'S MOST COVETED AREA BEL AIR | \$35,000,000

Superior craftsmanship, acclaimed landscape design, brilliant lighting details - all performing a perfect backdrop for memorable entertaining or quiet repose. Incredible Paul Williams landmark triumphantly restored by Sandy Gallin offers spectacular public rooms, library, media, gym, guest house & unforgettable pool. weahomes.com/listing/651-siena-way

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061



REMARKABLE ARCHITECTURAL BEVERLY HILLS | \$35,000,000

This home has it all including large pool & spa, tennis court, guest house with huge gym, theater, master with his & hers all facing view. Privacy, 7 total bedrooms, extraordinary in all detail. The home is most dramatic with interiors by Kelly Wearstler. Huge outdoor living room with fireplace. Exterior kitchen and more. Co-listed. vimeo.com/187210423

Stephen Shapiro (310) 860-8888 | CalBRE# 01257836



EXTRAORDINARY CONTEMPORARY MEDITERRANEAN ESTATE BEL AIR | \$35,000,000

Just completed & built with the highest level of quality & taste. All rooms directly overlooking rolling green lawns of the BACC. Step-down living room, spectacular media room, paneled library, over-sized formal dining room, & grmt eat-in kitchen. Luxe master + 4 add'l bdrm suites, swimmers pool, spa, gym, staff room & more. weahomes.com/listing/121-udine-way

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061



OPEN TUESDAY, JULY 18TH • 11AM-2PM: 3585 BEVERLY GLEN TER SHERMAN OAKS | \$3,495,000

Breathtaking cityscapes and panoramic canyon views. Located in an exclusive, private, gated community. 5 bedroom, 5 1/2 bath home features a spacious Master Suite, gourmet chefs kitchen and beautifully appointed rooms which define luxury living. 3585beverlyglen.com

Kevin Booker (310) 721-7736 | CalBRE# 01036061

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061

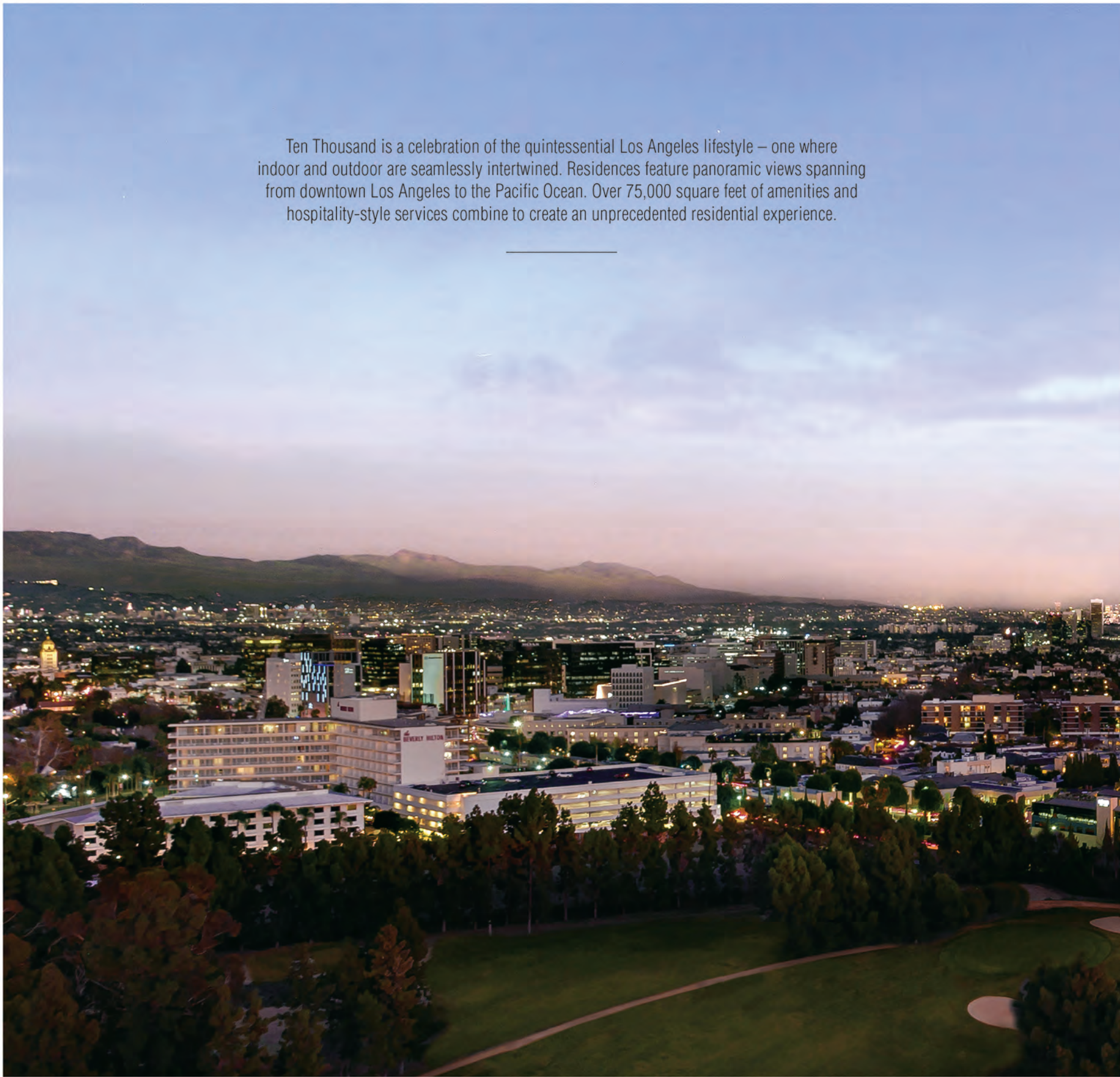
WEAHOMES.COM



WESTSIDE ESTATE AGENCY

BEVERLY HILLS | 210 North Canon Drive, Beverly Hills, CA 90210 (310) 247-7770
MALIBU | "In The Country Mart" 23410 Civic Center Way, Malibu, CA 90265 (310) 456-1171
MIAMI | 2100 Ponce de Leon Blvd, 7th Floor, Coral Gables, FL 33134 (305) 447-1471

Ten Thousand is a celebration of the quintessential Los Angeles lifestyle – one where indoor and outdoor are seamlessly intertwined. Residences feature panoramic views spanning from downtown Los Angeles to the Pacific Ocean. Over 75,000 square feet of amenities and hospitality-style services combine to create an unprecedented residential experience.



T E N T H O U S A N D

A CRESCENT HEIGHTS® INSPIRED RESIDENCE



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NOW LEASING FOR IMMEDIATE OCCUPANCY
BY APPOINTMENT ONLY

RENT10000.COM | 310.299.7500 | 10000 SANTA MONICA BLVD



BROKER
OPEN HOUSE
JULY 18TH

FOUR MODEL
HOMES

3% BROKER
COMMISSION

METROPOLIS SHOWCASES THE DÉCOR COLLECTION

Broker Open House: July 18th, 11:30am - 1:30pm

Meet at Metropolis Tower I Lobby

Metropolis is pleased to introduce The Décor Collection, a rare selection of stylishly furnished residences with exclusive services including, complimentary dining and dry cleaning for two years.

Join us to learn more, as well as receive a private tour of our four newly completed model homes. Studio, one and two bedroom residences available from the high \$600,000s.

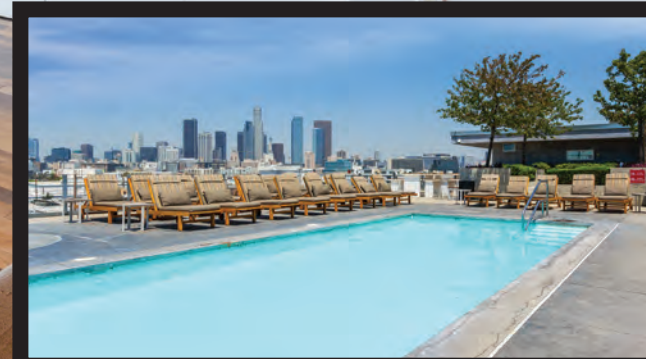


Sales Gallery Open Daily 10am-6pm · 777 S. Figueroa St., 47th Floor, Los Angeles, CA 90017 · 855.657.8300 · MetropolisDecor.com



This advertisement is not an offering, but only a solicitation of interest in the advertised property. The renderings and images of the proposed project are the artist's renderings and are conceptual only and may not be to scale or shown in their final as-built condition. No real estate broker or agent is authorized to make any representations or other statements regarding the project, and no agreements with deposits paid or other arrangements shall bind the developer. This advertisement is neither an offer to sell nor solicitation of an offer to buy to residents of any state or jurisdiction in which the legally required registration requirements have not been fulfilled. All information subject to change. Delivery is based on the estimated completion and may be subject to delay due to a variety of unforeseen reasons, conditions and circumstances. The "Décor Collection" promotion is for a limited time only and may be changed at any time in the Developer's sole discretion. Please inquire for terms and conditions. Exclusive Sales and Marketing: Douglas Elliman, CalBRE# 01947727.





Barker Block: 530 S. Hewitt #419

Loft Luxury | Pool | Panoramic Views | 950 SF

Beautifully maintained west-facing loft with spectacular views located in the prestigious Barker Block Building in Downtown Los Angeles. Bright open space with natural sunlight exposes the sleek interior design with high ceilings and modern styles.

\$755,000

Ernie Carswell
310.345.7500

BRE#01111566

Spencer Daley
805.469.6752

BRE#02005446





**WEEKLY
OPEN HOUSE
Thursday, Friday
and
Saturday
11am to 2pm**

MAR BELLA

COLLECTION

PRESENTED BY
CALIFORNIA HOME BUILDERS

**Brand new community of just six, new construction luxury homes in Tarzana.
Fully upgraded finishes with solar power and smart home technology.
Complete and ready for move in.
Open House on Thursday and Saturday 11am to 2pm.
For Showing Appointments Call/text 714-510-6969.
SR 17058542 / 2.5% Commission
Listing broker: CABRE 01992012**

OFFERED FROM \$947,900 TO \$987,900
THEMARBELLACOLLECTION.COM



*2.5% Commission is paid on price net of incentives and options at closing. Clients must be introduced to project by agent/broker on or before first contact with community. In an effort to improve our product, California Home Builders reserves the right to modify prices, terms, features and plans without notice and or obligation. Map and floorplans are not to scale. Renderings are artist's illustration only and photos are of staged homes. All square footage is approximate, actual square footage may vary.



VIEW



FEATURED *Properties*

THOUSAND OAKS | \$2,275,000
Represented by SHIRLEY RICHARDS (818) 519-0548
COLDWELL BANKER RESIDENTIAL BROKERAGE

*View magazine is distributed to over 12 million households each year.
Browse all digital editions at cbview.com*





ARCADIA | \$4,988,000
6br/7ba Brand New home backyard features an outdoor living area, pool/spa, built-in BBQ bar.
GARY LORENZINI (626) 688-1698



BEVERLY HILLS | \$3,600,000
208 N. Elm Dr | Sought after prime North of Wilshire 90210 home with 4 bed / 4 bath.
P. PETER GABAYAN (310) 409-9797



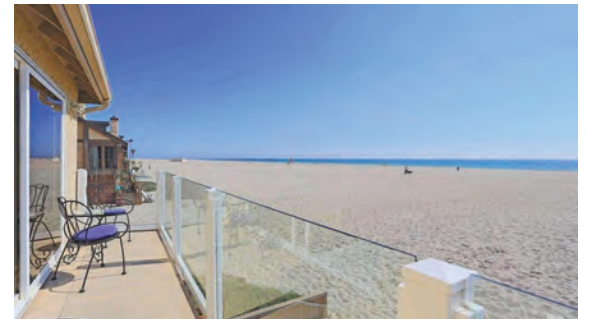
GLENDALE | \$1,159,000
Nestled in Chevy Chase Canyon Hills, charming 4 bd, 3 ba, entertainers pool in large bkdy.
RUBINA HARTUNIAN (818) 636-2638



HANCOCK PARK | \$2,495,000
Charm, exquisite taste & quality on best street in the Village. 5+3.5. 526NBeachwood.com
LOVELAND CARR PROPERTIES (323) 460-7606



HANCOCK PARK | \$1,665,000
Restored Craftsman 3+2.5, yard, updated electrical, plumbing & hwd flrs. 324NRidgewood.com
LOVELAND CARR PROPERTIES (323) 460-7606



HOLLYWOOD BEACH | \$1,699,000
Oceanfront townhome end-unit. Awesome ocean & island views. 3+3 with 2- car garage.
ARIEL & KAREN (805) 824-2004



HOLLYWOOD HILLS | \$7,999,000
1416 Bluebird Ave | 1930s Emotional Spanish. 5BR/6BA with guesthouse and pool. Huge lot.
LINDA SEMON (310) 351-3995



HOLMBY HILLS | \$7,950,000
1150 Brooklawn Drive. Ultra sleek modern in Holmby Hills. 4bd+6ba.
STEVE FRANKEL (310) 281-3981



LOS ANGELES | \$1,929,000
Enchanting neo-farmhouse just completed by top design/build firm GES Construction
ALICE PLATO (310) 704-4188



LOS ANGELES | \$629,900
This single family residence with 3 bedrooms and 1 bathroom is ready for its new owner.
JAIME STONEY (626) 394-7224



MALIBU | \$4,595,000
Modern farmhouse extensively remodeled with sophisticated design on approx 1.2 lush acres
LILY HARFOUCHE (310) 589-2467



MALIBU | \$2,395,000
Open Sun 2-5 | 26329 Lockwood Rd. Knoll top modern Tuscan home w/ocean views. 3 parcels
BRIAN MERRICK (310) 317-8373



Arcadia (626) 445-5500
Beverly Hills North (310) 777-6200
Beverly Hills South (310) 273-3113
Brentwood (310) 820-6651

Calabasas (818) 222-0023
Glendale (818) 240-1111
Hancock Park North (323) 464-9272
Hancock Park South (323) 462-0867

La Cañada Flintridge (818) 790-3334
Los Feliz (323) 665-5841
Malibu Colony (310) 456-3638
Malibu West (310) 457-6550

Manhattan Beach (310) 802-5700
Marina del Rey (310) 301-3500
Montecito (805) 969-4755
COLDWELLBANKERHOMES.COM



MANHATTAN BEACH | \$4,750,000
5BD/5.5 BA | Media Room | Wine Room | Elevator | West of Highland | Panoramic Ocean Views
LAUREN FORBES (310) 901-8512



PACIFIC PALISADES | \$7,500,000
TRUE MID-CENT Ranch House Designed by Renowned Cliff May - Rustic Canyon on over 1 flat ac
JULIE BATE (818) 416-2321



PACIFIC PALISADES | \$3,089,000
** VALUE PACKAGE ** OCEAN - CANYON - MOUNTAIN VIEWS! www.16832calledesarah.com
SHARON & JOHN (310) 573-7737



PASADENA | \$6,630,000
Impressive gated estate with downtown Los Angeles views on 2.5 acres. www.1199Chateau.com
CAROL MAJORS (626) 399-9665



PLAYA VISTA | \$1,099,000
Light + bright 2BR 2.5BA top floor, 3 level PH w/ loft in Serenade complex.
SAM ARAGHI & RUDI BEHDAD (310) 415-1118



RANCHO PALOS VERDES | \$1,795,000
Dramatic custom contemporary 5 BD/5 BA home w/ sweeping ocean views. Impeccably remodeled.
VIRGINIA BUTLER & LES FISHMAN (310) 849-1779



SANTA ROSA VALLEY | \$2,200,000
Remodeled chef's kit. Great rm w/frplc & wet bar. 6+5+loft w/bath, ofc+maid's ste+gstr hse
ACKOUREY TEAM (805) 495-1048



SILVER LAKE | \$729,000
Enjoy views of Silver Lake Reservoir from this wonderful 2-level townhouse!
CHRIS ABBOTT (323) 210-1430



TARZANA | \$1,395,000
Enchanting 4+3 in Tarzana, 3,037 SF of Living Space 17,273 SF Lot www.19258berclair.com
WILLMA & DAVID HASS (818) 388-4398



VALLEY VILLAGE | \$979,000
Enjoy this charming home today... upside for tomorrow! www.OurValleyVillageHome.com
JESSYCA NYGREN (818) 416-0130



VENICE | \$3,295,000
Modern New Construction. Luxury indoor/outdoor living. 4BR/4BA. Salt water pool/spa.
SUE & RACHAEL ROSALES (310) 566-0336



WESTWOOD | \$5,395/MO.
Wonderful 3+2 w/amazing entertainer's kit & apx. 1900sf of liv space. W/D incl., det. gar.
MIKE COCKINOS (310) 612-5606

Pacific Palisades (310) 454-1111
Palos Verdes (310) 378-5201
Pasadena (626) 584-0050
Playa Vista (310) 862-5777

San Marino (626) 449-5222
Santa Barbara (805) 682-2477
Santa Monica Montana (310) 458-0091
Santa Monica Wilshire (310) 829-3939

Sherman Oaks (818) 995-2424
Studio City (818) 788-5400
Sunset Strip (310) 278-9470
Venice (424) 280-7400

Ventura (805) 648-5051
Westchester (424) 702-3000
Westlake Village (805) 495-1048
COLDWELLBANKERHOMES.COM



CREATING YOUR OWN INNER AND OUTER PARADISE

by Bret Parsons

In addition to visiting extraordinary gardens of every type, many Angelenos experience the sybaritic thrill of actually residing in these “outside rooms” almost year ‘round. LA-based Inner Gardens, founded 27 years ago by garden designer Stephen Block, is unparalleled at blending traditional European garden principles with Eastern philosophies to craft organic garden plans, all of which are specifically tailored for discerning homeowners. Follow Stephen’s formula and your exteriors will hit every note. First and foremost, gain a clear understanding of your goals and the exact scope of your desires. Second, confirm the look and feel you wish to achieve. That includes not only the hardscape (patios, walkways, etc.) but trees, shrubs, and ground coverings as well. Third, determine exactly what’s going to be included: a pool, sport court, play areas, a BBQ, a fireplace, grill, or even an outdoor kitchen? Then, create a general furniture layout and order early as delivery often takes up to 20 weeks. Tip number five is to create a realistic timeframe in which to complete the project. Oftentimes gardens are redesigned for special events (weddings, graduations) so it’s critical to have a comprehensive schedule. Finally, one needs to understand the process, costs, and the variables both expected and unexpected (think underground issues or soil condition). However, with thoughtful and thorough planning, you’ll enjoy sensuous rooms which change each season for years to come.



www.innergardens.com

Photographer: Jean Randazzo

FEATURED ARCHITECTURAL HOMES

ARCHITECT: MARSTON & MAYBURY



PASADENA | \$6,630,000

Impressive gated estate with downtown Los Angeles views on 2.5 acres. www.1199chateau.com

Carol Majors (626) 399-9665

INTERIORS: JAMES MAGNI



BEVERLY HILLS | \$13,999,000

James Magni interiors with Views, Pool.

Joyce Rey & Arlene Rutenberg (310) 285-7529

ARCHITECT: GERARD COLCORD



LOS ANGELES | \$6,895,000

Fashionable English country home with impressive presence. Sun-drenched lot, mature trees

Mary Lu Tuthill (310) 979-3990

TO FIND OR LIST YOUR ARCHITECTURAL DREAM HOME, CONTACT BRET@BRETPARSONS.COM OR (310) 497-5832 FOR A SUPERB ARCHITECTURAL SPECIALIST.

BRET PARSONS
DIRECTOR, ARCHITECTURAL DIVISION



LE FAUBOURG

OPEN TUESDAY 11-2



425 N. MAPLE DRIVE #503, BEVERLY HILLS
\$3,795,000

425 N. MAPLE DRIVE #203, BEVERLY HILLS
\$2,995,000 OR \$15,000/MONTH LEASE



Jade Mills

310.285.7508

HOMES@JADEMILLS.COM



GLOBAL
LUXURY

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Ocean View Estate

**7 OAKMONT DRIVE
OPEN TUESDAY 11AM - 2PM**

**PRESENTED BY
MARY LU TUTHILL**

Ponder the enchantment of living in an exquisite Paul Williams on a gorgeous acre lot, with sweeping ocean views. Located on prestigious Oakmont Drive, this small home could be expanded and remodeled into one of the most significant and beautiful homes in Los Angeles. The exceptional site is a refreshing invitation to indulge oneself in an unpretentious yet privileged lifestyle with the welcome aristocratic air so prevalent on the street. A once in a lifetime opportunity. \$16,950,000



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LUXURY™**

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HUGE PRICE REDUCTION TO \$2,195,000!!

1276 SUNSET PLAZA DRIVE



Charming traditional home on lower Sunset Plaza Drive - a great location just seconds away from trendy restaurants and shops on Sunset Blvd. This home has been beautifully maintained and combines charm and quality. Downstairs has a warm formal living room, a formal dining room and chef's kitchen with a breakfast area. A cozy den that opens to an outdoor living and dining areas. Upstairs has a master suite with two large walk in closets and a master bath filled with natural light. Two additional bedrooms and a guest bathroom. There is a two car garage and also driveway parking. The home is what California living is all about. Also offered for lease furnished or unfurnished for \$8,900/month.

WWW.1276SUNSETPLAZA.COM - OPEN TUESDAY, JULY 18TH 11-2P

DELPHINE MANN
310.720.0010
delphimann@aol.com | delphinemann.com

CALBRE #00546676



KATHY MARSHALL
310.740.1812
kathem@kathemarshall.com | kathemarshall.com

CAIBRE #01006678

COLDWELL BANKER RESIDENTIAL BROKERAGE - BEVERLY HILLS NORTH - 301 N. CANON DRIVE, BEVERLY HILLS, CA 90210

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GLOBAL LUXURY

The Ultimate Traditional Charmer

LUNCH SERVED



10612 Ohio Avenue • Westwood

- Immaculate and updated 1930's character home
- Sunlit rooms with wood floors & French doors
- Wide and inviting hallways
- 3 bedrooms 4 bathrooms
- Amazing lower-level family room opens to large patio
- Separate storage room downstairs
- Potential for a private-entry guest suite on the lower-level
- Gracious formal living and dining rooms
- Gourmet granite kitchen with large breakfast area
- Master suite with large walk-in closet and luxe bath
- Resort-style yard with pool, decking, extensive patios
- Direct-entry garage for security and convenience
- Flexible plan for one or some!
- Set above the street for maximum curb appeal
- Surrounded by mature foliage for privacy
- Proximate to desirable Fairburn Avenue elementary school

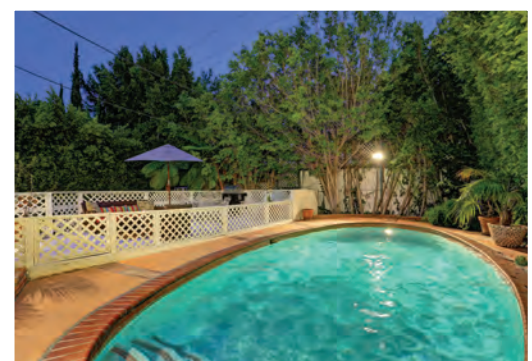
Grand Opening Tuesday, July 18th • 11-2

\$2,099,000

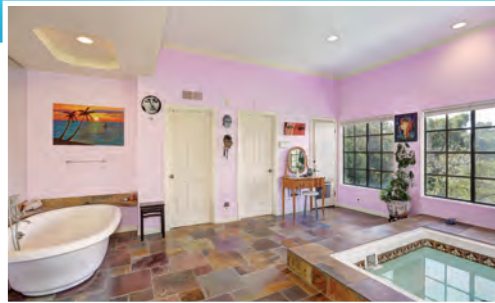
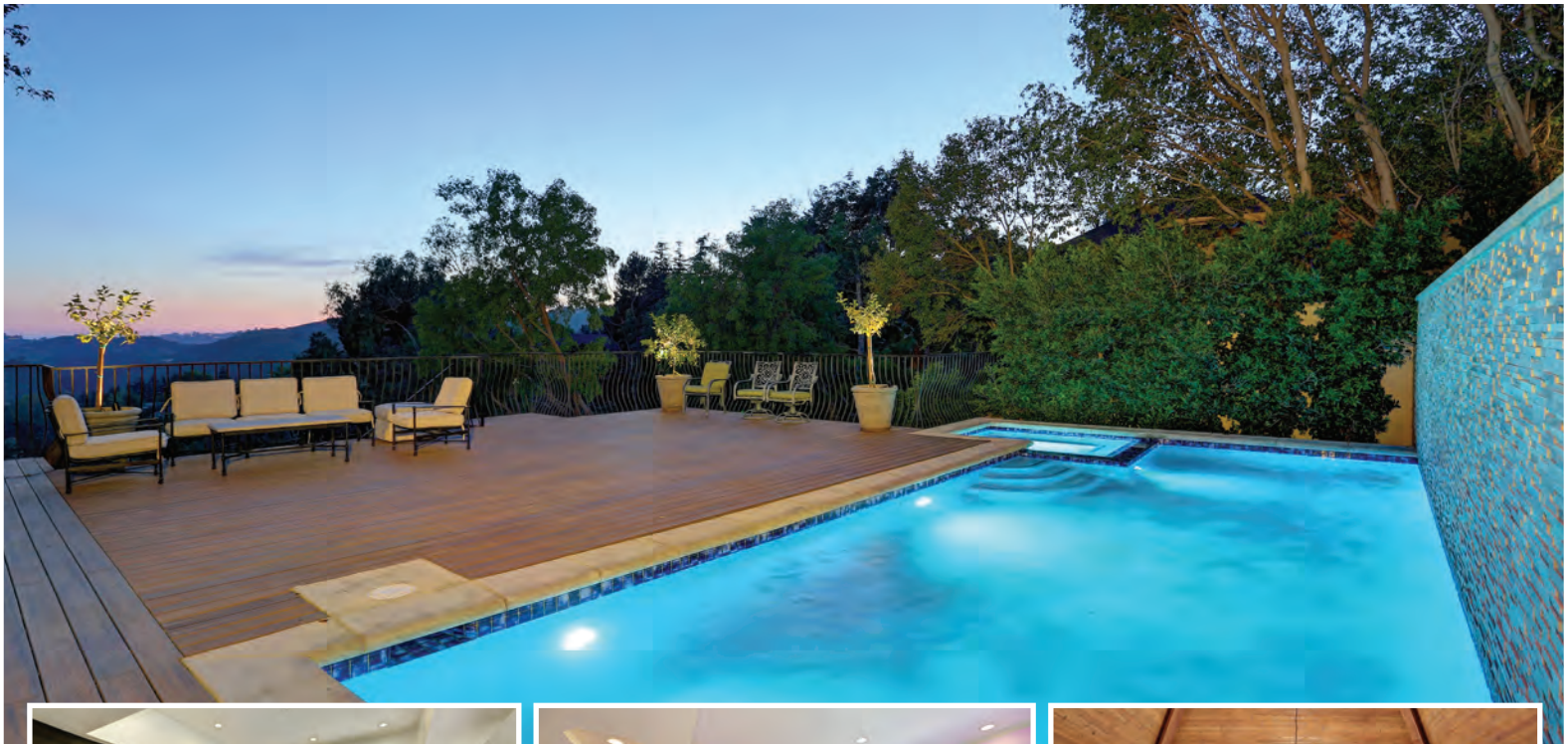
Michael J. Libow
COLDWELL BANKER
(310) 285-7509



GLOBAL
LUXURY.



Spacious Redone Contemporary with Views



3041 Hutton Drive • BHPO

- Tastefully updated home with quality finishes
- Understated façade belies the drama inside
- Sunlit rooms with wood floors and French doors
- 4 generous bedroom suites + attached guest suite
- Big master with two walk-ins and two luxe baths
- Primary master bath contains an indoor spa
- Voluminous living/great room with vaulted ceiling
- Separate large dining area
- Knockout kitchen with top appliances
- Big family room with canyon views
- Stunning new pool, spa and deck with views
- Direct-access 3 car garage
- Unobstructed bucolic canyon and hillside views abound

Open Tuesday, July 18th • 11-2

Reduced to Sell! \$3,499,000

Michael J. Libow
COLDWELL BANKER
(310) 285-7509

Reut "Rae" Rubanenko
RODEO REALTY
(818) 294-2937



GLOBAL
LUXURY

Classic Spanish Colonial Compound with Unobstructed City Views



2441 Chislehurst Drive • Los Feliz

- Walled, gated, & secluded panoramic view estate
- Sunlit spaces with wood floors and French doors
- 3 bedrooms upstairs + guest suite on lower level
- Huge master w/views/room-size closet/FP/luxe bath
- Gorgeous formal living & dining rooms with views
- Lovely library/office off of living room
- Big redone center-isle kitchen opens to patio/pool/spa/FP
- Family room with bar on lower level
- Wine cellar
- Enchanting & romantic grounds
- Pool/spa/patios/balconies/lawn/grotto
- Motorcourt and garages for super off-street parking
- Premier quiet road just north of Los Feliz Blvd
- An amazing long-term rental opportunity

\$13,800/month

Verna Helbling
John Aaroe Group
(310) 849-2485

Michael J. Libow
Coldwell Banker
(310) 285-7509



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WINGS — THE ICONIC HOLLYWOOD HILLS CELEBRITY COMPOUND



2955 PASSMORE DR., HOLLYWOOD HILLS

Sensational bold Modern gated compound, perched above the street for maximum privacy with wraparound panoramic views. Light and bright home featuring a dramatic entryway with terrazzo floors, stone walls and water feature. Enormous Game Room/Screening Room with kitchenette, that can double as an attached guest house. There are 3 oversized bedroom suites. Upstairs leads to an Impressive living room with soaring ceilings and stone fireplace. Large dining room. Gourmet kitchen with eat-in/lounge area. Private office. Fantastic master bedroom with gorgeous bath and huge walk-in closet. There are 6 fireplaces throughout the property. Views from every room! Resort-like backyard with several sitting areas, outdoor spa and pool. Over 8,000 square feet on approximately 1.5 acres! Up a long driveway with motor court and rare 4-car garage. Home elevator. Private and secure. The quintessential Hollywood entertainers dream home!

OFFERED AT \$4,995,000

OPEN TUESDAY 11AM - 2PM



For more photos, visit www.2955Passmore.com



CALL 310.281.3981
SteveFrankel.com



CALL 424.253.4096
AndrewVargas.com

EXTRAORDINARY BEVERLY PARK CELEBRITY COMPOUND



72 BEVERLY PARK

\$35,555,000 | 72BeverlyParkBH.com

Open 11-2 RSVP Required at RsvpOpenHouse.com

JOYCE REY

310.285.7529

TIMOTHY DI PRIZITO

310.266.2777

MAURICIO UMANSKY

424.230.3701



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OPEN TUESDAY, JULY 18TH 11-2PM

1817 Prosser Avenue #304, Westwood - Century City

\$880,000

Welcome to unit 304 at the Avenida Prosser. Built in 2011, this rarely lived in and beautifully maintained unit is waiting for its new owners. A gorgeous and spacious unit with maple plank wood floors, an open floor plan, a nice sized balcony, all the natural light you could ask for, and Bosch stainless steel appliances. The building has secured access and a gated private garage with two parking spots reserved just for you. Your guests can enjoy the guest parking located right outside the building, which can be used evenings and on weekends. Street parking is never hard to find either, with limited parking restrictions. Walking distance to the famous Century City Mall and less than 5 minutes away from Beverly Hills, this is truly the best that the 90025 zip code has to offer.



APPROX. 1,161 SFT



2 BEDROOMS



2 BATHROOMS



VALERIE FITZGERALD

Valerie Fitzgerald

Phone: 310-285-7515

valerie@valeriefitzgerald.com

www.valeriefitzgerald.com

CalBRE #00974075

Sam Shar

Phone: 310-600-4670

sam@valeriefitzgerald.com

www.valeriefitzgerald.com

CalBRE #01985362

Download the new
Valerie Fitzgerald Group
Mobile App Today!



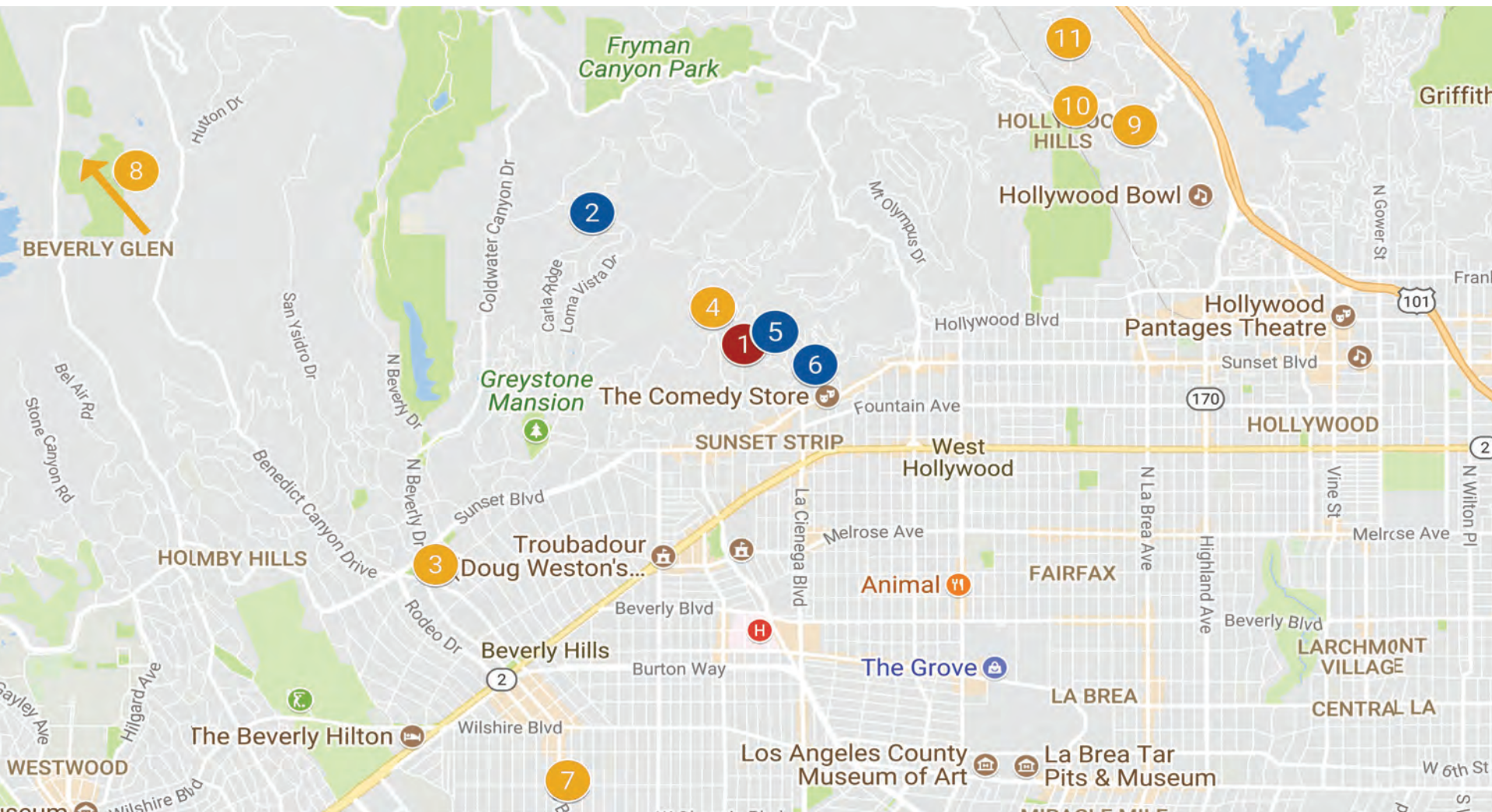
GLOBAL LUXURY

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THE OPPENHEIM GROUP PRESENTS A SPECIAL BROKER CARAVAN...

MAP OF OPEN HOUSES TUESDAY, JULY 18TH



YELLOW: OPEN FROM 11-2PM **BLUE:** OPEN TWILIGHT FROM 7-9PM **RED:** OPEN BOTH

1. 8842 EVANVIEW DR. - \$7,995,000 OR \$49,000/MO.

2. 1975 LOMA VISTA DR. - \$12,495,000

3. 807 N. CRESCENT DR. - \$18,995,000

4. 8818 HUMMINGBIRD PL. - \$5,999,000

5. 1610 VIEWMONT DR. - \$5,595,000

6. 8461 CARLTON WAY - \$4,999,000

7. 261 REEVES DR. PH5 - \$2,299,000

8. 15450 BRIARWOOD DR. - \$2,995,000

9. 7104 MACAPA DR. - \$5,495,000 OR \$22,500/MO.

10. 7270 MULHOLLAND DR. - \$2,895,000

11. 7218 MULHOLLAND DR. - \$3,399,000



THE OPPENHEIM GROUP

REAL ESTATE



The most exquisitely designed and meticulously crafted home in the the Hollywood Hills, with expansive views of the city skyline. Situated on a quiet cul-de-sac street off lower Sunset Plaza Drive, boasting unrivaled quality and bespoke finishes, soaring 13-foot ceilings and tremendous floor-to-ceiling windows and sliding glass doors allow an abundance of natural light. Two luxurious master suites offer elaborately designed en-suite baths, enormous suede-lined walk-in closets, an impressive floating steel staircase, and fireplace. An open floor plan, Italian kitchen with new-line Miele appliances, beautiful wine cellar, media room with wet bar, and ambient LED lighting accentuating custom woodwork and cabinetry throughout. A massive entertainers yard offers a conversation pit with fireplace set beyond floating steps in the middle of the pool, massage room replete with sauna and shower, luxurious day beds, complete outdoor kitchenette, built-in BBQ, and t.v. viewing area. This home is curated for the most discerning occupant.

JASON OPPENHEIM
BROKER / PRESIDENT

jason@ogroup.com | 310.990.6656



SUNSET STRIP

8842 EVANVIEW DR.

\$7,995,000 OR \$49,000/MO.

3 BED 4 BTH 5,044 SQ. FT.

OPEN TUESDAY 11-2PM

AND *TWILIGHT* 7-9PM

8842EVANVIEW.COM

OGROUP.COM

8606 Sunset Blvd. | West Hollywood, CA 90069



THE OPPENHEIM GROUP
REAL ESTATE

TROUSDALE ESTATES CONTEMPORARY

A five star Bali resort – in the heart of Trousdale Estates. One of the most organic and spectacular properties in Beverly Hills. This Zen inspired contemporary masterpiece boasts a 60' x 40' great room “wall of glass” with 100 feet of automated Fleetwood sliding glass panels – providing abundant natural light and creating indoor/outdoor living at its finest.



BEVERLY HILLS

1975 LOMA VISTA DR.

\$12,495,000 | 4 BED 5 BTH 5,193 SQ. FT.

OPEN *TWILIGHT* 7-9 PM

1975LOMAVISTA.COM

JASON OPPENHEIM
BROKER/PRESIDENT

jason@ogroup.com | 310.990.6656

OGROUP.COM

8606 Sunset Blvd. | West Hollywood, CA 90069



THE OPPENHEIM GROUP
REAL ESTATE

BEVERLY HILLS FLATS ESTATE WITH TENNIS-COURT

This beautifully renovated tennis-court estate is situated on a 30,000 square foot lot with 130 feet of frontage. Located on the prestigious 800 block of Crescent Dr. near to the world-renowned Beverly Hills Hotel, it is one of the grandest properties to come to market in the Beverly Hills flats in many years.



BEVERLY HILLS

807 N. CRESCENT DR.

\$18,995,000 | 6^{BED} 8^{BTH} 11,588^{SQ. FT.}

OPEN TUESDAY 11-2PM

807CRESCENT.COM

BRETT OPPENHEIM
SENIOR VICE PRESIDENT

brett@ogroup.com | 310.990.0687

JASON OPPENHEIM
BROKER / PRESIDENT

jason@ogroup.com | 310.990.6656

OGROUP.COM

8606 Sunset Blvd. | West Hollywood, CA 90069



THE OPPENHEIM GROUP
REAL ESTATE

DEVELOPMENT OPPORTUNITY IN THE SUNSET STRIP

Award winning architect Dan Brunn has created a stunning organic contemporary oasis with green belt and city views. This fully permitted build opportunity is on a gated and private lot at the end of a cul-de-sac in the most coveted area of the Hollywood Hills. Architectural renderings reflect the specific plan details, views, and finishes.



SUNSET STRIP

8818 HUMMINGBIRD PL.

\$5,999,000 | 6^{BED} 10^{BTH} 12,000^{SQ. FT.}

OPEN TUESDAY 11-2PM

8818HUMMINGBIRDPL.COM

BRETT OPPENHEIM
SENIOR VICE PRESIDENT

brett@ogroup.com | 310.990.0687

JASON OPPENHEIM
BROKER / PRESIDENT

jason@ogroup.com | 310.990.6656

OGROUP.COM

8606 Sunset Blvd. | West Hollywood, CA 90069



THE OPPENHEIM GROUP
REAL ESTATE

EXQUISITE CONTEMPORARY WITH JETLINER VIEWS

Completely remodeled with meticulous craftsmanship, this exquisite property offers panoramic views from downtown to the ocean. An open floor plan boasts high ceilings throughout, large windows allowing tremendous natural light, and an entertainer's level with a large 1,000+ sq. ft. outdoor deck. The master bedroom offers expansive views, an extraordinary closet and bathroom, and a wet-bar. Secondary en-suite bedrooms offer walk-in closets. Located on a quiet cul-de-sac street off prestigious Sunset Plaza (room for pool and pool permit pending).



SUNSET STRIP

1610 VIEWMONT DR.

\$5,595,000 | 4^{BED} 5^{BTH} 4,339^{SQ. FT.}

OPEN *TWILIGHT* 7-9 PM

1610VIEWMONTDR.COM

JASON OPPENHEIM
BROKER/PRESIDENT

jason@ogroup.com | 310.990.6656

OGROUP.COM

8606 Sunset Blvd. | West Hollywood, CA 90069



THE OPPENHEIM GROUP
REAL ESTATE

ARCHITECTURAL MASTERPIECE IN THE HOLLYWOOD HILLS

Featured in Interiors Magazine as a home with significant architectural and design merit, this sophisticated and refined contemporary home boasts over 5,400 square feet of retreat-like living space, complete with elevator, floor-to-ceiling windows, and panoramic city views from Downtown to Century City and the ocean.



SUNSET STRIP

8461 CARLTON WAY

\$4,999,000 | 4^{BED} 5^{BTH} 5,452^{SQ. FT.}

OPEN *TWILIGHT* 7-8:30 PM

8461CARLTON.COM

JASON OPPENHEIM
BROKER / PRESIDENT

jason@ogroup.com | 310.990.6656

OGROUP.COM

8606 Sunset Blvd. | West Hollywood, CA 90069



THE OPPENHEIM GROUP
REAL ESTATE

EXQUISITE BEVERLY HILLS PENTHOUSE WITH VIEWS

A spacious and bright penthouse in the sought-after Beverly Hills Maison Reeves concierge building, offering beautiful views of downtown's city lights. An open floor plan, with a large living area and balcony, romantic master suite with large spa, over sized shower and custom-built closet. Superb location near to Beverly Hills restaurants and shops.



BEVERLY HILLS

261 S. REEVES DR. PH5

\$2,299,000 | 3^{BED} 3^{BTH} 2,659^{SQ. FT.}

OPEN TUESDAY 11-2PM

261REEVESPH5.COM

JASON OPPENHEIM
BROKER/PRESIDENT

jason@ogroup.com | 310.990.6656

OGROUP.COM

8606 Sunset Blvd. | West Hollywood, CA 90069



THE OPPENHEIM GROUP
REAL ESTATE

GATED SHERMAN OAKS ESTATE WITH CITY VIEWS

Elevated on a quarter acre in the Sherman Oaks Hills sits this exquisitely remodeled, privately gated Briarwood Estate. Boasting soaring ceilings and views of the city lights, this impeccably crafted home offers four bedrooms each with a city or pool view and Juliet style balconies. A magnificent backyard provides a lush oasis with a glimmering lap pool and spacious spa shaded by a private hillside.



SHERMAN OAKS

15450 BRIARWOOD DR.

\$2,995,000 | 4^{BED} 5^{BTH} 3,968^{SQ. FT.}

OPEN TUESDAY 11-2PM

15450BRIARWOOD.COM

JASON OPPENHEIM
BROKER / PRESIDENT

jason@ogroup.com | 310.990.6656

MARY FITZGERALD
REALTOR ASSOCIATE

mary@ogroup.com | 323.636.1430

CHRISTINE QUINN
REALTOR ASSOCIATE

christine@ogroup.com | 310.871.7805



THE OPPENHEIM GROUP
REAL ESTATE

A PRIVATE OASIS WITH PANORAMIC VIEWS

Boasting views from the Hollywood sign to the Ocean, this five bedroom contemporary offers the pinnacle of aesthetic refinement. The luxurious master suite tames even the most discerning buyer with city views piercing through glass walls, a tremendous private deck, indoor/outdoor bathroom, bountiful closet space, and a push-button fireplace that exudes style and sophistication.



HOLLYWOOD HILLS

7104 MACAPA DR.

\$5,495,000 OR \$22,500/MO.

5 BED 6 BTH 4,109 SQ. FT.

OPEN TUESDAY 11-2PM

7104MACAPADR.COM

JASON OPPENHEIM
BROKER/PRESIDENT

jason@ogroup.com | 310.990.6656

OGROUP.COM

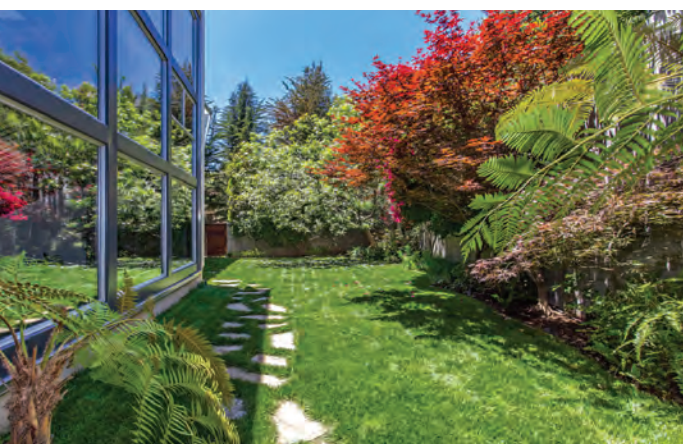
8606 Sunset Blvd. | West Hollywood, CA 90069



THE OPPENHEIM GROUP
REAL ESTATE

ARCHITECTURAL HOME WITH JETLINER VIEWS

Located in the Hollywood Hills with exceptional views of the city, Downtown LA, and the canyons, this dramatic contemporary home incorporates unique aspects of design to take full advantage of its setting and site. The loft-like entry overlooks an unbelievable interior cascading two-story waterfall and architectural koi pond, and open hallways to the kitchen/dining areas.



HOLLYWOOD HILLS

7270 MULHOLLAND DR.

\$2,895,000 | 4^{BED} 5^{BTH} 5,304^{SQ. FT.}

OPEN TUESDAY 11-2PM

7270MULHOLLAND.COM

JASON OPPENHEIM
BROKER/PRESIDENT

jason@ogroup.com | 310.990.6656

OGROUP.COM

8606 Sunset Blvd. | West Hollywood, CA 90069



THE OPPENHEIM GROUP
REAL ESTATE

GATED 7,250+ SQ. FT. ESTATE WITH VIEWS AND POOL

Behind private gates, this spectacular estate boasts breathtaking city views and a thoughtful floor plan allowing for plentiful natural light. An enormous master suite, elevator, wellness center with gym, sauna and steam shower equipped with guest lockers, a robust home security and video system, and 6-car parking completes this spectacular estate.



HOLLYWOOD HILLS

7218 MULHOLLAND DR.

\$3,399,000 | 6^{BED} 9^{BTH} 7,276^{SQ. FT.}

OPEN TUESDAY 11-2PM

7218MULHOLLAND.COM

JASON OPPENHEIM
BROKER / PRESIDENT

jason@ogroup.com | 310.990.6656

OGROUP.COM

8606 Sunset Blvd. | West Hollywood, CA 90069



BERKSHIRE HATHAWAY | California Properties
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BEVERLY HILLS | BRENTWOOD | CALABASAS | ENCINO | LOS FELIZ | LOS OLIVOS | MONTECITO | PACIFIC

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310 NORTH CARMELINA AVE

BRENTWOOD | 6 BEDS | 8½ BATHS

MAIN HOUSE: ±10,736 SQ FT | GUEST HOUSE: ±456 SQ FT

OFFERED AT \$22,500,000

DAVID OFFER | 310.820.9341 | [DavidOffer.com](https://www.DavidOffer.com) | [bhhscalifornia.com](https://www.bhhscalifornia.com)

PALISADES | PASADENA | SANTA BARBARA | SANTA MONICA | SHERMAN OAKS | STUDIO CITY | VENTURA

conditions, and features of property. Information is obtained from various sources and will not be verified by broker or MLS. Buyer is advised to independently verify the accuracy of that information. CalBRE 01317331/01150357

BERKSHIRE HATHAWAY | California Properties HomeServices



\$7,900,000 | Happy Canyon Ranch, Santa Ynez | 136± acs (assr)
Leslie Lunsman/Kerry Mormann | 949.683.7129

\$6,895,000 | 1095 Carolyn Way, Beverly Hills | 4BD/3½BA
Aitan Segal | 310.739.1561



\$2,929,000 | 10541 Wyton Dr, Little Holmby | 4BD/3BA
Larry Young | 310.777.2879

\$2,699,000 | 5315 Louise Ave, Encino | 5BD/4½BA
Andrea Thompson | 914.262.1970

\$1,925,000 | 7718 Skyhill Dr, Hollywood Hills | 4BD/3BA
Trena Berk | 818.314.7722



OPEN TUES 11-2

\$2,650,000 | 2233 Washington Avenue, Santa Monica | 3BD/3BA
Kim Halverson | 310.737.8173

\$1,299,000 | 2320 Meadow Valley Terr, Silver Lake | 3BD/2BA
Chris Serrano | 323.671.1219



Let us help you
FIND YOUR PERFECT

BEVERLY HILLS | BRENTWOOD | CALABASAS | ENCINO | LOS FELIZ | LOS OLIVOS | MONTECITO



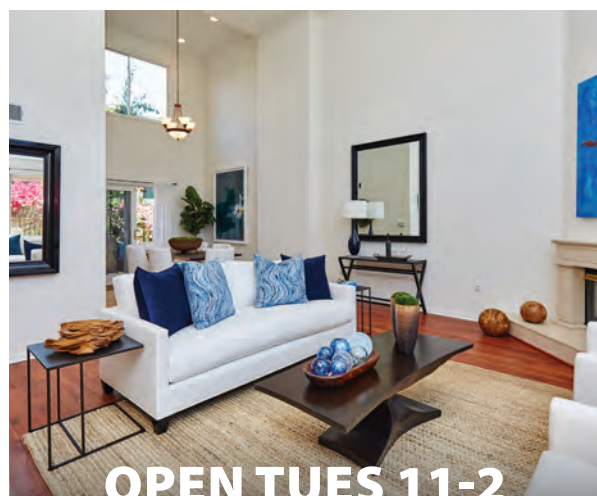
\$4,995,000 | 352 N Grenola Street, Pacific Palisades | 6BD/7BA
April McKenna | 310.985.9625



\$4,495,000 | 17201 McCormick St, Encino | 5BD/6BA
Dianne Merryll | 818.613.4655



\$1,899,000 | 933 S Gramercy Pl, Koreatown Adj | 4BD/3BA
Kathleen Becker | 323.819.4760



OPEN TUES 11-2

\$1,699,000 | 846 21st St #3, Santa Monica | 3BD/3BA
Shelli Broder | 310.820.9357



\$1,388,000 | 411 N Oakhurst Dr #305, Bev Hills | 2BD/2½BA
Alexandra Pfeifer | 310.230.3776



\$799,500 | 6724 Sunnyslope Ave, Valley Glen | 4BD/3BA
Kirk Hoffman | 310.890.3940



\$1,499,000 | 5353 Vanalden Avenue, Tarzana | 5BD/6BA
Cameron/Spitz | 818.380.2151/818.817.4284

460 N PALM DR UNIT PH 503



BEVERLY HILLS



OPEN TUESDAY 11-2 | Offered at \$3,695,000

This newly-constructed luxury penthouse unit is in the heart of Beverly Hills. This contemporary condo 2 bedrooms + 3 baths is light and bright with soaring 20 foot ceilings in the living room and is equipped with the finest finishes. Incredible kitchen features built-in espresso machine, Caesarstone counters and high end appliances. A private elevator leads from the unit to an exclusive rooftop deck, only available to the penthouse unit. From the rooftop, enjoy spectacular views of Beverly Hills to Downtown. Custom built-in BBQ & private hot tub. Enjoy the privacy, luxury and the amenities that this spectacular building has to offer while being close to incredible shopping and fine dining.



PATE STEVENS

pate@patestevensgroup.com
www.patestevensgroup.com
o: 310.888.3315 | c: 310.467.7253
bre #: 01749421

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BEAUTIFUL OASIS IN BEVERLY HILLS



1860 COLDWATER CANYON DR.



Welcome to your beautiful oasis in Beverly Hills. This home offers privacy, luxury and an entertaining paradise. Top-of-the-line upgrades inside and out including a Chef's kitchen with built-ins and a bright open floor plan with skylights throughout. House was fully remodeled less than six years

ago, complete with staff or guest suite with walk-in closets. The backyard offers a full luxury pool surrounded by paradise landscaping, spa style lounging and ample room for entertaining family and friends in an al fresco setting. Lunch and refreshments will be served.

\$3,099,000

Ben Clopot
310-570-1500
Ben@310Listing.com

Nelson Shelton & Associates
355 North Canon Drive
Beverly Hills, CA 90210

NEW LISTING



BROKERS OPEN TUESDAY 11-2



4536 WILSHIRE BLVD UNIT 105 LOS ANGELES, CA

3 Bed | 3.5 Bath | 2939 Sq ft. | \$1,195,000

Situated in the highly desirable area of Hancock Park, this generously sized condo offers 3 bedrooms, 3.5 baths and sits just under 3000 Sq ft. This warm home features hard wood floors throughout lower living areas and a spacious foyer. With a recently renovated kitchen, containing tile floors throughout and Viking appliances. The second floor consists of a laundry area and 3 bedrooms all with their own bathroom. The extensive master bedroom features a fireplace and seating area and a master bathroom, lined with a mirrored wall that opens to a walk in closet, and includes a Jacuzzi bath and dry sauna. This is the perfect condo in a prime location that also comes with 4 parking spaces.

TYLER NAKAZAKI 424.247.4879 TylerNa@nestseekers.com BRE# 01970806
SAM REAL 323.533.1277 SamR@nestseekers.com BRE# 1899808

Licensed Real Estate Broker NY, NJ, FL, CA. The Nest Seekers Beverly Hills office is owned by a subsidiary of Nest Seekers LLC. California BRE # 01934785. Equal Housing Opportunity.

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BEVERLY HILLS NEW YORK THE HAMPTONS NEW JERSEY MIAMI LONDON

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NEW LISTING



OPEN HOUSE TUES 11-2



3087 PASSMORE DRIVE LOS ANGELES, CA

3 Bed | 3.5 Bath | 3049 Sq ft. | \$1,887,000

Entertainer's dream home tucked away in prestigious Hollywood Hills. 3 bedrooms plus bonus room, 3 1/2 bath home with Chef's kitchen featuring high-end custom cabinets, Caesar-stone counters, Bertazonni 6 burner + griddle stovetop & oven, Sub-zero refrigerator, Miele dishwasher, and a built-in Gaggenau coffee machine. Light-filled living, dining and family room with custom wet bar all with 14' high ceilings. Designer staircase takes you to bedrooms upstairs. Master suite offers two spacious balconies with views of the hills including fireplace, walk-in closet, dual vanity and stand-alone spa tub. Second bedroom with en-suite bath and walk-in closet. Third bedroom has a full bath plus bonus room that can be used as bedroom or office. Backyard features a custom built 14 person Jacuzzi, outdoor dining area plus space to make your dream garden. 3-car garage. Only minutes to Runyon Canyon plus other popular hiking trails. Conveniently located near shopping, dining and entertainment in Beverly Hills and Hollywood.

ARTHUR BAKTIARIAN 310.721.8961 Arthur@nestseekers.com BRE# 01720765

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BEVERLY HILLS NEW YORK THE HAMPTONS NEW JERSEY MIAMI LONDON

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NEW LISTING

601 S. WINDSOR BOULEVARD | HANCOCK PARK

OPEN TUESDAY 11-2 PM

\$10,950,000 | 8 BEDS | 9 BATHS | 11,826 SQ. FT. | 26,756 SQ. FT. LOT

Located in prestigious Windsor Square, this stately traditional home on a large lot just completed an extensive restoration and addition. Designed by noted architects Hunt and Burns in 1914, this home combines the original details of that period with the modern amenities of today. The grand entry leads to dining room, family room and formal living room. The gourmet kitchen with large center island is completed by marble counters and pro-style appliances. The upper level consists of the spacious master bedroom suite with large walk-in closet and additional four bedroom suites. Basement level features one-bedroom suite and high-end home theater. The outdoor area is highlighted by beautiful gardens, BBQ area, pool and guest house complete with kitchen and one bedroom.

BLAIR CHANG

BCHANG@THEAGENCYRE.COM
424.230.3703

BILLY ROSE

BROSE@THEAGENCYRE.COM
424.230.3702



An international associate of Savills

THEAGENCYRE.COM





NEW LISTING

720 N. ELM DRIVE | BEVERLY HILLS

BY APPOINTMENT ONLY

\$16,500,000 | 7 BEDS | 11 BATHS | 11,202 SQ. FT. | 21,823 SQ. FT. LOT

Nestled within the exclusive Beverly Hills flats, on more than ½ an acre, sits this gorgeous country English-style estate. Behind hedges and gates, a large semi-circular driveway is crowned by the home's stately, vine-covered facade punctuated by period leaded windows. Originally built in the 1920s, no detail has been spared in the restoration retaining the style and finishes of the period while completing extensive renovations to enhance with modern luxuries throughout. Traditional interiors include both formal and informal living and dining spaces, chef's kitchen with La Cornue range, 5 generous en-suite guest rooms upstairs, plus a staggering master suite. Outdoor areas welcome open-air entertainment and relaxation on a dining patio, manicured grounds and lawns and large pool terrace protected by walls of mature trees for ultimate privacy. Amenities such as a 2-story guesthouse, billiards room with wet bar, sport court, and wine cellar complete this magnificent Beverly Hills estate.

BILLY ROSE

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424.230.3702

MAURICIO UMANSKY

MUMANSKY@THEAGENCYRE.COM
424.230.3701



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9704 CASHIO STREET

BEVERLYWOOD VICINITY



MODERN MASTERPIECE IN BEVERLYWOOD VICINITY

Exquisite, brand new construction with stunning back yard space in desirable Beverlywood. This gated home was designed with attention to detail and gorgeous fixtures. Spacious open floor plan with seamless indoor/outdoor flow. Chef's kitchen is equipped with Miele appliances, while entertainer's backyard boasts pool, fire pit, and cabana. This four-bedroom, four-and-a-half bath includes an upstairs loft, master suite with fireplace, Fleetwood doors, high ceilings and roof-top deck with views.

OPEN TUESDAY 11-2PM &
OPEN SUNDAY 2-5PM

NEW LISTING | \$4,299,000

4 BEDS
4.5 BATHS
3,969 SQ. FT.
7,618 SQ. FT. LOT

JONATHAN WIZMAN

JWIZMAN@THEAGENCYRE.COM
424.238.2454

JAMES HARRIS

JAMES@THEAGENCYRE.COM
424.400.5915

DAVID PARNES

DPARNES@THEAGENCYRE.COM
424.400.5916



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NEW LISTING

8260 MARMONT LANE | SUNSET STRIP

OPEN TUESDAY 11-2PM & SUNDAY 2-5PM

PANORAMIC VIEWS BEHIND THE CHATEAU MARMONT

\$3,699,000 | 3 BEDS | 4 BATHS | 2,727 SQ. FT. | 6,400 SQ. FT. LOT

Perfectly located just behind the Chateau Marmont and near to the best shopping and restaurants, this fully furnished contemporary home was built with the finest craftsmanship and detail. Boasting impressive views of the city lights, a large grassy yard and a sparkling new plunge pool, beautiful hardwood flooring, incredible designer kitchen, and soaring high ceilings. Three bedrooms including an expansive master suite, two-car garage. A sophisticated property for the most discerning buyer.

MARY HELLMUND

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424.400.5915

DAVID PARNES

DPARNES@THEAGENCYRE.COM
424.400.5916



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4614 RUBIO AVENUE | ENCINO | \$1,899,000 OR \$9,000/MO
5 BEDS | 5 BATHS | 4,000 SQ. FT. | 15,360 SQ. FT. LOT
CO-LISTED WITH **DENISE SNANOUDJ** 818.924.2655



4717 ENCINO AVENUE | ENCINO | \$4,395,000
6 BEDS | 7.5 BATHS | 6,718 SQ. FT. | 17,000 SQ. FT. LOT | 4717ENCINO.COM
CO-LISTED WITH **JIMMY A HIRSCH** 424.321.4945 | **DENISE SNANOUDJ** 818.924.2655

CRAIG KNIZEK

CKNIZEK@THEAGENCYRE.COM

818.618.1006



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CABRILLO ESTATE

COUNTRY RIDGE ESTATES - CALABASAS



CREATE YOUR LEGACY

The final opportunity to own in Country Ridge, is without a doubt, the crown jewel of this new exclusive nine home gated community. This majestic 40-acre parcel is surrounded by some of the most beautiful, serene, and private scenery. Close to schools, shopping, the freeway, and Zuma Beach. Three large flat pads, totaling almost three flat acres, provide a wonderful spot for an estate that enjoys eternal panoramic views. These pads can accommodate whatever the imagination can dream, for generations to come.

NEW LISTING | \$3,750,000

40 ACRES

CRAIG KNIZEK

CKNIZEK@THEAGENCYRE.COM
818.618.1006

MICHELLE SCHWARTZ

MSCHWARTZ@THEAGENCYRE.COM
424.230.3716



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NEW LISTING

8302 W. 4TH STREET | BEVERLY GROVE

\$1,829,000 | 3 BEDS | 2.5 BATHS | 1,846 SQ. FT. | 6,248 SQ. FT. LOT

Tucked behind hedges is this gem in the desirable Beverly Grove neighborhood. Classic charm and detailing of a bygone era blend with modern convenience. Living room with high ceilings, and a wood burning fireplace. The dining room opens to a patio with a pergola. Master suite with dual vanity bath. The kitchen will impress the most discerning chef with three professional ovens, Sub-Zero refrigerator, and Carrara marble counter tops. A backyard paradise awaits for dining, relaxing, and play.

DAN WEISER

DAN.WEISER@THEAGENCYRE.COM

424.285.1958



An international associate of Savills

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5848 OLYMPIC BOULEVARD #102

MIRACLE MILE



EXCELLENT LOCATION - SPACIOUS TOWNHOME IN MIRACLE MILE

Rare offering in Miracle Mile. This spacious and versatile three-bedroom, two-story townhome is perfect for anyone that wants to live in a centrally located area in Los Angeles. The first floor features high ceilings and big windows which gives a open and airy feel. The first floor features a kitchen, dining area, living room, powder room, and ample storage. The bedrooms are located on the second floor along with the laundry station.

OPEN TUESDAY 11-2PM

NEW LISTING | \$699,000

3 BEDS

3 BATHS

1,858 SQ. FT.

ANSEL KIM

AKIM@THEAGENCYRE.COM

323.868.6985



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DESERT PAL/SADES

.41 To .73-Acre Lots Priced From \$595,000
2.5% Broker Commission



PALM SPRINGS' LAST HILLSIDE ENCLAVE

Introducing the first release of homesites in Desert Palisades, a private enclave located three minutes from Downtown Palm Springs. A departure from traditional residential communities, Desert Palisades celebrates architectural expression, giving residents the freedom to design and build homes from the ground up. Among the first homes completed are modern masterpieces by Lance O'Donnell and Al Beadle, showcasing thoughtful, forward-thinking design and far-reaching valley and mountain views.

DESERTPALISADES.COM / 760 297 2230

1111 W RACQUET CLUB ROAD / PALM SPRINGS, CA / 92262



The developer reserves the right to make modifications in materials, specifications, plans, pricing, various fees, designs, scheduling and delivery of the homes without prior notice. All dimensions are approximate and subject to normal construction variances and tolerances. Plans and dimensions may contain minor variations from floor to floor. This is not an offer to sell or solicitation to buy to residents in jurisdictions in which registration requirements have not been fulfilled, but is intended for information only. 🏠

AIRE

SANTA MONICA



EMBODYING THE ESSENCE OF SANTA MONICA

AIRE presents a limited collection of 19 new townhomes and garden flats, thoughtfully designed to accentuate the quintessential outdoor lifestyle and coastal vibe of Santa Monica. From its much sought-after, central location, AIRE offers a spirited lifestyle with the very best of Santa Monica and the Westside just a walk or bike ride away.

RESIDENCES PRICED FROM \$958,000
2.5% BROKER COMMISSION
OPEN TUESDAY | 11 AM TO 2 PM

[AIRESantaMonica.com](https://www.AIRESantaMonica.com)

424.335.4114 | Sales@AIRESantaMonica.com | 1433 14th Street, Santa Monica, California 90404

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PARTNERS
trust





810 Greentree Road, Pacific Palisades

OPEN TUESDAY 11-2PM

Nestled on a large, open and bright flat $\pm 10,200$ square foot lot in a premier Rustic Canyon location in Pacific Palisades is this single-story ranch style home. The home offers 3 bedrooms, including a master suite with a fireplace, 2.5 bathrooms, entry, large formal dining room, den, living room with fireplace, kitchen with a breakfast area and a fabulous lush rear yard. Set back from the street, this property affords a once in a life time opportunity to create the home of your dreams in one of the most coveted neighborhoods of Pacific Palisades. First time on the market in many, many years.

NEW PRICE: \$3,595,000



PEKAR/ELLIS REAL ESTATE GROUP

pekarellis@gibsonintl.com | www.pekarellis.com

Paul Pekar
310.496.5955

Carol Ellis
310.496.5947

Melissa Ellis
310.496.5977





John Aaroe Group does not guarantee the accuracy of square footage or lot size. Call BRE# 00558939

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SALLY FORSTER JONES
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NEW LISTING | SWEEPING CITY TO OCEAN VIEWS

9315 Nightingale Drive, Los Angeles

ASKING \$9,995,000 | 9315Nightingale.com

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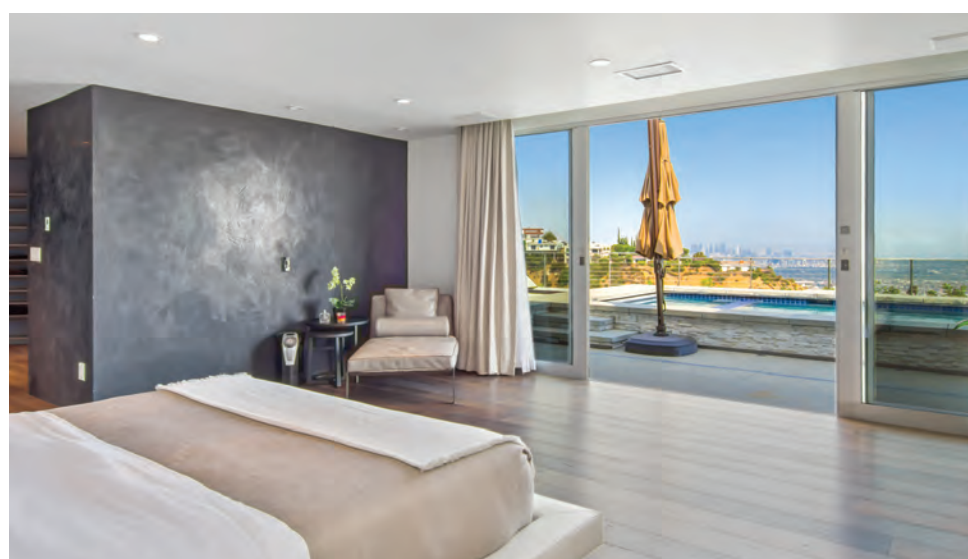


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SALLY FORSTER JONES
President, Aaroe Int.
Luxury Properties
sallyforsterjones.com

OPEN TUESDAY 11-2



Located at the top of prestigious Doheny Estates, this recently renovated modern designer home offers 4 bedrooms, 4 bathrooms, office, and walls of endless glass boasting panoramic city and ocean views. Other features include a spectacular 1600sq/ft great room with 12ft ceilings, terrazzo floors and motorized sliding doors opening onto an entertainer's outdoor space with a pool, spa, fire pit, outdoor kitchen/dining area. Master suite features hardwood floors and opens directly to the pool and outdoor shower. Also includes a gourmet kitchen with magnetic induction cooktop, designer bathrooms, large master closet, and 2-car attached garage. This property is the epitome of Southern California living, tailor-made for indoor/outdoor living and entertaining.

John Aaroe Group does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of the property provided by the seller or obtained from public records and other sources. The buyer is advised to independently verify the accuracy of the information. Sally Forster Jones CalBRE# 00558939/ Meredith Schlosser CalBRE# 01910316



JOHN AAROE GROUP

AKP

CONTEMPORARY MASTERPIECE



4546 WHITE OAK AVENUE, ENCINO

NEW PRICE \$6,995,000

OPEN TUESDAY 11-2PM

AARON KIRMAN
PRESIDENT, AAROE ESTATES

424.249.7162 | aaronkirman.com

ANGELO FIERRO
DIRECTOR, AAROE ESTATES

323.821.5353 | losangeloproperties.com

AARON KIRMAN
PARTNERS

2484 ROSCOMARE ROAD, BEL-AIR

OPEN TUESDAY 11-2PM | \$7,400,000

AARON KIRMAN
PRESIDENT, AAROE ESTATES

424.249.7162 | aaronkirman.com



JOHN AAROE GROUP

ALEK CARRERA
DIRECTOR, AAROE ESTATES

310.854.9190 | alekcarreraestates.com

TURN-KEY SUNSET PARK TOWNHOUSE

OPEN TUES 11-2pm



2339 34th St #42, Santa Monica

Elegant and sophisticated, this handsome townhouse is in a gated courtyard building, located in one of the hottest neighborhoods in Santa Monica. Completely remodeled 2-story residence features an open living room-dining room with fireplace, adjacent powder room, eat-in kitchen with Bosch stainless steel appliances and usable outdoor patio. Upstairs: two en suite bedrooms with vaulted ceilings, including an elegant master suite with balcony, luxurious bath with separate shower/soaking tub and dual sinks. Also includes crown mouldings, recessed lighting, inside laundry, 2 side-by-side parking spaces, private storage room and bike storage room. HOA dues are only \$444/mth and include earthquake insurance. A special turn-key offering in Sunset Park, only moments to restaurants, coffee shops, Trader Joe's, parks and in the coveted Grant Elementary School District.

Offered at: \$859,000 | 34thTownhouse.com

TREGG **RUSTAD**
treggrustad.com
310-623-8825

PETER **MAURICE**
petermaurice.com
310-623-8819

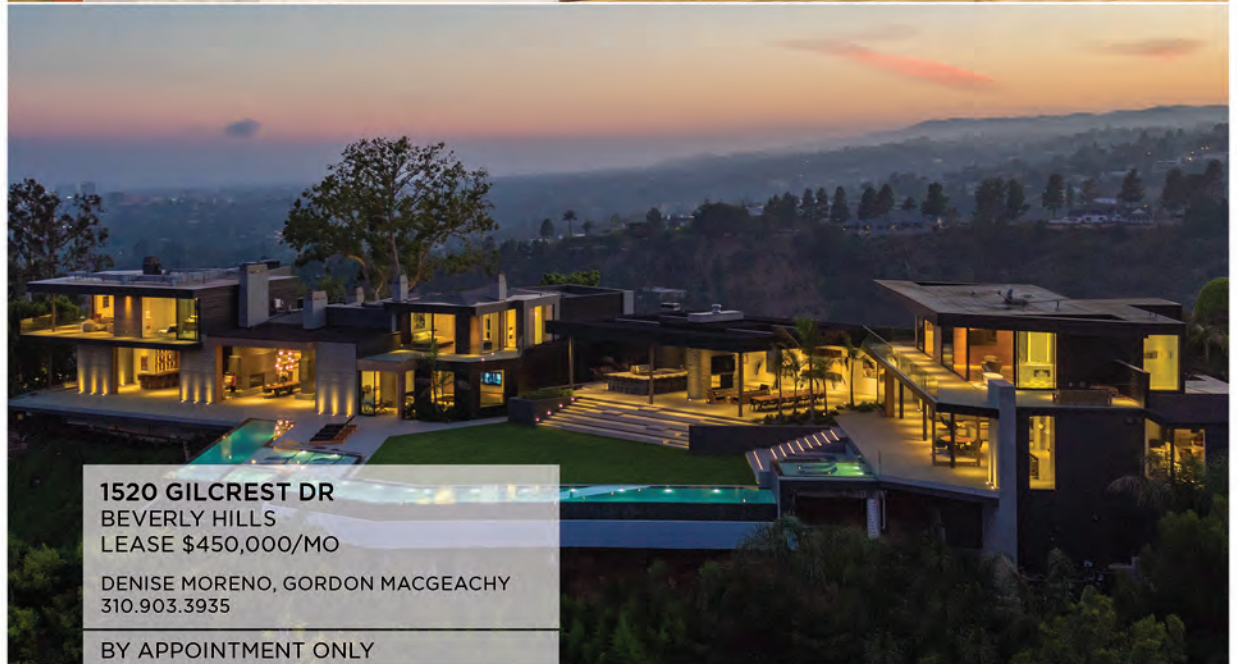


23917 MALIBU RD
MALIBU
\$9,995,000
RODRIGO IGLESIAS, RICK HILTON
310.699.3435
BY APPOINTMENT ONLY

RENDERING



1271 ST IVES PL
SUNSET STRIP
\$8,495,000
JUSTIN HUCHEL 310.617.4824
BY APPOINTMENT ONLY



1520 GILCREST DR
BEVERLY HILLS
LEASE \$450,000/MO
DENISE MORENO, GORDON MACGEACHY
310.903.3935
BY APPOINTMENT ONLY

HILTON & HYLAND



1233 N TIGERTAIL RD
BRENTWOOD
\$8,900,000

BRANDEN WILLIAMS, RAYNI WILLIAMS
310.691.5935

BY APPOINTMENT ONLY



23649 MALIBU COLONY RD #46A
MALIBU
\$7,500,000

CHAD ROGERS 310.858.5417

BY APPOINTMENT ONLY



10450 WILKINS AVE
WESTWOOD
\$5,100,000

DREW FENTON 310.858.5474

OPEN TUESDAY 11-2



HILTONHYLAND.COM



9161 HAZEN DR
BEVERLY HILLS PO
\$4,950,000
LINDA MAY 310.492.0735
BY APPOINTMENT ONLY



6312 ARROWHEAD PL
HOLLYWOOD HILLS EAST
\$3,750,000
ALPHONSO LASCANO, BJORN FARRUGIA
424.253.5489
BY APPOINTMENT ONLY

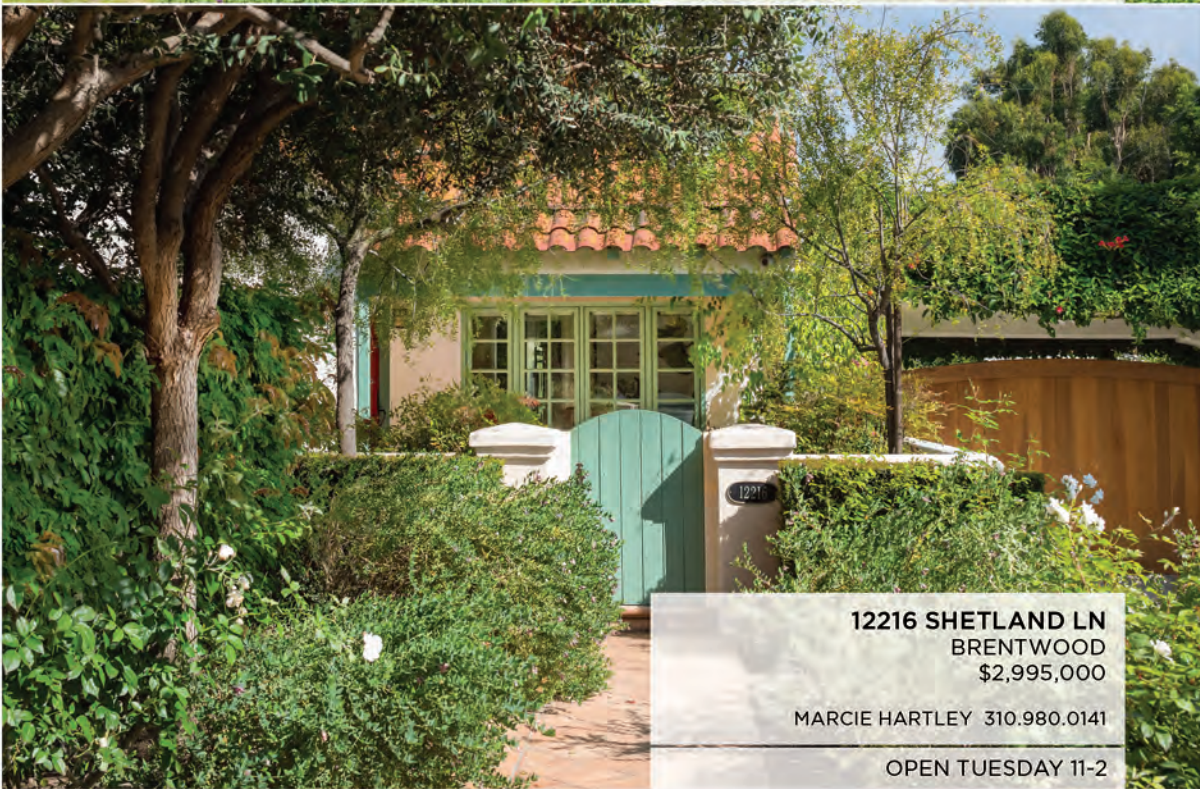


1347 BRAERIDGE DR
BEVERLY HILLS
\$2,688,500
ZACH GOLDSMITH 310.492.0744
OPEN TUESDAY 11-2

HILTON & HYLAND



2383 BOWMONT DR
BEVERLY HILLS
\$4,250,000
JONAH WILSON 310.858.5465
BY APPOINTMENT ONLY



12216 SHETLAND LN
BRENTWOOD
\$2,995,000
MARCIE HARTLEY 310.980.0141
OPEN TUESDAY 11-2



1465 LINDACREST DR
BEVERLY HILLS
\$5,150,000
GARY GOLD 310.858.5411
OPEN TUESDAY 11-2



HILTONHYLAND.COM

EAST COAST HIDEAWAY IN BEVERLY HILLS POST OFFICE



BY APPOINTMENT ONLY
2383 BOWMONT DR, BEVERLY HILLS
OFFERED AT \$4,250,000



JONAH WILSON
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JONAH@JONAHWILSON.COM
CALBRE# 01078809

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ARCHITECTURAL INNOVATION ON HEDGES PLACE
“EXPANSIVE VIEWS FROM A QUIET CUL-DE-SAC, SECONDS ABOVE THE SUNSET STRIP”



8516

HEDGES PLACE
SUNSET STRIP
\$18,900,000

BY APPOINTMENT ONLY
HEDGESPLACE.COM

HH HILTON & HYLAND

ba
Belzberg Architects

PATRICK FOGARTY
PATRICK@HILTONHYLAND.COM
310.779.2415

TYRONE MCKILLEN
TYRONEMCKILLEN@ME.COM
949.212.8721

LIVE YOUR LUXURY



BY APPOINTMENT ONLY
2911 ANTELO VIEW DR, BEL-AIR
\$39,900,000

LINDA MAY
Linda@LindaMay.com
LindaMay.com
310.492.0735
CalBRE# 00475038

LINDA MAY
PROPERTIES



BY APPOINTMENT ONLY
31038 BROAD BEACH RD, MALIBU
\$22,000,000 OR \$75,000/MO LEASE | BROADBEACHRETREAT.COM



BY APPOINTMENT ONLY
722 N. ALPINE DR, BEVERLY HILLS
\$9,995,000 | 722ALPINE.COM



BY APPOINTMENT ONLY
9161 HAZEN DRIVE, BEVERLY HILLS PO
\$4,950,000 | HAZENRETREAT.COM

PRICE REDUCTION!

BY APPOINTMENT ONLY

19 SEAVIEW TERRACE, SANTA MONICA

4 BEDS | 3 BATHS | 2,500 SQFT | NEW PRICE \$3,950,000

19SEAVIEWTER.COM

JUST LISTED!

BY APPOINTMENT ONLY

8511 NASH DR, SUNSET STRIP

2 BEDS | 2 BATHS | 946 SQFT | \$999,000

8511NASHDR.COM

ALPHONSO LASCANO
818.800.8848
ALPHONSOLASCANO@GMAIL.COM
CALBRE#01723550

BJORN FARRUGIA
310.998.7175
BJORN@BJORNFARRUGIA.COM
CALBRE# 01864250

**ALPHONSO
BJORN**

HH HILTON & HYLAND



PRIME BRENTWOOD CELEBRITY HIDEAWAY

12216 Shetland Lane, Brentwood

Open Tuesday 11-2 | Offered For \$2,995,000 | 12216ShetlandLane.com



HH HILTON & HYLAND

(H) MARCIE HARTLEY

Marcie@MarcieHartley.com

310.691.5950

CalBRE #01358268

NEWLY REDESIGNED | OPEN TUESDAY 11-2

PRIVATE ARCHITECTURAL BEAUTY IN THE RIVIERA

1514 SAN REMO DR, PACIFIC PALISADES

NEW PRICE \$13,995,000 | LEASE \$40,000/MO FURNISHED



LUXURY ESTATES

FEDER
GROUP

JUDY FEDER
310.858.5464

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ITALIAN VILLA IN WESTWOOD

10,000 SQFT+ LOT



10450 WILKINS AVE, WESTWOOD

OPEN TUESDAY 11-2

\$5,100,000

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310.858.5474
DREWFENTON.COM

A FRAME FOR LIFE



1281 STONE CANYON RD | BEL-AIR

\$12,500,000

OPEN TUESDAY 11-2



AARON KIRMAN
PRESIDENT, AAROE ESTATES
424.249.7162



DREW FENTON
HILTON & HYLAND
310.858.5474

Manuela Villa Presents...

www.6438GeorgiusWay.com



BACK ON THE MARKET! | OPEN TUE 11-2 w/REFRESHMENTS SERVED
4,343 SF | 6,452SF LOT | 4BR | 5BA

6438 Georgius Way, Hollywood Hills | Offered at \$2,295,000

www.5163BazaAve.com



NEW LISTING - OPEN FRI 11:30-1:30 w/REFRESHMENTS SERVED
2,826 SF | 15,273SF LOT | 4BR | 5BA

5163 Baza Ave., Woodland Hills | Offered at \$949,000



GLOBAL
LUXURY

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NEW LISTING - BY APPOINTMENT ONLY
3,472 SF | 12,842SF LOT | 4 BR 4BA



3552 Dixie Canyon, Sherman Oaks | Offered at \$2,149,000

Impressive newer Modern built in 2013 further upgraded in 2015 offering 2 masters for a total of 4bd/4baths and nearly 3,500sf on approx 13,000sf lot. Perfectly situated south of the boulevard in the prestigious Longridge Estates. Take the elevator up to the top entertainment floor that boasts walls of glass encompassing the enchanting canyon views, top end chefs Viking kitchen with custom cabinetry & massive center island, formal dining room, open living room accented with stacked stone & fireplace, powder bath for guests and double french doors leading out to the private zen back yard. Step down to the Master floor with huge walk-in closet and detached jet spa tub next to an expansive shower. Find 2 additional guest bedrooms with mirrored closet doors and generous full bath. Bottom floor has private entry leading into the second master suite and direct entrance to the 2 car garage. Spacious balconies on every floor, exotic hardwood floors, travertine tile, ceasarstone counters, security cameras and recessed lighting throughout.

www.3552DixieCanyonPlace.com

Co-listed with Alec Johnston | 7W Properties

MANUELA VILLA

310.880.4828 | MANUELA@MANUELAVILLA.COM

WWW.MANUELAVILLA.COM | CALBRE # 01900049





2511 BENEDICT CANYON DRIVE, BEVERLY HILLS

\$4,195,000

Open Tuesday 11-2

JOE BABAJIAN

310.623.8800

KAITLYN OLSON

310.986.7100



Fine Estates®

AARON KIRMAN

310.994.9512





7904 WOODROW WILSON DRIVE, LOS ANGELES

\$3,799,000

Open Tuesday 11-2

JOE BABAJIAN

310.623.8800

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310.986.7100



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310.994.9512





1151 N DOHENY DRIVE, LOS ANGELES, CA
ANOTHER ENTRANCE ON 9071 SHOREHAM DRIVE

\$3,995,000

Open Tuesday 11-2

JOE BABAJIAN
310.623.8800





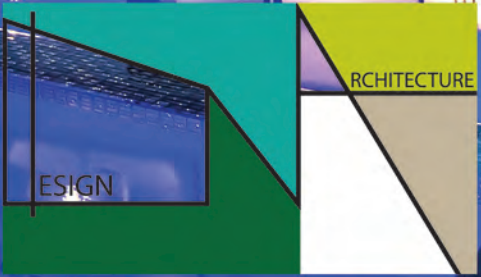
10505 SANDALL LANE, BEL AIR
www.10505Sandall.com

\$4,350,000

Open Tuesday 11-2

JOE BABAJIAN
310.623.8800







401 S. LA JOLLA AVENUE | LOS ANGELES

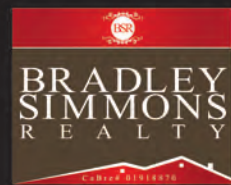
\$4,750,000 | 5 BEDROOMS | 5.5 BATHS | 5,544 SQ FT | 7,652 SQ FT LOT

TUESDAY
JULY 18TH
11-2, 6-9PM

OPEN

SUNDAY
JULY 23RD
2 - 5 P M

11-2PM AND 2-5PM FOR LITE BITES • 6-9PM FOR MUSIC, WINE & CHEESE



STEVEN BOHBOT
310.710.4666 • BRE# 01859235
STEVEN@THESTANDARD OIL.COM

JONATHAN "YONI" ROBIN
310.279.0770 • BRE# 01941188
YONI@THESTANDARD OIL.COM

READY TO SELL? LOOKING TO BUY?

IT'S TIME FOR ELLIMAN



Bel Air
1166 LINDA FLORA DRIVE | \$2,495,000

2 Bedrooms, 3 Bathrooms
Web# 17226626
Juliette Hohnen 323.422.7147



Beverly Center | New Listing
434 N CRESCENT HEIGHTS BLVD | \$3,888,000

5 Bedrooms, 6 Bathrooms
Web# 17250128
Michelle Oliver 310.500.6111
Cory Charlupski 310.728.9566



Beverly Center | New Listing
627 N VISTA STREET | \$3,495,000

5 Bedrooms, 5 Bathrooms
Web# 17250386
Josh & Matthew Altman 310.819.3250
Heather Altman 310.924.4664



Beverly Hills | New Listing
425 N MAPLE DRIVE PH602 | \$11,500,000

6 Bedrooms, 8 Bathrooms
Web# 17238798
Bachir Oueida 310.722.7727



Beverly Hills | New Listing
273 S SPALDING DRIVE | \$4,690,000

12 Bedrooms, 8 Bathrooms, 4 Unit Income Property
Web# 12345678
Mandy Benedict 408.316.0709



Beverly Hills Post Office
1547 TOWER GROVE DRIVE | \$12,500,000

4 Bedrooms, 5 Bathrooms, Pool & Views
Web# 17221768
Juliette Hohnen 323.422.7147



Century City | New Listing
1 W CENTURY DRIVE #26A | \$6,800,000

2 Bedrooms, 4 Bathrooms
Web# 12345678
Bachir Oueida 310.722.7727



Century City
1 W CENTURY DRIVE #5B | \$5,000,000

2 Bedrooms, 3 Bathrooms
Web# 16185750
Bachir Oueida 310.722.7727



Doheny Estates | New Listing
1844 MARCHEETA PLACE | \$9,950,000

4 Bedrooms, 5 Bathrooms, Pool & Views
Web# 17250550
Josh & Matthew Altman 310.819.3250



OPEN FRIDAY 11-2

Encino | New Listing

16440 WESTFALL PLACE | \$1,799,000

4 Bedrooms, 4 Bathrooms

Web# 17248766

Josh & Matthew Altman 310.819.3250

Marisa Rokstad 310.721.7773



OPEN TUESDAY 11-2
AND FRIDAY 11-2

Encino | New Listing

16551 CALNEVA DRIVE | \$1,350,000

4 Bedrooms, 4 Bathrooms, Pool & View

Web# 17250038

Josh & Matthew Altman 310.819.3250



OPEN TUESDAY 11-2

Hollywood Hills East

3347 CHARLESTON WAY | \$1,200,000

3 Bedrooms, 2 Bathrooms

Web# 17234306

Craig White 310.415.8666

Robyn Morris 310.923.3037



Pacific Palisades

269 BELLINO DRIVE | \$8,395,000

6 Bedrooms, 5 Bathrooms & Pool

Web# 17216104

Tracy Tutor Maltas 310.595.3889



Sunset Strip

1416 BLUEBIRD AVENUE | \$7,999,000

5 Bedrooms, 6 Bathrooms, Guest House & Pool

Web# 17231214

Jeeb O'Reilly 310.980.5304

Tori Barnao 323.633.1878

Stefani Stolper 310.403.9331



Sunset Strip

9222 FLICKER WAY | \$4,999,000

3 Bedrooms, 4 Bathrooms & Pool

Web# 17231404

Jeeb O'Reilly 310.980.5304

Tori Barnao 323.633.1878

Gersh Gershunoff 213.359.0328



Venice

16 PALOMA AVENUE | \$5,495,000

3 Bedrooms, 2 Bathrooms

Web# 17226504

Josh & Matthew Altman 310.819.3250

Juliette Hohnen 323.422.7147



Venice | Price Improvement

628 SAN JUAN AVENUE | \$2,395,000

4 Bedrooms, 2 Bathrooms & Pool

Web# 17238428

Juliette Hohnen 323.422.7147



Venice | New Lease

719 SUPERBA AVENUE | \$13,500 PER MONTH

4 Bedrooms, 3 Bathrooms

Web# 17250406

Juliette Hohnen 323.422.7147



BY APPOINTMENT ONLY



1844 MARCHEETA PLACE | DOHENY ESTATES

\$9,950,000 | NEW LISTING

Set proudly on one of the best streets in Doheny Estates, this graceful Mediterranean villa overlooks one of the best city to ocean views imaginable. Enter unto a massive light filled formal foyer, to this gorgeous 4 Bedroom, 5 Bathroom single story home boasting over 5,000 square feet of living space where European sophistication & contemporary Californian style converge. A sprawling master suite comprises an entire wing, complete with luxurious his & hers dressing rooms and wonderfully appointed bathroom overlooking large grassy side yard and pool. Each bedroom is en-suite with impeccable attention to detail. **Web# 17250550**

DohenyEstatesVilla.com

AB THE ALTMAN BROTHERS

JOSH & MATT ALTMAN

C: 323.610.0231

Josh@TheAltmanBrothers.com

CalBRE# 01764587

 **Douglas Elliman** EST. 1911
REAL ESTATE

elliman.com

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OPEN TUESDAY 11-2



627 N VISTA STREET | BEVERLY CENTER \$3,495,000 | NEW LISTING

Gated new construction architectural masterpiece boasts rooftop terrace and features exclusive design elements throughout. Featuring soaring ceilings, light-filled open floor plan, gourmet entertainer's kitchen with state-of-the-art appliances and breakfast bar, sliding walls of glass opening to outdoor patio areas and covered outdoor living room, infinity pool and rooftop with 360 degree views featuring fire pit, hot tub and kitchen. Stunning master suite offers balcony with views, large walk-in closet and spa like master bath with soaking tub and one-of-a-kind shower. 2 additional en-suites and bonus family room upstairs and 5th suite downstairs. **Web# 17250386**

AB THE ALTMAN BROTHERS

JOSH & MATT ALTMAN

O: 310.819.3250
Josh@TheAltmanBrothers.com
CalBRE# 01764587

HEATHER ALTMAN

O: 310.924.4664
Heather@TheAltmanBrothers.com
CalBRE# 01833121

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OPEN TUESDAY 11-2



434 N CRESCENT HEIGHTS BLVD | BEVERLY CENTER \$3,888,000 | NEW LISTING

Contemporary Spanish 4,643 sq.ft. 5 en-suite bedrooms, 5.5 bath home. Iron gates open to topiary gardens, mature trees and fountain. Enter through the solid-wood pivot door to a voluminous two-story entry with Carrera marble staircase and 12/14-foot ceilings throughout! European oak floors lead to the open-concept living and dining rooms and gourmet kitchen with high-end appliances and 60' glass wine fridge. Pella French doors open to the resort-style entertaining area with zero-edge, black-pebbled pool, covered patio, BBQ and grassy yard. Luxurious master has two balconies, oversized closet and beautiful views. **Web# 17250128**



MICHELLE OLIVER

O: 310.734.2653
C: 310.500.6111
Michelle.Oliver@elliman.com
CalBRE# 01837352



CORY CHARLUPSKI

O: 310.734.2654
C: 310.728.9566
Cory.Charlupski@elliman.com
CalBRE# 02007976



elliman.com

THE ULTIMATE LUXURY LIVING AND ENTERTAINING HOME



3585 BEVERLY GLEN TERRACE | \$3,495,000

OPEN TUESDAY, JULY 18TH 11-2PM & TWILIGHT SHOWING THURSDAY, JULY 20TH 4-8PM

Majestic mountain scenery, breathtaking cityscapes and panoramic canyon views, all accentuate the meticulously appointed grounds of this custom-designed, gated, contemporary Mediterranean home, quietly nestled away on its own private road. Opulence abounds with lavish amenities that will excite the senses! Create sumptuous meals in the fully equipped gourmet chef's kitchen. Host elegant soirées replete with a sonically pristine sound system, ornate wood-burning fireplace and PGA-inspired putting green — all amidst capacious entertaining spaces, seamlessly merging the interior and exterior living areas. This 5 bed, 5 1/2 bath home, features a stately family room, perfect for hosting formal affairs or intimate gatherings, a custom library, maids quarters and elegantly finished bathrooms, making this home a must see. The spacious and elegantly designed Master Suite, offers the serenity of a tranquil sitting area, nursery or office and a beautifully appointed, relaxing Master Bath. Located in an exclusive, private, gated community, this magnificent estate defines luxury living.

**EXCLUSIVE
REPRESENTATION**

Kevin Booker
310-721-7736
kdb@weahomes.com
CALBRE#: 01869691

Kurt Rappaport
310-860-8889
kr@weahomes.com
CALBRE#: 01036061

WEAHOMES.COM



WESTSIDE ESTATE AGENCY

BEVERLY HILLS | 210 North Canon Drive, Beverly Hills, CA 90210 (310) 247-7770
MALIBU | "In The Country Mart" 23410 Civic Center Way, Malibu, CA 90265 (310) 456-1171
MIAMI | 2100 Ponce de Leon Blvd, 7th Floor, Coral Gables, FL 33134 (305) 447-1471



Located in the coveted Crestview Neighborhood, this luxurious modern home consists of 3,461 square feet with 5 bedrooms and 4.5 baths. This home features an open-concept entertaining area with 10-foot ceilings and a Kosher-style kitchen. The main living area consists of a large eat-in island, dining room with modern chandelier and an over-sized living room and sitting area. The dream kitchen is well equipped with Jenn-Air appliances, two dishwashers, two sinks, two ovens, built-in microwave, large pantry and wine refrigerator. The spacious living room features a linear fireplace surrounded by built-in cabinets and a 12-foot slider that leads you out to the spacious backyard. The newly landscaped backyard has a several areas for entertaining and grass area large enough to accommodate a pool. The spacious master bedroom suite has two walk-in closets and a large deck overlooking the gorgeous backyard. The enchanting master bathroom consists of a floating tub, large shower and Calcutta marble tile. There are 3 other bedrooms on the second floor, along with a large front patio and built-in cabinetry for linens. This home is perfect for any family. Don't miss out on this amazing opportunity!

david@goldenbeeproperties.com
www.goldenbeeproperties.com
CalBRE: 01912734

David Berneman
(888) 721-2228 x 1



SHELTON WILDER

310.997.7059 | shelton@sheltonwilder.com

ELIKARON

310.701.4779 | eli.karon@telesproperties.com



122 North Clark Drive
#401
West Hollywood
2bd 2.5ba
Listed at \$1,199,000

OPEN TUESDAY, JULY 18TH | 11AM-2PM

Light and airy front-facing penthouse in one of the premiere courtyard buildings in West Hollywood. Located on coveted Clark Drive just moments from some of the finest boutiques, eateries, and coffee shops in the city, this 2BR/2.5BA condominium home features wood floors, an open floor plan, and great outdoor space. With two en suite bedrooms at opposite ends of the unit, a large formal dining room, open kitchen with breakfast bar, and a spacious living room anchored by a gas fireplace and a private balcony with views of the Hollywood Hills, the style and sophistication of this 2005-built home is unparalleled. A circular skylit entry opens to the living room and kitchen, providing a dramatic introduction to an amazing space rarely offered in today's market. Recessed lighting, built-in surround sound speakers, central air and heat, inside laundry, and an eye-popping walk score of 94 make this West Hollywood abode an opportunity not to be missed. ClarkPenthouse.com

717 N CAHUENGA #B1 | HOLLYWOOD



717Cahuenga.com | 2BD/2BA | 1,530 Sq Ft | 4-Car Garage | \$849,000

Sophisticated architectural live-work loft in the heart of Hollywood. Front corner unit with soaring 24 ft. ceilings and hardwood floors throughout. Attached 4 car garage with electric rollup door entry and hand roll up door, washer and dryer hookups. Great opportunity to run a business and work from home. Please see title report for regulations. Low HOA dues.



JORY BURTON

Beverly Hills Brokerage | 310.766.5679

Jory@JoryBurton.com | JoryBurton.com

Sotheby's

INTERNATIONAL REALTY

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661 Stone Canyon Road | Bel Air



Open Tuesday 11-2

\$23,950,000

Over a Flat Acre
Remodeled Colonial Estate

Stan Richman

310.779.9601
stan.richman@compass.com

9291 Flicker Place

BIRD STREETS

NOW OFFERED AT 4,200,000



Sotheby's
INTERNATIONAL REALTY

Development opportunity in prime location at the end of a cul de sac | Lot 10,032 sq ft approximately
OPEN TUESDAY 11-2pm

Leanna McAnulty
310 270 7627

Victoria Risko
310 882 0246

PRIVATE BEVERLY HILLS COMPOUND

OPEN TUESDAY 11-2



2620 Hutton Drive, Beverly Hills 90210 | 6BD/7BA | 6,921 sq. ft | 0.5 acre lot | Offered at \$5,499,000

[2620HUTTONRESIDENCE.COM](https://www.2620HUTTONRESIDENCE.COM)

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CELEBRITY OWNED ROYAL OAKS ESTATE

15837 ROYAL OAK ROAD, ENCINO



15837 ROYAL OAK ROAD | PRICE UPON REQUEST

OPEN 11-2

Ultra contemporary celebrity owned family house in a fantastic school district. Incredibly secure and private, this traditional style home has been transformed into an effortlessly elegant contemporary masterpiece. The spacious wood-floored living room has a vaulted ceiling, stunning brass surrounded fireplace, and is flooded with light from a wall of windows looking on to the lush gardens and pool. The kitchen is perfect for family gatherings with ample seating around the marble topped counters and center island with nearly every restaurant quality appliance imaginable and opens to the large dining room and adjoining media room. The master suite has accordion style glass doors opening on to the gardens, a boutique dressing room closet with hair and make up station and a marble clad bath with ample storage. There are two additional bedrooms each with ensuite bath and an office. The gated property of approximately one acre of land includes a guest house, tennis court, and is located in the prestigious Royal Oaks neighborhood of Encino. **MUST RSVP FOR ADMISSION, RSVP TO 310.786.1844 or Barry.Sloane@SothebysHomes.com**



SLOANE + SILVER

Barry Sloane & Marc Silver

Historic & Architecturally Significant Properties

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MODERN CONDO NEAR MELROSE PLACE

817 N ALFRED ST #104A, LOS ANGELES



817 N ALFRED ST #104 | OFFERED AT \$935,000

OPEN 11-2

Modern Condo near Melrose Place. Light and modern, this single level condo has big open rooms and high ceilings. Perfect for entertaining, the spacious living room has two sliding doors opening on to a large private patio and huge picture windows. The kitchen features white fronted cabinets and high end appliances. There are two master-sized bedrooms each with en suite baths and spacious walk in closets. The unit features a full size washer and dryer as well as two deeded side by side parking spaces, one with an electric vehicle charging station. There are hardwood style floors throughout the unit. The building is newer and meticulously maintained, with guest parking, a roof-top sundeck and party room. Located in one of West Hollywood's hottest neighborhoods, this unit is just moments from dozens of restaurants, designer boutiques, and coffee shops.



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OPEN TUESDAY, JULY 18TH • 11-2PM



1256 BEVERLY GREEN DRIVE, BEVERLY HILLS | \$3,500,000

This gorgeous 4 Bedroom and 3 Bathroom home is located in the City of Beverly Hills and sits on a 7,900-square foot lot. As you enter this beautiful (approx.) 3,500 square foot residence, you are immediately greeted by an open spacious living room with a fireplace and dining room with expansive city vistas. A remodeled gourmet kitchen with a breakfast nook. The main floor consists of a large master suite and 2 additional bedrooms. The focal attraction is on the lower level, as the large family room with a fireplace and entertaining area open onto the patio overlooking a magical pool, spa and BBQ area. A 4th large bedroom with its own bathroom. Two car garage with a direct entrance to the house. Plentiful storage space. A 5-minute walk to Roxbury Park.

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Magali Bergher
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MALIBU | "In The Country Mart" 23410 Civic Center Way, Malibu, CA 90265 (310) 456-1171
MIAMI | 2100 Ponce de Leon Blvd, 7th Floor, Coral Gables, FL 33134 (305) 447-1471

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10821 WILKINS AVE,
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OPEN HOUSE TUES, 7/18 FROM 11-2

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BASEMENT | ROOFTOP DECK | THEATRE | ELEVATOR



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