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**INTERNATIONAL**

TUESDAY, JULY 19, 2016

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

# Sotheby's

INTERNATIONAL REALTY

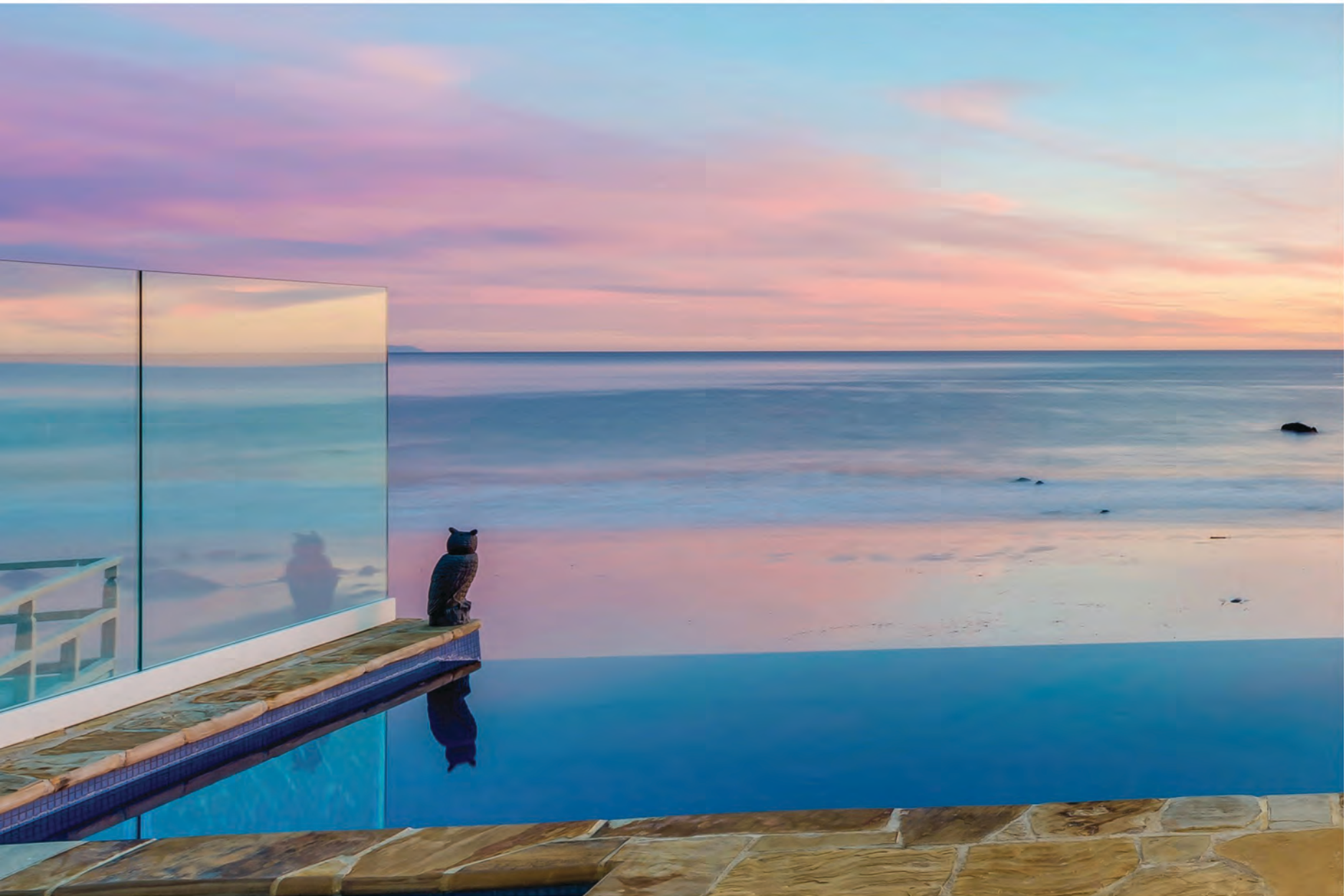
MALIBU | Villa Sogno  
Tony DeFranco 805.208.1904

5BD/10BA | 4 Acres Apx | \$29,000,000  
[SothebysHomes.com/sales/0423769](http://SothebysHomes.com/sales/0423769)

[SOTHEBYSHOMES.COM/SOCAL](http://SOTHEBYSHOMES.COM/SOCAL)

# Sotheby's

INTERNATIONAL REALTY



**MALIBU** | 31412 Broad Beach  
Amy Alcini 310.266.7929

6BD/7BA | 14,785 sqft lot | \$24,000,000  
[SothebysHomes.com/sales/1300051](https://www.sothebysHomes.com/sales/1300051)

**VISIT US ONLINE**  
[SothebysHomes.com/SoCal](https://www.sothebysHomes.com/SoCal)



**MALIBU** | Unique PCH Beach Front 5BD/6BA | 5,897+/- sq.ft. lot | \$4,895,000  
Amber Koepf 310.779.3007 [SothebysHomes.com/sales/1290367](https://www.SothebysHomes.com/sales/1290367)



**MALIBU** | 31412 Broad Beach 6BD/7BA | 14,785 sqft lot | \$24,000,000  
Amy Alcini 310.266.7929 [SothebysHomes.com/sales/1300051](https://www.SothebysHomes.com/sales/1300051)

**VISIT US ONLINE**  
[SothebysHomes.com/SoCal](https://www.SothebysHomes.com/SoCal)

**VISIT US ONLINE**  
[SothebysHomes.com/SoCal](https://www.SothebysHomes.com/SoCal)



CROSBY DOE  
ASSOCIATES



Not only does *Oak Ridge* afford a rare and desirable Southern California lifestyle, with its significant Mills Act tax benefits, and competitive pricing it is arguably the best Estate value in the Greater Los Angeles area.

*Your private review is invited.*

**ELMER GREY, F.A.I.A.**

**999 South San Rafael Avenue – Pasadena  
The Clifford Barnes Estate, 1912**

Oak Ridge, also known as the Clifford Barnes Estate, was designed in 1912 by Elmer Grey, F.A.I.A. This park-like private 1.6 acre estate property showcases Grey's talent as an exceptional architect of the first quarter of the twentieth century. Oak Ridge is located in Pasadena's Edenic San Rafael Hills, and is sited at the end of a gated long private drive. Here, Grey brings an open breezy modernity to the plan, masterfully combining Eastern Shingle Style and Craftsman elements suitable for a grand two story family residence set within a California garden. As Pasadena's Victorian-era landscape transitioned into a new, modern world, Grey's application of low-pitched, gabled roof and dormers, heavy use of wood rafters, wood-shake siding, and pebble dash stucco exteriors provide a perfect counterpoint against the architectural formality of the late-nineteenth century. Generous common rooms open to multiple outdoor loggias which meld seamlessly with the garden. The residence displays fine fixtures, Grueby tile fireplaces, and fine woodworking throughout, and includes: 6 bedrooms, 5 bathrooms, eat-in kitchen, detached artist's studio, 3 car garage, finished basement/entertainment room, wine room, and a long lap pool. Recently approved Mills Act Contract affords significant tax savings.

**Call Crosby Doe about Mills Act tax savings**

**architectureforsale.com**

**\$5,499,000 Crosby Doe & Matthew Berkley**

**310.275.2222**

**architectureforsale.com™**



## 1310 NAPOLI DRIVE | PACIFIC PALISADES

Offered at \$6,795,000 | 4 BED | 3 BATH | 5,104 SQ. FT. | 1310NAPOLIDR.COM



BY  
APPOINTMENT

# JANE DORIAN

310.922.6464 | jane.dorian@thepartnertrust.com



THEPARTNERTRUST.COM

Partners Trust Real Estate Brokerage & Acquisitions 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 | DORIAN CALBRE# 01520230.

EXCLUSIVE AFFILIATE OF

LEVERAGE  
GLOBAL PARTNERS



1970 NORTH GRAMERCY PLACE | THE OAKS  
*Offered at \$1,748,000*



OPEN HOUSE  
TUESDAY 11AM - 2PM

CHRISTIE McCOLLUM | KATRINA WEBB

323.605.1633 | 323.387.8011



THEPARTNERSTRUST.COM

Partners Trust Real Estate Brokerage & Acquisitions 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 | Webb CalBRE# 01357129 | McCollum CalBRE# 01975605.

EXCLUSIVE AFFILIATE OF



LEVERAGE  
GLOBAL PARTNERS


JOHN AAROE GROUP



NEW LISTING

OPEN TUESDAY 11-2  
WESTWOOD  
10663 Kinnard Avenue  
\$9,500,000

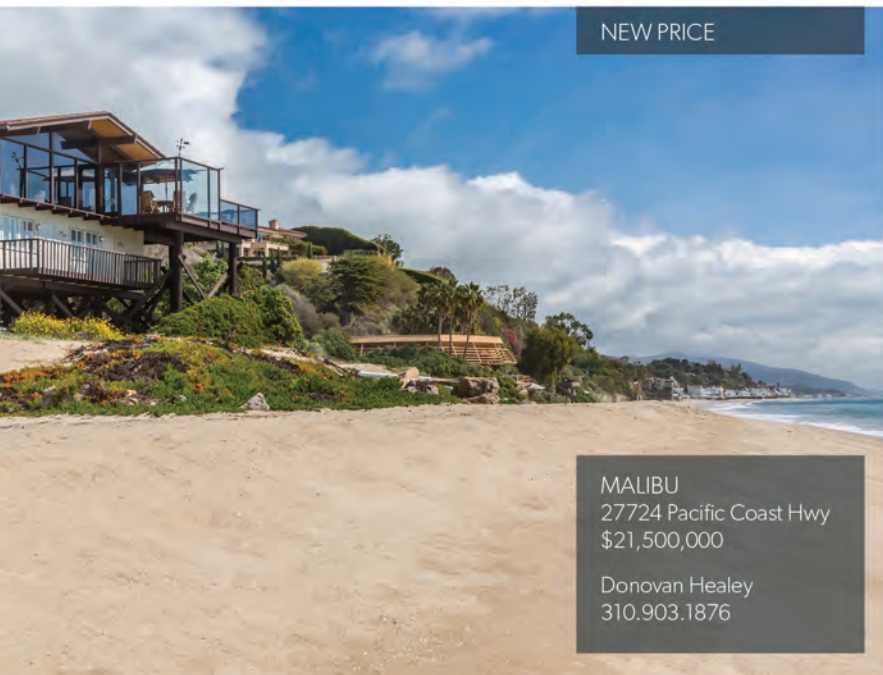
Aaron Kirman  
424.249.7162



NEW LISTING

MALIBU  
31454 Broad Beach  
\$15,000,000

Sally Forster Jones  
310.691.7888



NEW PRICE

MALIBU  
27724 Pacific Coast Hwy  
\$21,500,000

Donovan Healey  
310.903.1876



NEW LISTING

OPEN TUESDAY 11-2  
BEVERLY HILLS  
1960 Coldwater Canyon Dr  
\$3,195,000

Aaron Kirman  
424.249.7162

aaroe.com

BEVERLY HILLS  
BRENTWOOD  
SUNSET STRIP  
BALDWIN HILLS  
SHERMAN OAKS

TOLUCA LAKE  
PASADENA  
DOWNTOWN LA  
STUDIO CITY





NEW LISTING

OPEN TUESDAY 11-2  
**TARZANA**  
 4775 Topeka Drive  
 \$5,288,000  
 Aaron Kirman & Alan Taylor  
 424.249.7162



**SUNSET SQUARE**  
 1521 S. Sierra Bonita Ave  
 \$1,549,000  
 Lustig & Kneeder  
 310.770.0283



**HOLLYWOOD HILLS**  
 6876 Pacific View Drive  
 \$1,495,000  
 Jimmy Bayan  
 323.315.7440



NEW LISTING

**WESTSIDE VILLAGE**  
 10804 Kingsland Street  
 \$1,899,000  
 Melissa Menard  
 310.729.9726



NEW LISTING

**BEL-AIR**  
 320 St. Pierre Road  
 \$13,950,000  
 Sally Forster Jones  
 310.691.7888



**11956 AZURE PLACE, BRENTWOOD**  
LISTED AT \$3,994,000

BY APPOINTMENT

Tucked away in a quiet and private cul-de-sac, this meticulously renovated and traditional home is gated and boasts a long driveway surrounded by greenery. With five spacious bedrooms and an office, the property opens up to a magical backyard oasis. Equipped with a large pool, serene waterfall, and a sizable deck that overlooks a lush putting green. Minutes away from Brentwood shops and fine dining.

MITRA MORADIFAR 310.383.7253  
www.THEMORADIFARGROUP.com mitramoradifar@gmail.com



**2801 OVERLAND AVE, CHEVIOT HILLS**  
LISTED AT \$1,850,000

BY APPOINTMENT

Life at its best in this turnkey Rancho Park home. All new appliances, windows + coverings, doors, solar panels, buffed and stained hardwood floors, repainted inside and out, done to perfection. Kitchen and baths remodeled. All new landscaping, fire pit, BBQ, outdoor room under gazebo. When only the best will do, bring your discriminating buyers. Overland Elementary scores a 10 out of 10...and so does this house. A must see!

RHONDA DEVICTOR 310.433.5645  
www.RDVREALESTATE.com rdvrealstate@gmail.com

**3120 HOLLYRIDGE DR, HLLYWD HILLS EAST**  
LISTED AT \$1,639,000

OPEN TUESDAY 11-2PM

Stunning Backyard, Pool and Views in Beachwood Canyon! Must See the large, lush backyard, a private oasis awaiting your wildest parties! Beautiful pool/Jacuzzi underneath the Hollywood sign, fancy outdoor kitchen and fireplace with views of city lights and bordering Griffith Park! House features high vaulted ceilings, hardwood floors, large master suite and indoor fountain. Newly remodeled kitchen, dining room, office/den, patio areas throughout home.

KORINNA SEHRINGER 323.363.3493  
www.SUNNYLAHOMES.com KS.RealEstateLA@gmail.com



**2509 SILVER RIDGE AVE, SILVER LAKE**  
LISTED AT \$1,595,000

BY APPOINTMENT

Gorgeous 4+4.5 Contemporary home with panoramic views. LR with high ceilings & views. Great family rm. Cook's kitchen with ss appl, breakfast bar & DR. Master enjoys expansive vus + sumptuous bath with shower, spa tub, double sinks & walk-in closet. Guest bdrm with private bath, home office & powder bath. Spacious yard (rm 4 pool), patio & a small orchard of fruit trees too! Walking distance to 365 Whole Foods. Close to Silver Lake Library, reservoir & more.

GEORGE & EILEEN MORENO 323.668.7600  
www.GEORGEANDEILEEN.com moreno@georgeandeileen.com



**13609 CHANDLER, SHERMAN OAKS**  
LISTED AT \$1,525,000

BY APPOINTMENT

Beautifully renovated home with a lavish open floor plan that's perfect for entertaining! Upon entering this home, you'll appreciate the vaulted ceiling crown molding arched doorways rich wood floors & warm fireplace. Elegance abounds this 3400sqft home with 4 bedroom/4 bathroom, formal dining room, large kitchen with loads of cabinets and a bright breakfast area which overlooks the patio.

MIRIAM WYDERMYER 323.707.2270  
www.MIRIAMREALTY.com miriam@miriamrealty.com

**4557 DON RODOLFO PLACE, PARK HILLS HTS**  
LISTED AT \$1,189,000

OPEN TUESDAY 11-2PM

Stunning Architect owned and remodeled Mid Century Modern home perched on the hillside above Culver City with breathtaking panoramic view of Downtown, Hollywood and the San Gabriel Mountains. Dramatic entry instantly reveals the vista through the open floor plan. An entertainer's paradise, this home is nestled in an idyllic cul-de-sac surrounded by pristine California hills. Don't miss out on the chance to own an historical treasure.

RHONDA DEVICTOR 310.433.5645  
www.RDVREALESTATE.com rdvrealstate@gmail.com



# Sotheby's

INTERNATIONAL REALTY



MALIBU  
Majestic Beachfront  
4BD/4f2hBA | web: 0355634 | \$24,995,000  
Brentwood Brokerage  
Colette Pelissier 310.570.7950

# THE ART OF LIVING



**JUNE LAKE** | Magnificent Hand-Hewn Log Estate  
9BD/9f5hBA | web: 0308588 | \$15,900,000  
Sunset Strip Brokerage  
Gwen Banta 323.252.1700



**MALIBU** | Point Dume Luxurious Tennis Compound  
6BD/5f3hBA | web: 0343912 | \$12,250,000  
Pacific Palisades Brokerage  
James Respondek 310.488.4400



**WEST HOLLYWOOD** | Luxury Investment  
8 Residences | web: 0027070 | \$10,200,000  
Beverly Hills Brokerage  
Gregory Moesser 310.770.9014



**LOS FELIZ** | 2656 Aberdeen Avenue  
6BD/7BA | web: 0286642 | \$6,195,000  
Los Feliz Brokerage  
Konstantine Valissarakos 323.252.9451, Charles Clark 323.304.5276

GREATER LOS ANGELES BROKERAGES | [sothebyshomes.com/socal](http://sothebyshomes.com/socal)  
Beverly Hills | Brentwood | Los Feliz | Malibu | Pacific Palisades | Pasadena | Santa Monica | Sunset Strip  
FRANK SYMONS | Executive Vice President/Chief Operating Officer, Western Region | 310.724.7000

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Visit [onlywithus.com](http://onlywithus.com) to discover the benefits available through us alone.

# A True International Real Estate Brand



**415 7th St • Santa Monica**  
Sandra Miller  
7 bed • 10 bath • 8,954 sf • 15,000 sf lot

**\$9,998,000**  
310.616.6213



**9512 Tullis Dr • Beverly Hills**  
Y Charlie | K Sanchez | A Aldrete, The Agency  
3 bed • 3.5 bath • 2,188 sf • 4,950 sf lot

**\$2,199,000**  
323.547.8900



**2121 La Mesa Dr · Santa Monica** **\$17,800,000**  
 Sandra Miller 310.616.6213  
 6 bed · 7 bath · 9,288 sf · 22,881 sf lot



**406 S Sycamore Ave · Hancock Park Adjacent** **\$3,790,000**  
 Rosalie Klein 323.935.8680  
 5 bed · 6 bath · 6,502 sf lot



**648 Milwood Ave · Venice** **\$3,700,000**  
 Sandra Miller 310.616.6213  
 3 bed · 4.5 bath · 3,550 sf · 5,400 sf lot



**2905 Strongs Dr · Venice** **\$3,250,000**  
 Michele Blackmon 310.906.5896  
 4 bed · 4 bath · 3,229 sf · 2,893 sf lot



**1919 4th St, #B · Santa Monica** **\$2,299,000**  
 Sandra Miller 310.616.6213  
 3 bed · 2.5 bath



**6652 Lindenhurst Ave · Beverly Grove** **\$1,650,000**  
 Rosalie Klein 323.935.8680  
 2 bed · 2 bath · 7,098 sf lot



**8786 Lookout Mountain · Los Angeles** **\$1,475,000**  
 R Barragán | C Montgomery-Duban 310.663.3676  
 3 bed · 2.5 bath · 1,776 sf · 2,962 sf lot



**Mar Adentro · Los Cabos** **\$841,950 - \$5,553,600**  
 Yawar Charlie | Karen Sanchez 323.383.3753  
 Hotel & Residences | 5 Star Luxury Destination



**ENGEL & VÖLKERS®**

**SANTA MONICA**  
 SantaMonica.EVUSA.com  
 310.460.2525

**BEVERLY HILLS**  
 BeverlyHills.EVUSA.com  
 310.777.7510

**LOS ANGELES**  
 LosAngeles.EVUSA.com  
 323.937.5101

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# 440 MARTIN LANE, BEVERLY HILLS

TROUSDALE ETATES | OFFERED AT: \$16,900,000

[WWW.440MARTINLANE.COM](http://WWW.440MARTINLANE.COM)

OPEN TUESDAY 11-2PM AND TWILIGHT 5:30-8:30PM



**BEN BACAL**  
310-717-5522  
[BENBACAL@GMAIL.COM](mailto:BENBACAL@GMAIL.COM)  
CAL BRE # 01437782



**DEANNA SMITH**  
310-560-4510  
[DEANNASP@MSN.COM](mailto:DEANNASP@MSN.COM)  
CAL BRE # 019936246



**BAHARE RABADI**  
310-922-0046  
[RABADI@COLDWELLBANKER.COM](mailto:RABADI@COLDWELLBANKER.COM)  
CAL BRE # 01941134



Open House  
Tuesday 7/19  
11am - 2pm



# 1277 Sunset Plaza Drive

**\$4,549,000**

4 Bed | 5 Bath | Pool & Spa  
Updated East Coast Traditional

**Charlie Schuster**

310.867.4949



**Brent Watson**

310.600.9119



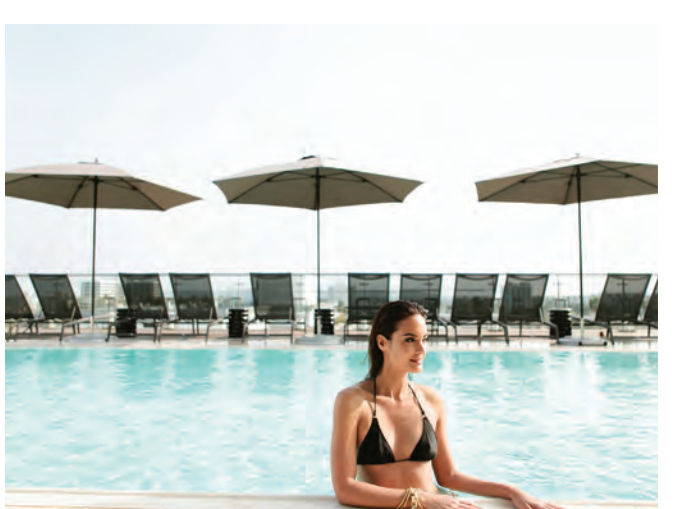
# 8500

**AWARDED  
“BEST RESIDENTIAL  
PROJECT OF THE YEAR”**

*Leases starting at \$5,500/mo.*

**FEATURES**

One & two bedroom apartments with private balconies  
Penthouse Club Room • House Car & Driver  
Rooftop Pool & Fire Pit • 5-Star Concierge  
Stunning views • 24-hour Attendant • Trader Joe’s  
Room Service from The Larder at Burton Way



5% BROKER PARTICIPATION



*Virtual tour at [8500burton.com](http://8500burton.com) | [info@8500burton.com](mailto:info@8500burton.com) | 310.274.9898 | 8500Burton*

LIFE • STYLE • CARUSO

# WESTSIDE ESTATE AGENCY



## THE PARK BEL AIR BEL AIR | \$75,000,000

The finest "bespoke" estate collection to be built in LA. There will be 3 homes on almost 11 acres. This is the first estate to be released. Permitted & ready to build. Your home can range from 23k ft at \$75m to 59k ft at \$115m. 3 acres, city + ocean views. Main residence, guest house, IMAX theater, fitness center, 2-lane bowling alley, elevators, art vault, spa & esthetician room, golf & race car simulator, underground auto gallery for 19 cars w/underground connector tunnel, two pools (89 ft & 75 ft). [weahomes.com/listing/788-tortuoso-way](https://weahomes.com/listing/788-tortuoso-way)

**Kurt Rappaport**

(310) 860-8889 | CalBRE# 01036061

**Stephen Shapiro**

(310) 860-8888 | CalBRE# 01257836

**Fred J. Bernstein**

(310) 300-0599 | CalBRE# 01476689



## SPECTACULAR NORTH BEVERLY PARK ESTATE BEVERLY HILLS | \$33,500,000

Completely private & secluded from the street, set behind iron gates. Over 20,000 sf of living space on almost 4 acres. Mediterranean villa with a grand 2-story entry, large living room, formal dining room, conservatory, gourmet kitchen/family room, theater, wine cellar, incredible entertainment facilities, & more. [weahomes.com/listing/beverly-park-circle](https://weahomes.com/listing/beverly-park-circle)

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



## THE EPITOME OF LUXURY BEVERLY HILLS | \$25,000,000

In the most prime section of Beverly Hills, this world-class estate is the perfect blend of quality, style, and privacy. Includes a 5 bedroom + 9 bath main house, a guest house, a north/south lighted tennis court, and a resort style pool, spa, & gardens. Elevator, 3 car garage, + motor court with parking for 25+ cars. [weahomes.com/listing/661-doheny-rd](https://weahomes.com/listing/661-doheny-rd)

**Fred J. Bernstein** (310) 300-0599 | CalBRE# 01476689



## SPRAWLING 2.6 ACRE COMPOUND BRENTWOOD | \$22,500,000

Magical 2.63 acres of park-like land on lower Mandeville is this compound of 3 structures, a swimming pool, & a tennis court + flat & rolling lawns. Main house is approx 8,000 sf (5 BRs/6 BAs + 2 powder rms). 3,500 sf guest house, a pool house, & more. [brentwoodcompound.com](https://brentwoodcompound.com)

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

**Richard Ehrlich** (310) 860-8885 | CalBRE# 01267136



## ON 55 FEET OF MALIBU'S FINEST BEACH MALIBU | \$18,500,000

30 year owner has completely restyled this 5 bedroom + 4.5 bathroom home. Ocean view master bedroom with private deck, 3 additional family bedrooms inside the main house plus a guest apartment over the garage; dedicated media room/theater with the finest sound system and a 12 foot curved screen. [weahomes.com/listing/23936-malibu-rd](https://weahomes.com/listing/23936-malibu-rd)

**Michael Higer** (310) 300-0568 | CalBRE# 00431010

WEAHOMES.COM

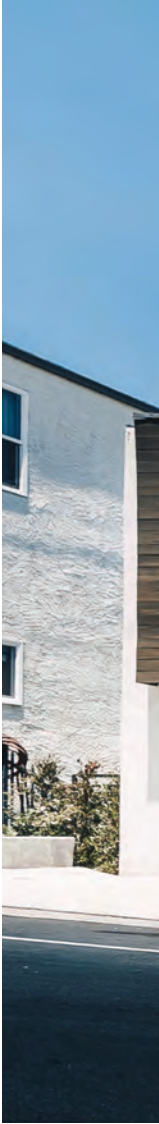


## WESTSIDE ESTATE AGENCY

**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



1962 STRADELLA RD | BEL AIR  
\$ 3,695,000 | 4 BED 4 BATH



MERCER  VINE



2416 APOLLO DR | HOLLYWOOD HILLS  
\$ 2,495,000 | 4 BED 4 BATH 3,179 sq ft



1312 BEVERLY GROVE PL | BEVERLY HILLS  
\$ 5,495,000 | 5 BED 5 BATH



3551 ROYAL WOODS DR | SHERMAN OAKS  
\$ 1,995,000 | 4 BED 5 BATH 4,075 sq ft

ADAM ROSENFELD  
310.595.5915  
adam@mercervine.com

KYLE GIESE  
310.975.5838  
kyle@mercervine.com

MERCERVINE.COM  
8124 W. 3rd Street, Suite 200, Los Angeles, CA 90048  
calbre# 01978797 | AR 01918229 | KG 01915855

# GLOBAL VISION. LOCAL EXPERTISE.



## BRENTWOOD

13151 Rivers Road | 7 Bedrooms | 10 Baths | \$18,995,000  
Dena Luciano 310.600.3848



## BEVERLY HILLS | NEW LISTING

1129 Tower Road | 5 Bedrooms | 9 Baths | \$17,495,000  
Josh & Matthew Altman 310.819.3250 | Jacob Greene 310.415.2653



## CENTURY CITY

1 West Century Drive #28A | 3 Bedrooms | 5 Baths | \$12,750,000  
Michelle Oliver 310.500.6111



## VENICE

621 San Juan Avenue | 12 Bedrooms | 12 Baths | \$8,995,000  
Josh Altman 310.819.3250 | Matthew Altman 323.791.9398



## PACIFIC PALISADES

269 Bellino Drive | 6 Bedrooms | 5.5 Baths | \$8,395,000  
Tracy Tutor Maltas 310.722.2267



## BEL AIR

11531 Orum Road | 6 Bedrooms | 7 Baths | \$7,950,000  
Juliette Hohnen 323.422.7147



## BEL AIR | NEW LISTING

10899 Chalon Road | 3 Bedrooms | 4 Baths | \$6,695,000  
Josh Altman 310.819.3250 | Matthew Altman 323.791.9398



## BEVERLY HILLS POST OFFICE

9839 Cardigan Place | 5 Bedrooms | 7 Baths | \$5,495,000  
Marshall Peck 310.497.3279



## LOS FELIZ

5121 Franklin Avenue | 4 Bedrooms | 6 Baths | \$4,795,000  
Troy Gregory 323.203.5661

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FOR A COMPLETE LIST OF PROPERTIES, VISIT [ELLIMAN.COM/CALIFORNIA](http://ELLIMAN.COM/CALIFORNIA)



**MALIBU | NEW LISTING**

29518 Harvester Road | 5 Bedrooms | 4 Baths | \$4,395,000  
Tracy Tutor Maltas 310.722.2267



**PACIFIC PALISADES | PRICE REDUCTION**

18008 Sea Reef Drive | 5 Bedrooms | 3 Baths | \$3,899,000  
Josh Altman 310.819.3250 | Matthew Altman 323.791.9398



**HOLLYWOOD HILLS | BACK ON MARKET**

2783 La Castana Drive | 4 Bedrooms | 3.5 Baths | \$2,995,000  
Tracy Tutor Maltas 310.722.2267



**SUNSET STRIP**

9092 St. Ives Drive | 4 Bedrooms | 4 Baths | \$2,895,000  
Juliette Hohnen 323.422.7147



**BEVERLY HILLS | NEW LISTING**

200 S. Swall Drive | 4 Bedrooms | 3 Baths | \$2,395,000  
Marshall Peck 310.497.3279



**HOLLYWOOD HILLS | NEW LISTING**

2548 Greenvally Road | 3 Bedrooms | 4 Baths | \$1,995,000  
Josh Altman 310.819.3250 | Matthew Altman 323.791.9398



**SANTA MONICA | NEW LISTING**

1717 Sunset Avenue | 3 Bedrooms | 3 Baths | \$1,965,000  
Michelle Oliver 310.500.6111



**BURBANK | NEW LISTING**

905 E. Olive Avenue | 3 Bedrooms | 3 Baths | \$1,399,900  
Erica Carver 310.402.9411



**WEST LOS ANGELES**

1415 Butler Avenue #4 | 3 Bedrooms | 3.5 Baths | \$1,299,000  
Heather Witt 323.948.9000

# INCREDIBLE BEVERLY HILLS DEVELOPMENT OPPORTUNITY

## THE ALTMAN BROTHERS



**1129 Tower Road | Beverly Hills | 5 Bedrooms | 9 Baths | \$17,495,000** | Once in a lifetime opportunity to purchase 1.35 acres on the famed Tower Road. Perched on a private knoll, up a long private driveway, with INCREDIBLE city views, these world-class grounds are hidden behind large gates with extreme levels of privacy from the road. Approximately 6,244 square foot Main House with rolling lawns & sparkling vistas, sweeping grounds with cabana, motor court, 3 car garage, and spacious back patio with pool overlooking the world. Unparalleled potential for massive custom estate! Seller to provide all reports upon request.

**JOSH & MATTHEW ALTMAN**

**C: 310.819.3250**

**JOSH@THEALTMANBROTHERS.COM**

**THEALTMANBROTHERS.COM**

**JACOB GREENE**

**C: 310.415.2653**

**JACOB@THEALTMANBROTHERS.COM**

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**GLOBAL VISION.  
LOCAL EXPERTISE.**

**AB** THE ALTMAN BROTHERS

**Douglas Elliman** EST. 1911  
REAL ESTATE

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# LUXURY MID-CENTURY MODERN ESTATE IN BEL AIR

## THE ALTMAN BROTHERS



OPEN TUESDAY 11-2PM

**10899 Chalon Road | Bel Air | 3 Bedrooms | 4 Baths | \$6,695,000** | Located in coveted lower Bel Air & nestled behind gates and a long private driveway this single story luxury Mid-Century Modern estate boasts quality finishes, meticulous craftsmanship, stunning views & a generously sized motor court. This incredible property encompasses the essence of elegance! Enjoy ultimate privacy on nearly an acre of lush landscaped grounds complete with putting green and practice area. Entertain in style as this 3-bedroom, 3-bathroom designer home offers a spacious open floor plan, walls of glass & copious doses of natural light throughout. Sunbath and relax poolside or practice yoga in the gym. Your home offers every amenity giving no reasons to ever leave this resort like setting. This sleek & stylish estate awaits you.

**JOSH & MATTHEW ALTMAN**

C: 310.819.3250

JOSH@THEALTMANBROTHERS.COM

THEALTMANBROTHERS.COM

**MARISA ROKSTAD**

C: 310.721.7773

MARISAROKSTAD@KW.COM

**GLOBAL VISION.  
LOCAL EXPERTISE.**

**AB** THE ALTMAN BROTHERS

**KW BEVERLY HILLS**  
KELLERWILLIAMS REALTY

**Douglas Elliman** EST. 1911  
REAL ESTATE

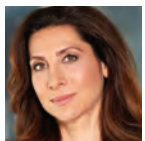
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## SOPHISTICATED DESIGNER-DONE LUXURY CONDO

OPEN TUESDAY 11AM-2PM & TWILIGHT SHOWING 6PM-7:30PM

**1 W Century Drive #28A | Century City | 3 Bedrooms | 5 Bathrooms | 4,600 sqft. | \$12,750,000** | Located in The Century, widely regarded as the most prestigious 24hr full-service building in Los Angeles. The privately-keyed elevator opens directly into the gracious entry foyer leading into an expansive living room with breathtaking views spanning from downtown to the Pacific Ocean. This sophisticated and glamorous residence has clean lines, luxurious rosewood floors, his and her spacious master baths and closets, state of the art Savant home automation, Balhaup custom kitchen and elegant detailing throughout. Truly a world-class home at the premiere address for luxury and style. **RSVP for Broker's Open to [info@michelleoliver.com](mailto:info@michelleoliver.com).**



**MICHELLE OLIVER**

**O: 310.734.2653 | C: 310.500.6111**

**[MICHELLE.OLIVER@ELLIMAN.COM](mailto:MICHELLE.OLIVER@ELLIMAN.COM)**

**[MICHELLEOLIVER.COM](http://MICHELLEOLIVER.COM)**



# VIEW



## FEATURED *Properties*

SHERMAN OAKS | PRICE UPON REQUEST  
Represented by STEVE SHRAGER (818) 606-7862

COLDWELL BANKER RESIDENTIAL BROKERAGE

*View magazine is distributed to 15.9 million households each year.  
Browse all digital editions at [cbview.com](http://cbview.com)*

**COLDWELL  
BANKER** 



**ARCADIA | \$7,350,000**

Custom Mediterranean Mursol built, 5 br, 8 ba hm/huge 49,272SF lot in the Santa Anita Oaks

**GARY LORENZINI (626) 688-1698**



**BEVERLY HILLS | \$2,995,000**

New Price! Amazing 90210 development opportunity with views to Catalina Island!

**VANGELIS KORASIDIS (310) 247-1500**



**BEVERLY HILLS PO | \$2,697,000**

1635 Ferrari Drive. Canyon to Ocean views on a large lot! located in Prime BHPO. 4bd+3ba.

**MANN/MARSHALL (310) 777-6362**



**CALABASAS | \$1,489,000**

23002Peacock.com Beautiful 5+5, over sized private lot, pool, spa & waterfall! LV Schools!

**KAREN BOUDREAU (818) 434-8633**



**CULVER CITY | \$1,299,000**

5BD/3BA | Hardwood Floors Throughout | Large Grassy Backyard with Serene Pond & Waterfall

**TAYA DICARLO (310) 431-8251**



**DOWNTOWN LOS ANGELES | \$449,000**

Priced to sell! Large, open loft in the Eckardt building w/ industrial details.

**KERRY MARSICO (213) 700-6515**



**HANCOCK PARK | \$7,350,000**

One of Windsor Square's grandes-12,500 sf on a nearly 27,000 lot, 11 bedrooms, 8.5 baths.

**LISA HUTCHINS (323) 460-7626**



**HANCOCK PARK | \$4,900,000**

Timeless beauty for modern age. Classic elegance with smart home technology. 7,481SF.

**NAOMI & LEAH 323-860-4245X4259**



**LOS ANGELES | \$1,649,000**

Soaring ceilings, nu desgr kit,3BD, 2 mstr ste, 2.5BA, gym, walk-in closet, htd pool & spa.

**CARLA & RAY LOWE (424) 702-3043**



**LOS ANGELES | \$1,000,000**

5552 Edgewood Pl | Charming 3 bd 1.5 ba renovated home. Two car detached garage.

**RHONDA GOFF (310) 458-0091**



**LOS FELIZ | \$2,980,000**

www.4342Cedarhurst.com, Exquisite Los Feliz Spanish Colonial Revival, 4 + 4.5, City Views

**CESAR SANCHEZ (323) 356-6618**



**MALIBU | \$20,000,000**

Bluff Top Cliffside estate w/guest house.

**CHRISTOPHER CORTAZZO (310) 589-2472**



RESIDENTIAL BROKERAGE

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**



**OXNARD | \$1,495,000**  
Silver Strand Beach-steps to the sand! 4+3.5 zoned coastal commercial down, residential up  
**DIANNE GARNETT (805) 495-1048**



**PACIFIC PALISADES | \$2,699,000**  
Mid-century 4+4 home on spacious 1/3 of an acre lot. Backyard w/ a sparkling pool and spa.  
**LEXIE BREW | LIZ KEENAN (310) 804-9081**



**PALOS VERDES ESTATES | \$4,999,000**  
One-of-a-Kind Spanish Hacienda Estate with Huge Views of the Queen's Necklace  
**VIRGINIA BUTLER & LES FISHMAN (310) 980-4301**



**SAN MARINO | \$4,350,000**  
Updated 4BR/4BA traditional style home. Distinguished school district www.1541Charlton.com  
**GRACE CHANG (626) 318-2028**



**SANTA BARBARA | \$5,950,000**  
Private Hilltop Villa. Elegant Santa Barbara living. www.HopeRanchParadise.com  
**LINDA LORENZEN-HUGHES (805) 886-1842**



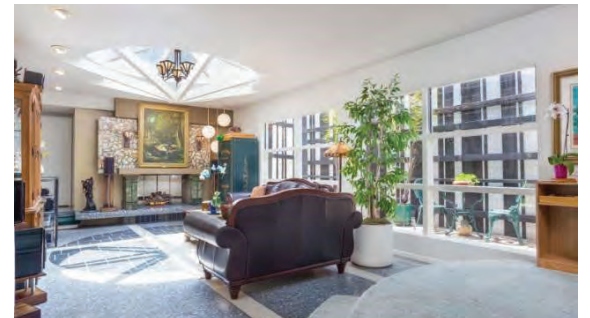
**SANTA MONICA | \$16,500,000**  
Spanish revival oceanfront estate w/pool. Updated kitchen & bath. Also avail. for lease.  
**DON RICHSTONE & DAVID SOLOMON (310) 457-4264**



**SANTA MONICA | \$788,000**  
2510 Arizona Ave 3 - 2 bd + 3 ba Townhouse located in Santa Monica in The Woods complex.  
**MAURICE J. JORDAN (310) 571-7719**



**SHERMAN OAKS | \$1,450,000**  
OPEN SUN 2-5 3951 Murietta Ave. Private gated 3+3 Mid Century with views.  
**RON PAPILE (818) 415-7966**



**SOUTH PASADENA | \$998,000**  
3 bedrooms, 3 baths, 2,165 sq ft and South Pasadena Schools. www.82PincrestDr.com  
**PAUL VILLEGAS & CONNIE OLMOS (626) 318-9100**



**TARZANA | \$1,040,000**  
Charming 4+3 ranch home. Master suite, private yard with pool. www.19608ValdezDrive.com  
**CHRISTINA ADAMS (323) 793-5981**



**VENICE | \$5,800,000**  
Amazing Historic Double lot compound offering 8 bungalows. Truly one-of-a-kind in Venice.  
**MARK KANIGHTS & CRAIG O'ROURKE (310) 433-7691**



**WOODLAND HILLS | \$750,000**  
Modern & elegant eco-friendly 2bd 1.5ba remodeled hm w/new copper plumbing & more.  
**DAVID BAYAT (310) 442-1300**

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  
Venice (424) 280-7400  
Ventura (805) 648-5051

Westchester (424) 702-3000  
Westlake Village (805) 495-1048  
**COLDWELLBANKERHOMES.COM**



# A&D ARCHITECTURE & DESIGN

## ARCHITECT TIM BARBER'S VIEW ON HISTORIC RENOVATION

by Bret Parsons

By preserving older homes, the thoughtful design, quality materials, and expert craftsmanship is honored. However, embarking on renovations requires architects who dedicate themselves to serious independent research to learn about the use of those materials and building techniques since architectural programs at American universities don't teach design principles or building methods of past eras anymore. It's equally important that the architect be competent in the latest technology and advances in contemporary building design and construction in order to be skilled at integrating the old with the new, and deciding what's worth restoring and what should be replaced. Arriving at the optimum combination of preservation and innovation requires that the architect be judicious and boldly imaginative. How to search for the right professional? Look for one who has worked on a variety of older homes, is familiar with older materials and building techniques. Ask how he or she approaches a restoration project. Most importantly, inquire as to why your architect chooses to work on older houses. Look for someone who has a passionate curiosity for history and its place in the architecture of a community, and one who is inspired by the exciting challenges a restoration brings. (Pictured right: Hollywoodland developer L. Milton Wolf's 1928 Beachwood Canyon castle "Wolf's Lair" including a modern 1962 guest house by architect John Lautner, both renovated by Tim Barber.)

[www.timbarberlltd.com](http://www.timbarberlltd.com)



## ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: MAKE ARCHITECTURE, AIA



PACIFIC PALISADES | \$3,495,000

16827 Livorno. Exceptional, masterwork architectural with ocean views. Open 2-5 pm Sunday.

Todd Baker (310) 801-1475

ARCHITECT: LOUIE TOMARO



MANHATTAN BEACH | \$5,199,000

5 BD . 4.5 BA . office . den . family room . approx. 4,771 sf . approx. 6,238 sf lot.

Forbes & Corrales (310) 901-8512

ARCHITECT: MAXWELL STARKMAN



SUNSET STRIP | \$3,395,000

1st time on market since 1994, spacious (3800+ sf) mid-century post & beam: wood, glass. [www.1536RisingGlen](http://www.1536RisingGlen)

Michael Collins (310) 828-4200



RESIDENTIAL BROKERAGE

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

**BRET PARSONS**  
DIRECTOR, ARCHITECTURAL DIVISION



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# EXQUISITE MEDITERRANEAN STYLE VILLA

## Major Price Reduction!



2601 OUTPOST DRIVE, HOLLYWOOD HILLS | **\$2,695,000** OPEN Tuesday 11-2pm

Sited among the most iconic homes in Outpost Estates, this meticulously remodeled and maintained property offers unparalleled quality and taste. From the private yard featuring a pool/spa and exotic drought tolerant landscaping to the gracious interior spaces, no detail has been overlooked.

- 4 Bedrooms
- 3.5 Remodeled Baths
- Master Bedroom with sitting room

- Family Room
- Gourmet Kitchen
- Gym/Bonus Room w/separate entrance

[www.2601Outpost.com](http://www.2601Outpost.com)



**ERIC LOWRY**  
213.507.0950  
Eric@ericlowry.com  
CalBRE#00955553

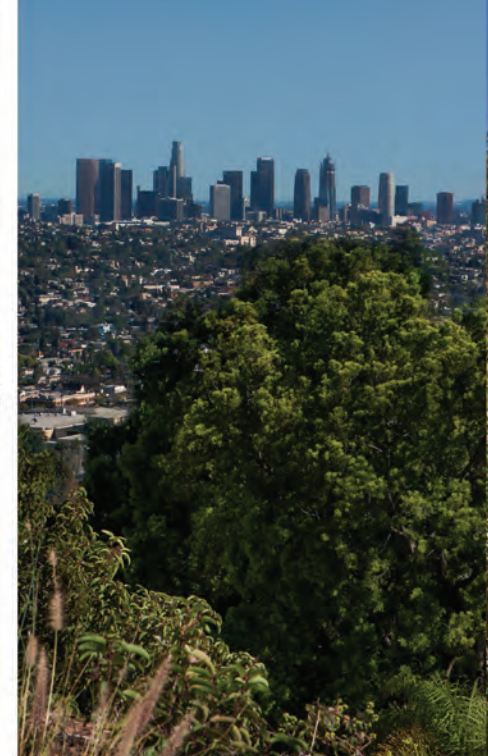


**NEAL BADDIN**  
310.281.3981  
neal@nealbaddin.com  
CalBRE#175503608

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**COLDWELL BANKER**  
RESIDENTIAL BROKERAGE







## A Rare Jewel Outpost Estates

Beautifully positioned on its own private peninsula in coveted Outpost Estates, this lovingly restored Mediterranean Villa will surely tug at your heartstrings. Warm and inviting, refined and casual, gracious and intimate--all perfectly describe this exquisite residence. Elegant living room, 3 bedrooms, sunroom, 3 fireplaces, and breathtaking kitchen/family room. Perfect proportions, sparkling pool and hilltop views to downtown. A beautiful house that whispers...“home”!

[www.2300castilian.com](http://www.2300castilian.com)

\$2,695,000

**OPEN TUESDAY 11AM-2PM**

**2300 Castilian Drive**



Exclusive Representation  
**RON de SALVO**

(310) 777-6233

[ron@rondesalvo.com](mailto:ron@rondesalvo.com)







## Elegant Regency Villa Prime Beverly Hills

Elegant and discrete Regency Villa positioned at the end of a quiet cul-de-sac in premier Beverly Hills location, just north of Sunset Boulevard. Exquisitely renovated with beautiful detail, French doors throughout, three fireplaces, high ceilings and light-filled skylit entry. Breathtaking gourmet eat-in kitchen. Master suite with fireplace, beautiful his and her bath suites and generous closets. Three additional guest bedrooms plus large family room/library, all overlooking poolside gardens and city views. Expansive lot, sparkling pool, peace and tranquility.

[www.520stonewood.com](http://www.520stonewood.com)

Price Upon Request

**OPEN TUESDAY 11AM-2PM**  
520 Stonewood Drive, Beverly Hills



Exclusive Representation  
**RON de SALVO**  
(310) 777-6233  
[ron@rondesalvo.com](mailto:ron@rondesalvo.com)



# ENCHANTED



*Relish the fantasy of a distinctively designed home for your own personal lifestyle on two adjacent properties totaling over two acres. A rare opportunity and incredible value that demands immediate attention. 400 feet of frontage on prestigious lower Tigertail. Ponder the opportunity of luxurious, relaxed living and entertaining . Both parcels are discreetly private with serene views over the canyon. Although there are currently two homes on these properties, they can be replaced with a sumptuous new home similar to other mansions in the neighborhood. A recent sale at \$22,000,000 on a 1 acre lot set the bar. Your vision can come to life in this one-of-a-kind idyllic property. Priced separately at \$5,995,000 & \$5,999,000*

# GARDENS



**425 N. TIGERTAIL ROAD**  
**OPEN TUESDAY 11AM - 2PM**  
**MARY LU TUTHILL**



# SPECTACULAR MEDITERRANEAN VIEW HOME IN MULHOLLAND ESTATES

---



13951 DURHAM ROAD

OFFERED AT \$7,850,000

---

OPEN 11AM - 2PM RSVP A MUST!

[homes@stevefrankel.com](mailto:homes@stevefrankel.com)



STEVE FRANKEL  
DISTINCTIVE HOMES

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[www.SteveFrankel.com](http://www.SteveFrankel.com)

BEVERLY MATUS

CALL 310.990.3771

## ELEGANT MEDITERRANEAN HOME WITH PANORAMIC VIEWS

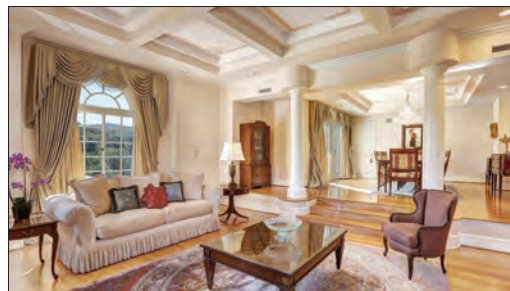
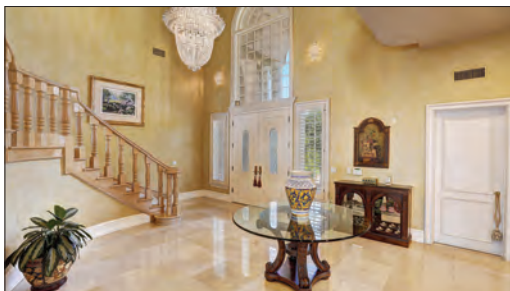


16519 MULHOLLAND DRIVE, LOS ANGELES

**T**his beautiful Mediterranean home is poised above the city on Mulholland Drive and features panoramic views of the Valley. Grand entry with marble floors, high ceilings and sweeping staircase. Large living room with fireplace opens to formal dining room. Chef's kitchen with center island, granite counters, pantry and breakfast area. The family room with fireplace and wet bar opens to large patio, creating the perfect indoor/outdoor environment. Spacious master suite with fireplace and sumptuous marble bath. Upstairs are four additional bedrooms and a versatile lounge area with breathtaking views. The lower level features a bedroom with full bath, laundry room and direct entry to the three-car garage. The yard features an impressive waterfall, spa and fire pit. Sparkling pool surrounded by beautiful gardens and gazebo overlooking the canyon and city lights. Located along the prestigious Mulholland Corridor. This property is convenient to both the Westside and the Valley. Beautiful living at its finest.

OFFERED AT \$3,450,000

OPEN TUESDAY 11AM-2PM



For more photos, visit [www.16519Mulholland.com](http://www.16519Mulholland.com)



STEVE FRANKEL  
DISTINCTIVE HOMES

CALL 310.281.3981  
[www.SteveFrankel.com](http://www.SteveFrankel.com)

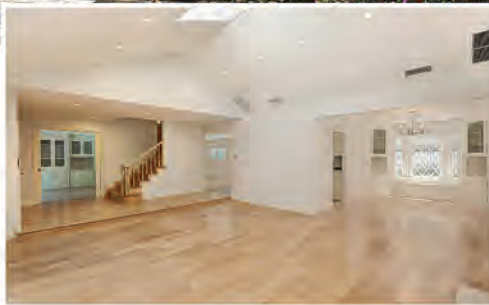


CALL 310.858.5484  
[www.LeahLail.com](http://www.LeahLail.com)

# Newly Redone Gated Contemporary Tennis Estate

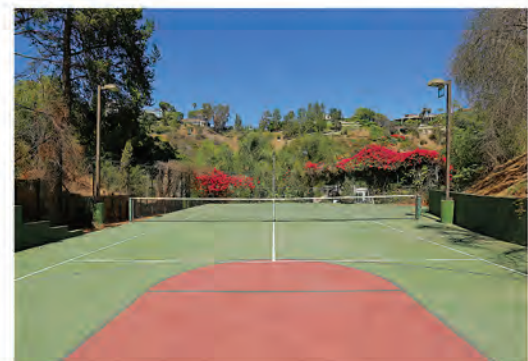


**NEW EXCLUSIVE  
BY APPOINTMENT ONLY**



## 1007 Chantilly Road • Bel Air

- Stunning redone 2sty home with full-size tennis court
- 3 Bedrooms upstairs + attached 2story guest unit
- Sunlit rms w/vaulted clngs, wd flrs, skylights, French drs
- Fabulous new kitchen/family area opens to grounds
- Separate office/den with built-ins
- Great master suite w/walk-in/balcony/luxe new bath
- Rear grounds w/lawns/patios/pl/spa/upper level tennis crt
- Attached 2sty guest unit has kitchenette/bedroom/bath
- Gated circular drive and 2 car garage for parking galore
- Prime lower Chantilly just north of the West Gate



**\$12,500 per month**

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





# Secluded Gated Compound with Jetliner Views



## 13377 Java Drive • BHPO

- Spacious newer (c. 1999) Contemp Mediterranean
- Dramatic 2sty entry hall w/sweeping staircase
- Sunlit rooms w/wood floors/French doors/hi ceilings
- 4 Bedrooms upstairs + maid's quarters downstairs
- Voluminous living room w/beams/patio/views
- Fabulous center-isle kitchen & adjacent family room
- Lovely separate paneled library/office
- Master suite w/gym/walk-in/luxe bath/view balcony
- Outdoor spa on upstairs master balcony with views
- Large gated motorcourt and 3 car direct-entry garage
- Panoramic city, canyon, & partial ocean views
- Set on two lots totaling nearly 28,000 square feet
- Endless rear grounds w/unobstructed views
- Lawns, stream, water wall, waterfall pool
- Outdoor writer's studio/bonus room on secondary lot
- Just south of Mulholland & east of Benedict Canyon
- A most exclusive and desirous cul-de-sac road

**Grand Opening Tuesday, July 19<sup>th</sup> • 11-2**

**\$7,995,000**

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



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Lovely Condominium in Full-Service Building  
100 S. Doheny Drive #712, Beverly Center  
[www.100SouthDohenyUnit712.com](http://www.100SouthDohenyUnit712.com)  
\$1,095,000  
Open Tuesday 11-2  
Business card must be provided for access

100 South Doheny

Jade Mills

(310) 285.7508 | [Homes@JadeMills.com](mailto:Homes@JadeMills.com)  
[www.JadeMills.com](http://www.JadeMills.com) | CaIBRE #00526877



# SOUTH OF THE BLVD ARCHITECTURAL WITH A RESORT STYLE YARD



**TUESDAY, JULY 19TH FROM 11:00 AM TO 2:00 PM.  
NEW LISTING!**

**\$ 3 , 1 5 0 , 0 0 0**



**STEVE SHRAGER**

818-606-7862

Callme4re@aol.com

www.13760ValleyVista.com

## 13760 VALLEY VISTA BLV

This brand new 5-bedroom, 5 1/2 bathroom architectural contemporary home is incomparably unique and accented by the sleek yet warm designer selected finishes, fixtures, large custom windows and an open kitchen featuring top-of-the-line appliances. A control-4 smart home automation system runs the house & is equipped with a central vacuum, structured cabling, security cameras and alarm. The true entertainer's yard features a pool & spa with waterfall, built-in barbecue & sitting area with fire pit.

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# QUALITYAGENTS



**OPEN TUES 11-2/6-8**

\$4,920,000 | 3645 Deerpass Rd, Glendale | 5BD/5BA  
**N. Cacarnakis/A. Sarkissian | 626.644.4262/626.685.1121**



**OPEN FRI 11-2**

\$8,490,000 | 24304 Little Valley Road, Hidden Hills | 6BD/9BA  
**Joanie Louis | 818.425.8516**



\$3,395,000 | 1520 San Leandro Ln, Montecito | 4BD/3½BA  
**Team Scarborough | 805.331.1465**



\$1,695,000 | 19324 Santa Rita St, Tarzana | 6BD/5BA  
**Dan & Charlee Nessel | 310.365.0195**



\$1,599,000 | 1868 Roscomare Rd, Bel Air | 3BD/2BA  
**DiAnne Krumm | 818.618.8371**



\$3,350,000 | 1171 Tellem Drive, Pacific Palisades | 4BD/4BA  
**Dolly Niemann | 310.230.3706**



\$998,000 | 2137 Vestal Ave, Echo Park | 3BD/2BA  
**Judy Oroshnik | 323.671.1248**

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 Pacific Palisades | Pasadena | Santa Barbara | Santa Monica | Sherman Oaks | Studio City | Ventura

# EXTRAORDINARY RESULTS



**OPEN TUES 2-5**

\$4,950,000 | 512 Sierra Drive, Beverly Hills | 4BD/5BA  
Joel & Dorit Cooper | 310.968.2401



\$4,195,000 | 16824 Livorno Dr, Pacific Palisades | 5BD/6BA  
Alexandra Pfeifer | 310.230.3776



\$1,499,000 | 11446 Dona Dolores Pl, Studio City | 4BD/2BA  
Ellen Model | 818.292.5413



\$1,275,000 | 20671 De La Guerra, Woodland Hills | 4BD/3BA  
J. Weilert/M. Spiegel | 818.512.3313/818.388.6565



\$1,190,000 | 5000 Bilmoor Ave, Tarzana | 4BD/3BA  
Maurice Kozak | 818.612.0204



\$699,000 | 10630 Eastborne Ave #104, Westwood | 2BD/2BA  
Kathy Douglas | 310.820.9320



\$1,200,000 | 6250 Hollywood Boulevard #5A, Hollywood | 2BD/3BA  
Holly Purcell | 310.890.4023

conditions, and features of property. Information is obtained from various sources and will not be verified by broker or MLS. Sellers will entertain and respond to all offers within this range. CalBRE 01317331



## JOEL&DORITCOOPER

310.968.2401/310.990.4655  
Joel@JoelCooper.com  
Dorit@DoritCooper.com

WWW.JOELANDDORITCOOPER.COM



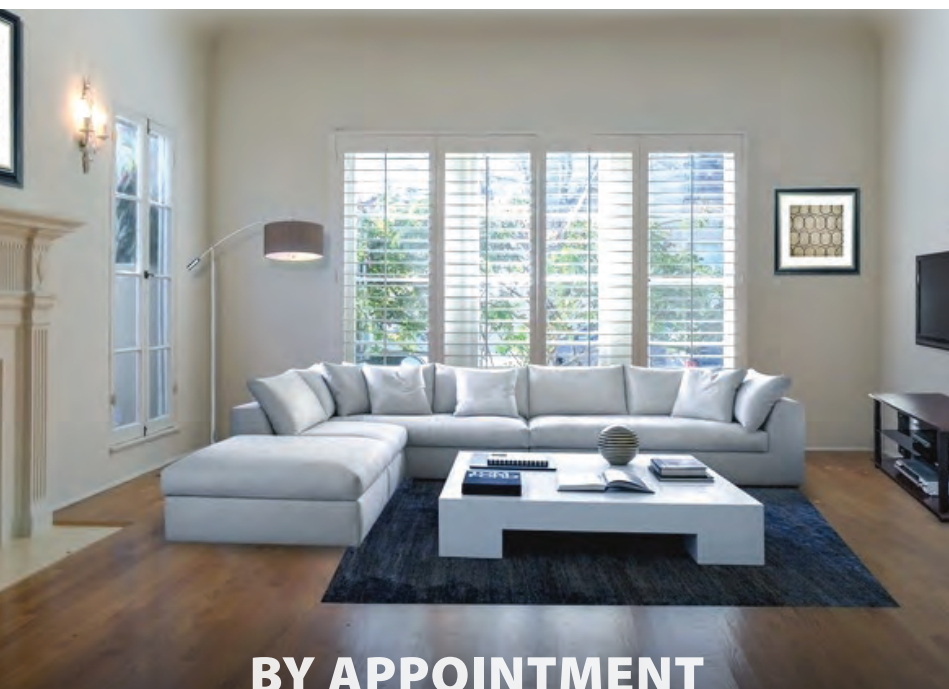
### OPEN TUES 11-2

Beverly Hills | 512 N Sierra Dr | \$4,950,000 | 4BD/5½BA  
+/-4,411sqft (per public records).



### NEW PRICE

Beverlywood Adj. | 1138 S Elm Dr | \$1,349,000 | 3BD/3BA  
Remodeled 3 Bedroom / 3 Bathroom plus study. +/-1,649 sq ft (per public records).



### BY APPOINTMENT

Beverly Hills | 406 S Elm Dr | \$960,000 | 3BD/2½BA  
Charming 3 Bedroom / 2½ Bath townhome. +/- 1,800sqft (per public records).



### BY APPOINTMENT

Beverlywood Adj. | 1100 S Clark Dr #102 | \$779,000 | 2BD/2½BA  
Chic 2 Bedroom / 2½ Bath luxury condo. +/- 1,575sqft (per public records).

BERKSHIRE HATHAWAY | California Properties  
HomeServices



**OPEN** TUESDAY 11-2  
LUNCH SERVED



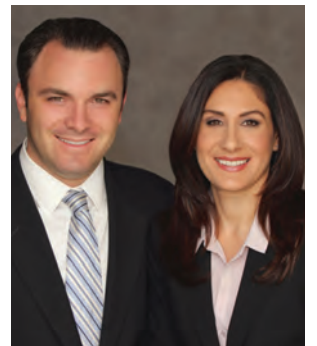
# NEW LISTING

**512 N Sierra Dr | Beverly Hills**

**Offered at \$4,950,000**

Lush trees surround this exquisite Traditional home located in the heart of Beverly Hills flats! Measuring 4,411 sqft (per public records) this 4 Bedroom / 5.5 Bath home is located on prime corner lot with a circular driveway and provides a perfect mix of public and private living space. Downstairs features large formal living room, gourmet kitchen w/ center island & eat-in-breakfast area, wood paneled office, detailed dining room and expansive family room which opens to very private backyard w/ brick patio & pool.

Grand master suite w/ large walk-in-closet and 3 additional bedroom suites plus study complete this beautiful estate.



**JOEL & DORIT COOPER**

310.968.2401/310.990.4655

Joel@JoelCooper.com

Dorit@DoritCooper.com



**BERKSHIRE HATHAWAY | California Properties**  
HomeServices

WWW.629RADCLIFFE.COM

**JODYFINE & MONICAANTOLA**

310.230.3770

jodyfine@bhhsca.com



**REDUCED**

Pacific Palisades | 629 Radcliffe Ave | \$3,359,000 | 3BD/3½BA | Stunning Ocean Views



**STUNNING VIEWS**

By Appointment Only

**BERKSHIRE HATHAWAY** | California Properties  
HomeServices



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9390 LLOYDCREST DRIVE | BEVERLY HILLS

OFFERED AT \$2,699,000

This "Crest Streets" 3BD/4BA mid-century Architectural home is gated and private. A "zen-like" multi-level retreat featuring a swimming pool and deck area with jet-liner views!



**BROKER'S OPEN HOUSE:**  
TUESDAY, JULY 19, 11-2 PM

[www.9390Lloydcrest.com](http://www.9390Lloydcrest.com)

**CRISTIE ST. JAMES**  
Luxury Properties Director  
310.291.1029 | stjamesest@aol.com

**MARKUS CANTER**  
Luxury Properties Director  
310.704.4248 | markuscanter@bhhsca.com

[WWW.STJAMESCANTER.COM](http://WWW.STJAMESCANTER.COM)

**BERKSHIRE HATHAWAY** | California Properties  
HomeServices



## 835 26<sup>TH</sup> ST. | SANTA MONICA



**3 BD | 2.5 BA | 2,527 SF**  
**Offered at \$3,075,000**

*Custom built, classical Spanish architecture, with exceptional high-end finishes and design elements. Nestled behind a private wall of foliage, this newer home was built to a different standard, with solid wood doors, double-paned wood framed windows and hand-hewn dark oak floors. A true cuisinier's kitchen is equipped with a large center island, handmade tile, Italian travertine sink, hand-crafted solid wood maple cabinets, top of the line appliances and beautiful limestone countertops. A spacious dining room is perfect for holiday dinners. Unwind in the master suite and spa-like bathroom. The family room has high ceilings and French doors that open to a large Ironwood deck, ideal for entertaining and al fresco dining. A rear yard and patio provide more space for family and guests. Amenities include: fireplaces in living & family rooms, filtration & security systems, solar panels. Permitted art studio. Don't miss this rare offering...*

**OPEN TUESDAY 11 – 2 P.M.**



**MARY YOUNG**

310.255.3416

Mary@MaryYoungHomes.com

BRE# 01081940





## 23808 Long Valley Rd, Hidden Hills

**\$6,995,000** 6 Bed | 8 Bath | 9,406 SF

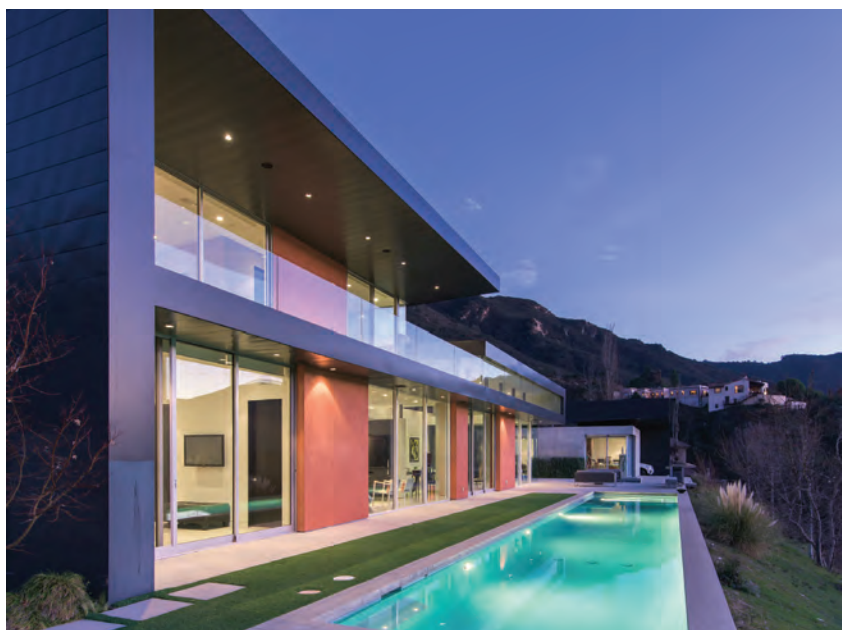


**Broker's Open**

**Friday 7/22  
1pm-3pm**

## 1200 10th St, Manhattan Beach

**\$3,895,000** 5 Bed | 6 Bath | 4,746 SF



## 1055 Cold Canyon Rd, Calabasas

**\$4,150,000** 4 Bed | 5 Bath | 5,000 SF



## 5940 W. 77th Pl, Westchester

**\$2,350,000** 5 Bed | 4.5 Bath | 3,524 SF

## Kofi Nartey, MBA

Director, Compass Global Sports & Entertainment Division

Celebrity and Luxury Real Estate

310.849.5634 | [Kofi@Compass.com](mailto:Kofi@Compass.com) | [Kofi.LA](https://www.kofi.la)



# Charming Contemporary Home

Open House Tuesday 7/19/16 11am-2pm



## 9645 High Ridge Drive BHPO

Offered at \$2,695,000

- 4 Beds / 3.5 Baths
- Remodeled eat-in kitchen, top of the line stainless appliances
- Cherry cabinets, 2 sinks, double oven, large center island
- Great for entertaining-coffered 2 story living room with wet bar and fireplace
- Large patio off living room lends itself to sunning and eating!
- Master suite occupies entire top floor with sitting room, redone bath with spa tub, dual sinks, large shower and his and hers closets.
- Three family/guest bedrooms with two en suite baths can double as offices and have great views as well.
- Cul de sac location ensures ample street parking and is walled and gated for extra parking.
- Home is 4 miles to Beverly Hills and 5 miles to Westside Pavilion!

*There is room for expansion of up to 400 sqft inside the existing structure. Buyer to verify.*

**Marilyn Watson**

Realtor  
CalBRE License #00696065  
310.766.2020



**Arleen Ruby**

Estates Director  
CalBRE License #00935125  
310.780.0111

MICHAEL RODGERS  
THE RODGERS GROUP  
*Discretion • Integrity • Results*

MR

SELLERS WANT THESE SOLD! BRING OFFERS!



4415 Dundee Drive, Los Feliz • \$3,345,000 (Reduced \$300,000)



11905 Saltair Terrace, Brentwood • \$4,180,000

JUST LISTED:



475 Woodley Road, Montecito • \$5,795,000



1151 Glenview Road, Montecito • \$4,595,000

COMING SOON:



728 12th Street, Santa Monica • \$5,399,000  
(Sellers Willing to Sell Off Market)



222 Amalfi Drive, Santa Monica • \$6,175,000

**kw** BRENTWOOD

KELLERWILLIAMS REALTY

11812 SAN VICENTE BLVD. #100, LOS ANGELES, CA 90049

Each Office Independently Owned and Operated. | KW Brentwood CalBRE# 01471906 | Michael Rodgers CalBRE# 01271388

If your property is listed with another Broker, this is not a solicitation. Keller Williams Realty does not guarantee the accuracy of square footage, lot size or other information concerning the conditions 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.

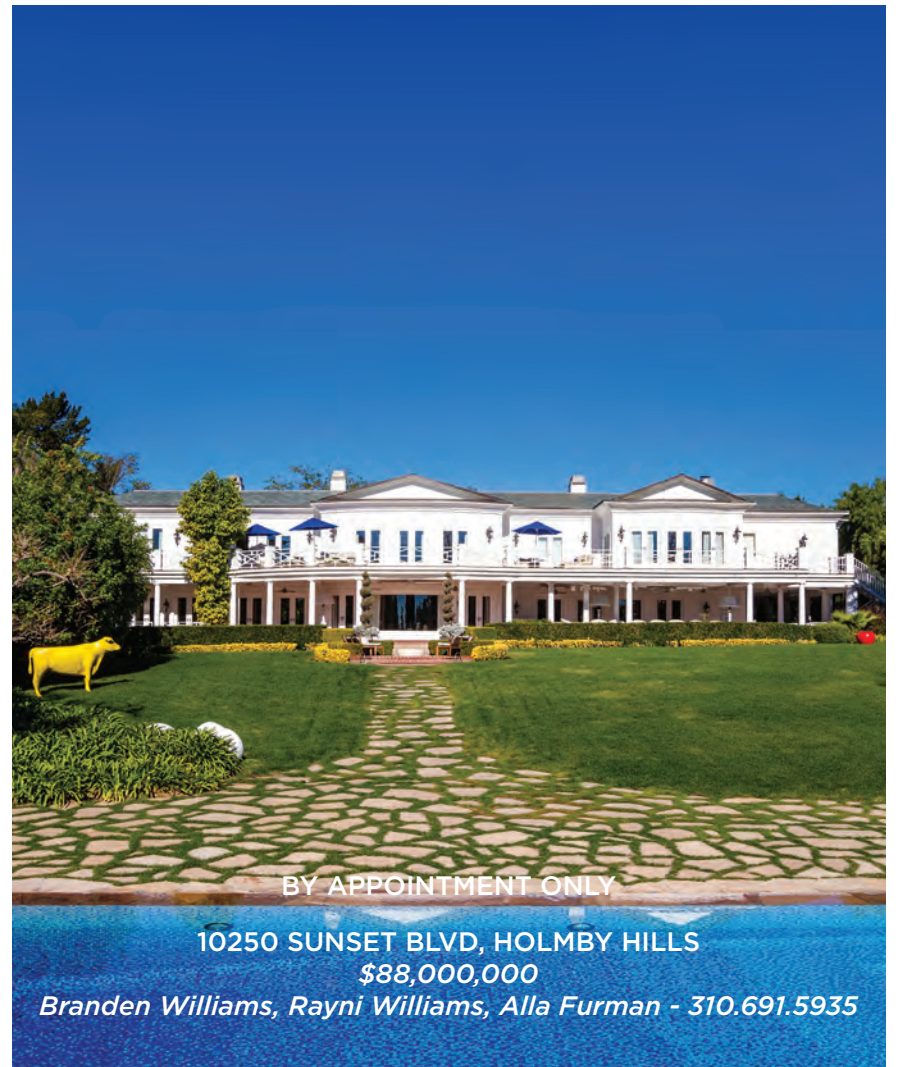


MICHAEL RODGERS  
310.280.8983

Michael@MichaelRodgers.com

www.MichaelRodgers.com





BY APPOINTMENT ONLY

10250 SUNSET BLVD, HOLMBY HILLS  
\$88,000,000

*Branden Williams, Rayni Williams, Alla Furman - 310.691.5935*



OPEN TUESDAY 11-2

12753 MULHOLLAND DR, BEVERLY HILLS PO  
\$10,800,000

*Linda May - 310.492.0735*



OPEN TUESDAY 11-2

14014 SUNSET BLVD, PACIFIC PALISADES  
\$7,249,000

*Susân Perryman - 310.261.1960*



BY APPOINTMENT ONLY

200 TOYOPA DR, PACIFIC PALISADES  
\$19,900,000  
Drew Fenton - 310.858.5474



OPEN TUESDAY 11-2

570 EVELYN PL, BEVERLY HILLS  
\$15,995,000  
Michael LaMontagna - 310.925.9826

864STRADELLA.COM



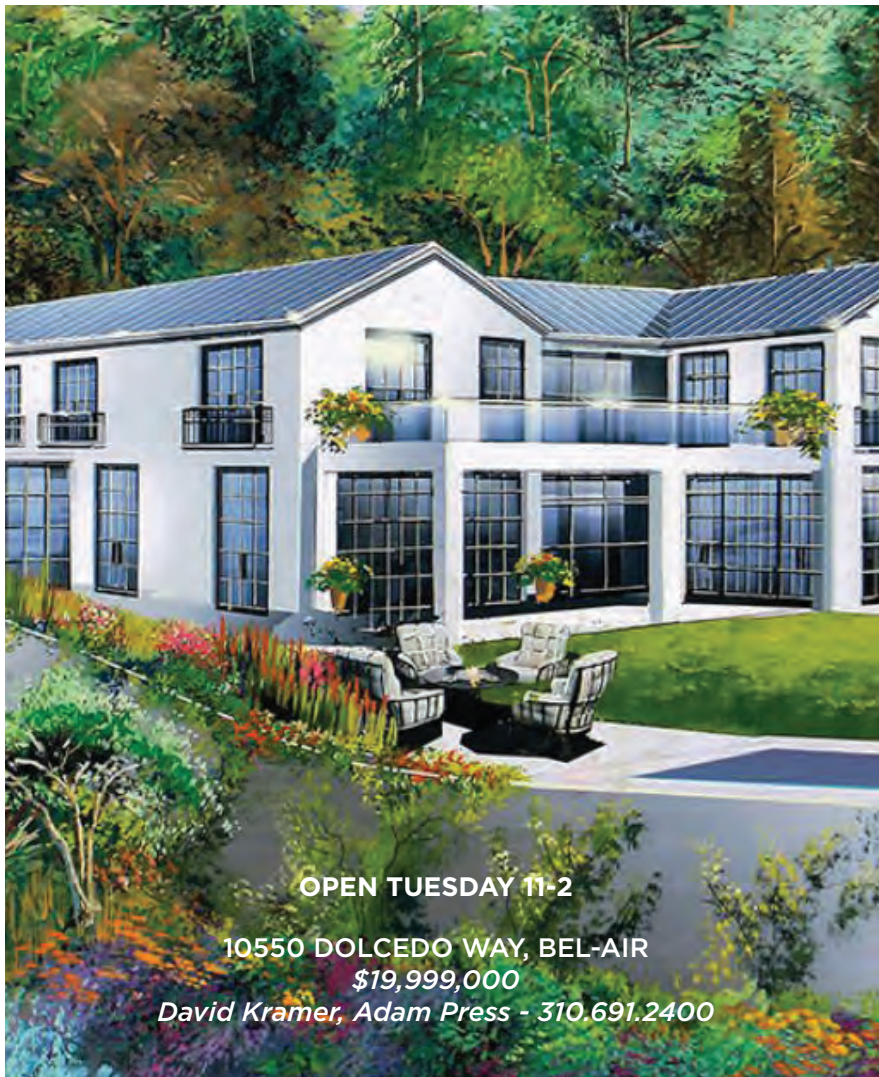
BY APPOINTMENT ONLY

864 STRADELLA RD, BEL-AIR  
\$48,500,000  
Branden Williams, Rayni Williams - 310.691.5935

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CHRISTIE'S  
INTERNATIONAL REAL ESTATE

HILTONHYLAND.COM

250 N CAÑON DR | BEVERLY HILLS, CA 90210 +1 310.278.3311



OPEN TUESDAY 11-2

10550 DOLCEDO WAY, BEL-AIR

\$19,999,000

David Kramer, Adam Press - 310.691.2400



BY APPOINTMENT ONLY

1365 SHADYBROOK DR, BEVERLY HILLS

\$9,995,000

Susan Smith - 310.492.0733



VALET PROVIDED

OPEN TUESDAY 11-2

142 VOYAGE MALL, MARINA DEL REY  
NEW PRICE \$3,395,000

Debra Dresner, Eric Hassan, Barbara Tenenbaum - 310.858.5468



OPEN TUESDAY 11-2

1960 COLDWATER CANYON DR, BEVERLY HILLS  
\$3,195,000

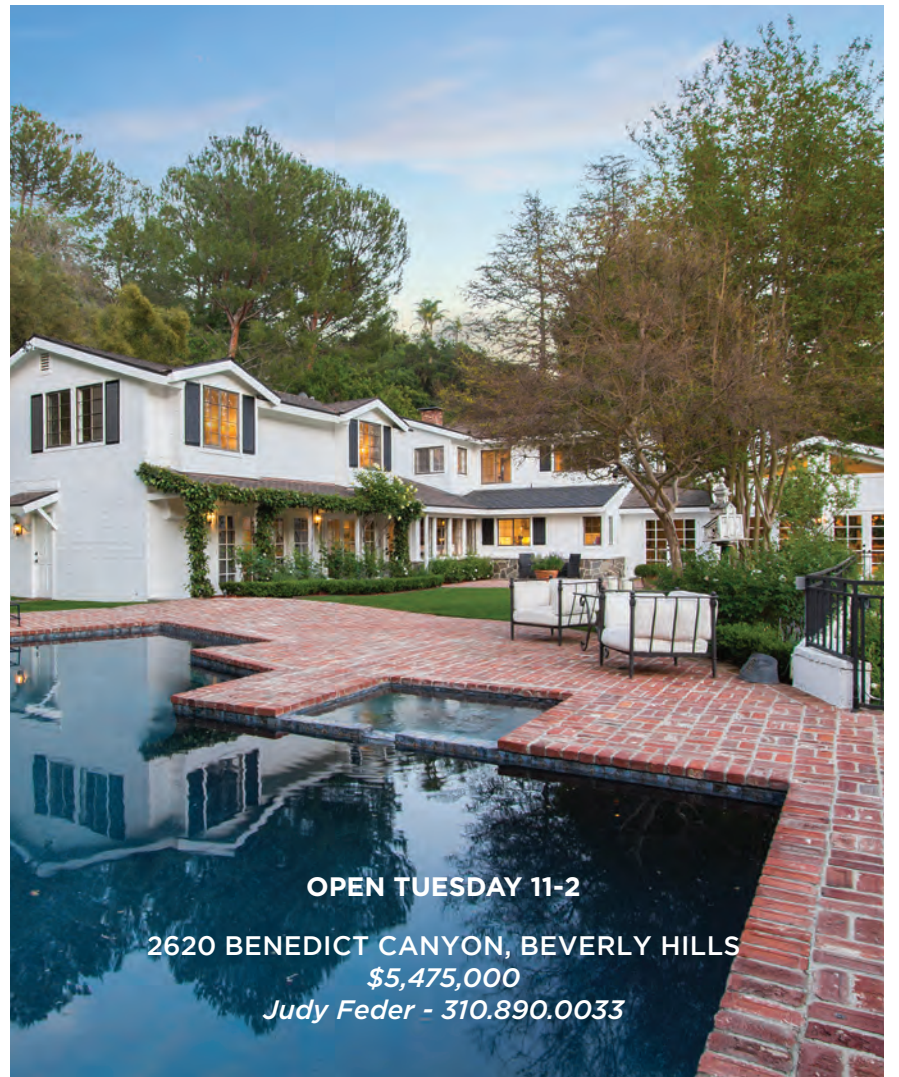
Danille Lavin - 310.367.7533





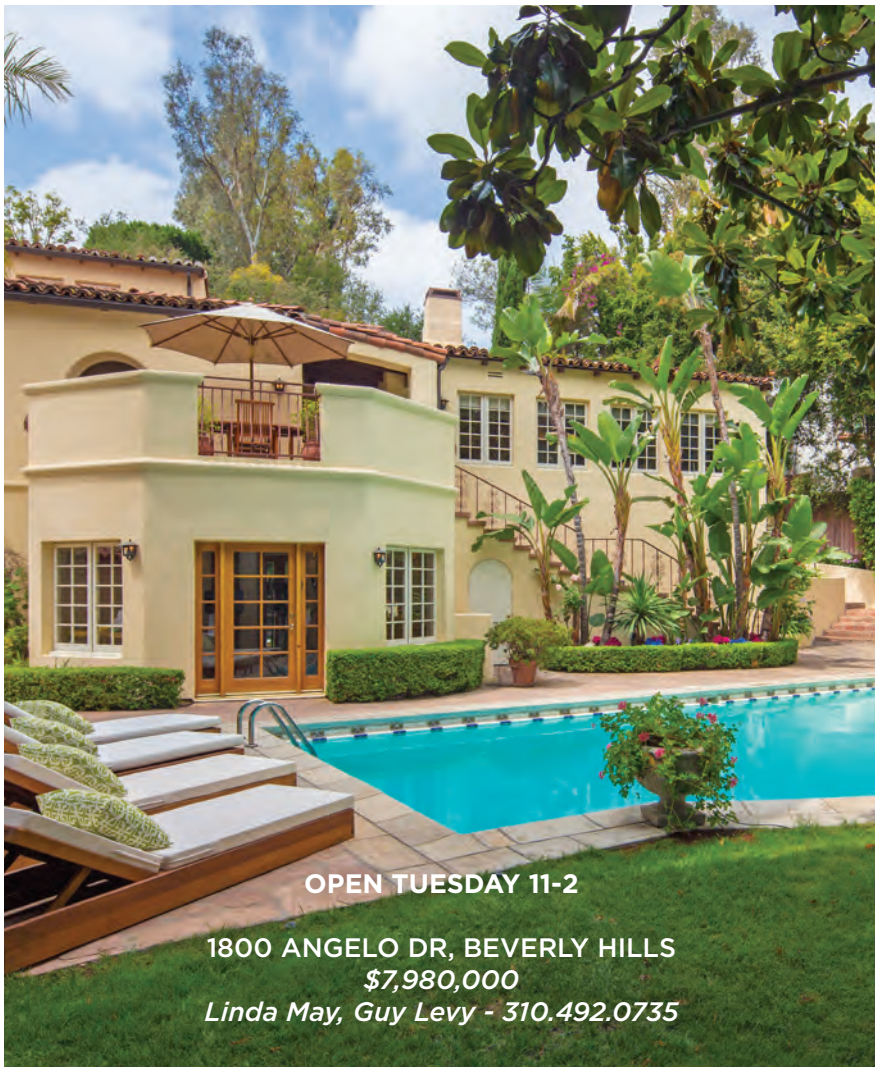
**OPEN TUESDAY 11-2**

**1249 N DOHENY DR, SUNSET STRIP**  
**\$9,995,000**  
*Jonah Wilson - 310.858.5465*



**OPEN TUESDAY 11-2**

**2620 BENEDICT CANYON, BEVERLY HILLS**  
**\$5,475,000**  
*Judy Feder - 310.890.0033*



**OPEN TUESDAY 11-2**

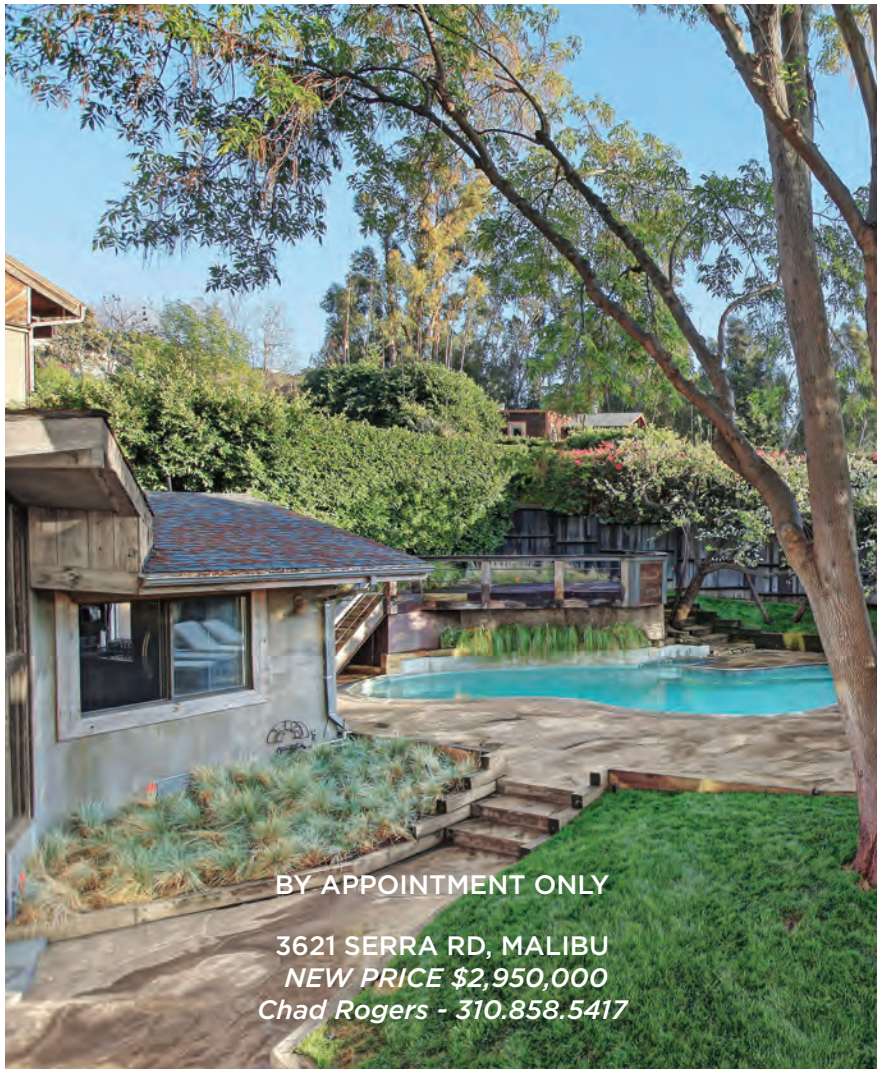
**1800 ANGELO DR, BEVERLY HILLS**  
**\$7,980,000**  
*Linda May, Guy Levy - 310.492.0735*



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CHRISTIE'S  
INTERNATIONAL REAL ESTATE

[HILTONHYLAND.COM](http://HILTONHYLAND.COM)

250 N CAÑON DR | BEVERLY HILLS, CA 90210 +1 310.278.3311



BY APPOINTMENT ONLY

3621 SERRA RD, MALIBU  
NEW PRICE \$2,950,000  
Chad Rogers - 310.858.5417



OPEN TUESDAY 11-2

2301 INVERNESS AVE, LOS FELIZ  
\$2,279,000  
Bjorn Farrugia, Alphonso Lascano - 424.253.5489



OPEN TUESDAY 11-2

10590 WILSHIRE #808, WESTWOOD  
\$1,099,000  
Bjorn Farrugia, Alphonso Lascano - 424.253.5489



OPEN TUESDAY 11-2

22164 SAN MIGUEL ST, WOODLAND HILLS  
\$675,000  
KJ Marmon - 310.749.4995



BY APPOINTMENT ONLY

22411 PACIFIC COAST HIGHWAY, MALIBU

\$2,250,000

Marcie Hartley, Scarlett Matthews - 310.691.5950



BY APPOINTMENT ONLY

308 N SYCAMORE #206, HANCOCK PARK

\$1,875,000

Judy Feder - 310.890.0033



THE ENCLAVE AT CENTURY WOODS

OPEN TUESDAY 11-2

10209 CENTURY WOODS DR, CENTURY CITY

LEASE \$20,000/MO

Susan Smith - 310.492.0733



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INTERNATIONAL REAL ESTATE

HILTONHYLAND.COM

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JUDY FEDER  
310.858.5464

HH HILTON & HYLAND

STEVE FRANKEL  
DISTINCTIVE HOMES  
310.281.3981



**REDUCED OVER \$500,000**

---

**2620 BENEDICT CANYON**  
**BEVERLY HILLS**

**\$5,475,000**



**OPEN TUESDAY 11-2**

**GATED CELEBRITY TENNIS COURT ESTATE**

**5 BEDS | 6 BATHS**



BY APPOINTMENT ONLY

308 N SYCAMORE AVE #206, HANCOCK PARK

NEW PRICE \$1,875,000

TURN KEY | 3 BEDROOMS + OFFICE | POOL, SPA + GYM



EXQUISITE UNIT IN THE MAGNIFICENT PRE-WAR BUILDING "FAUBOURG ST DENIS"

JUDY FEDER  
310.858.5464

HH HILTON & HYLAND



14014 SUNSET BLVD | PACIFIC PALISADES  
OPEN TUESDAY 11-2  
\$7,249,000



SUSÂN PERRYMAN  
310.261.1960

 HILTON & HYLAND





# BEST WINE CELLAR IN LA



A Vintner's exquisite 1,500-bottle wine cellar with a fireplace ideal for the ultimate wine connoisseur or discerning wine professional, dining area and attached kitchen make the perfect entertaining space for an exclusive wine tasting experience.

**OPEN TUESDAY 11-2**

**12753 MULHOLLAND DR, BEVERLY HILLS P.O.**

**\$10,800,000**

Set behind private gates and perched on 3 acres above the city with commanding views.

90210VILLA.COM

LINDA MAY  
310.492.0735

**HH** HILTON & HYLAND

JEN WINSTON  
310.944.1167

MAURICIO UMANSKY  
424.230.3701



OPEN TUESDAY 11-2

# WALLACE NEFF BEVERLY HILLS SPANISH ESTATE

ASKING PRICE \$7,980,000



1800 ANGELO DRIVE

5 BEDROOMS + STUDIO, 5 BATHS, APPROXIMATELY 5,000SF

BEVERLYHILLSWALLACENEFF.COM

LINDA MAY

[linda@lindamay.com](mailto:linda@lindamay.com) | [lindamay.com](http://lindamay.com)  
310.492.0735

GUY LEVY

[guy@lindamay.com](mailto:guy@lindamay.com) | [lindamay.com](http://lindamay.com)  
310.492.0734



HILTON & HYLAND



# THE ENCLAVE

AT CENTURY WOODS

OPEN TUESDAY 11-2

10209 CENTURY WOODS DR, CENTURY CITY  
AVAILABLE FOR LEASE \$20,000/MO

**SUSAN SMITH**

888.213.9644



SEE MORE AT  
[THEENCLAVECENTURYWOODS.COM](http://THEENCLAVECENTURYWOODS.COM)



**OPEN TUESDAY 11-2PM**

## **624 MARGUERITA AVENUE, SANTA MONICA**

Remarkable opportunity in prime Santa Monica location to build your dream home or rebuild the existing house. Oversized lot of 12,700 square feet affords the opportunity to have a larger home with a spacious backyard. Unpermitted plans for an 8,000 square foot house. Buyer to verify with city the ability to modify the existing house or build new.

**Offered at: \$5,390,800**

### **DAVID KRAMER**

(310) 691-2400

David@DavidKramer.com  
DavidKramerGroup.com

CALBRE# 00996960

### **ADAM PRESS**

(310) 429-1407

Adam@DavidKramer.com  
DavidKramerGroup.com

CALBRE# # 01914620

### **BJORN FARRUGIA**

(310) 998-7175

Bjorn@BjornFarrugia.com  
www.BjornFarrugia.com

CALBRE#01864250

# 10550 Dolcedo Way

*Bel-Air*



RENDERING

**OPEN TUESDAY 11-2**

## *Best High-End Lot Deal in Los Angeles*

Premiere lot located in a lower prime Bel-Air location just above the Bel-Air Hotel. Accessed at the end of a small cul de sac, sequestered up a long graceful wide driveway the property offers unparalleled privacy and security. With approximately 2.4 acres of land with roughly 1 acre flat, plus an oversized N/S tennis court and existing 1 bedroom, 2 bath guest house, this is the ultimate offering in estate lots in Los Angeles. The tennis court would be the ideal spot for a party and can accommodate hundreds of partygoers. Plans for an 18,000 sq.ft. residence by renowned Architect Harrison Designs. Permits have been pulled and included so close escrow and start building your dream home right away.

*Offered at \$19,999,000*

**David Kramer**  
David@DavidKramer.com  
310.691.2400

**Adam Press**  
Adam@DavidKramer.com  
310.429.1407

**HH** HILTON & HYLAND



OPEN TUESDAY 11-2

1249 N DOHENY DR, SUNSET STRIP

\$9,995,000 | 1249DOHENY.COM

Sexy and sophisticated resort-like compound located just above the fame Sunset Strip. Exceptional quality throughout, every inch masterfully crafted and designed for entertaining on a grand scale. Outdoor living spaces blend seamlessly via accordion style retractable glass walls leading to the pool and sculpture garden. Double height entry hall with a sweeping staircase welcomes guests to a grand living room and formal dining room. Retreat to the sumptuous master suite featuring dual baths adorned in exquisite marble and large custom designed closets. 2 additional bedrooms with baths en suite and gym/3rd bedroom complete the second level. For more intimate entertaining, the sophisticated screening room doubles as a lounge. All with complete privacy behind high walls and gates.

**JONAH WILSON**  
310.858.5465  
JONAH@JONAHWILSON.COM  
CALBRE#: 01078809

 HILTON & HYLAND



Open Tuesday 11-2

142 Voyage Mall, Marina Del Rey

New Price \$3,395,000

*Valet Parking Provided*



Eric Hassan  
310.971.5655  
ehassan@hiltonhyland.com

Debra Dresner  
310.866.3466  
debra@hiltonhyland.com

Barbara Tenenbaum  
310.720.7270  
btenenbaum@hiltonhyland.com



 HILTON & HYLAND





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## 570 EVELYN PLACE

BEVERLY HILLS | TROUSDALE ESTATES

\$15,995,000

OPEN TUESDAY 11-2

MICHAEL LAMONTAGANA

310.925.9826





13151 RIVERS RD | BRENTWOOD  
BY APPOINTMENT ONLY  
\$18,995,000

DREW FENTON  
310.858.5474

DENA LUCIANO  
310.600.3848



HILTON & HYLAND





**1302 COLLINGWOOD PLACE** LOS ANGELES  
5 BEDS | 8 BATH | 20,788 SQ. FT. | \$23,995,000



**537 ALTA AVENUE** SANTA MONICA | \$9,995,000  
6 BEDS | 6.5 BATH | 5,500 SQ. FT. | 16,851 SQ. FT. LOT



**1085 CAROLYN WAY** BEVERLY HILLS | \$8,495,000  
5 BEDS | 7 BATH | 4,922 SQ. FT. | 14,211 SQ. FT. LOT



**462 S. MAPLE DRIVE #3** BEVERLY HILLS | \$3,364,000  
4 BEDS | 5 BATH | 3,364 SQ. FT.

**BLAIR CHANG**  
424.230.3703



An international associate of Savills | [THEAGENCYRE.COM](http://THEAGENCYRE.COM)





# 17455 TRAMONTO DRIVE

PACIFIC PALISADES

4 BEDROOMS | 6 BATHROOMS | 7,373 SQ. FT. | 40,105 SQ. FT. LOT

Light and space converge in the brilliant orchestration of concrete, steel and glass by the architects Cigolle X Coleman in this house designed for themselves. Modern, timeless and imbued with a raw elegance, the home incorporates cutting edge technology and sustainability and maximizes the extraordinary ocean, mountain and city views from virtually every point in and around the house.

STEPHEN SIGOLOFF  
424.231.0754

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$13,495,000



An international associate of Savills

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# 1515 N. DOHENY DRIVE

SUNSET STRIP

4 BEDROOMS | 4 BATHROOMS | 3,563 SQ. FT. | 8,765 SQ. FT. LOT

An entertainer's paradise, this sophisticated and stylish private retreat, set in the coveted "Bird Streets" just above the Sunset Strip, creates the ultimate stage for indoor and outdoor living. A gated courtyard entry sets the tone to this recently remodeled over 3,500 square foot, four-bedroom home. Enjoy a modern lifestyle with an open floor plan and a spectacular kitchen. Step from the kitchen through the French doors to a large backyard with pool, spa, grass yard area, and built-in bar and BBQ. Upstairs is the spacious master suite with high ceilings, spacious walk-in closet, and spa-like bath and two additional bedrooms. Traditional, yet modern, this tranquil hideaway is only minutes to the most popular of Beverly Hills' and West Hollywood's restaurants, shopping and nightlife.

**BILLY ROSE**  
424.230.3702

**MICHAEL GRADY**  
424.354.2929

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$4,295,000  
OR \$15,000/MO



An international associate of Savills

THEAGENCYRE.COM





# PRICE REDUCTION

OFFERED AT \$2,199,000

**9512 TULLIS DRIVE | BEVERLY HILLS POST OFFICE**

OPEN TUESDAY 11-2PM

3 BEDROOMS | 3.5 BATHROOMS | 2,188 SQ. FT. | 4,983 SQ. FT. LOT

World renown Architect Ezequiel Farca is the creative force behind this newly remolded and upscale home. Located at the end of a quiet cul-de-sac in the prime lower Beverly Hills Post Office, this chic and immaculate traditional home offers three bedrooms, three and a half bathrooms, a large master en-suite, and a light and bright open floor plan, with attached kitchen, dining and living room.

**YAWAR CHARLIE**  
ENGEL & VÖLKERS  
323.547.8900

**ALEJANDRO ALDRETE**  
THE AGENCY  
424.230.3705

**KAREN SANCHEZ**  
ENGEL & VÖLKERS  
310.777.7510



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# 457 S. ARDEN BOULEVARD

WINDSOR SQUARE

4 BEDROOMS | 4 BATHROOMS | GUEST HOUSE  
3,597 SQ. FT. | 13,519 SQ. FT. LOT

Wonderfully restored traditional home in coveted Windsor Square. This home features elegant woodwork, molding, and gorgeous tile throughout. Four bedrooms and four bathrooms, open kitchen, featuring high end appliances. The verdantly landscaped yard has a pool and spa with built in BBQ. The living room, dining room, and family room are flooded with natural light. Guesthouse with kitchenette, private patio and two car garage complete this perfect family home.

JACKIE SMITH  
213.494.7736

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$3,695,000



An international associate of Savills

THEAGENCYRE.COM







# 6438 GEORGIUS WAY

HOLLYWOOD HILLS EAST

OPEN TUESDAY 11-2:30 PM

3 BEDROOMS | 3.5 BATHROOMS | 4,151 SQ. FT. | 6,480 SQ. FT. LOT

With room for a fourth or fifth bedroom, this stylish, contemporary, multi-level home is located steps from the Hollywood Reservoir and exudes expansive views of the hills, canyons and ocean from every level. Equipped with dual master suites, gourmet kitchen, 3-car garage, home theatre, wine cellar and outdoor hot tub. Experience privacy and tranquility away from the hustle and bustle of the city in this true oasis.

OFFERED AT \$2,395,000  
SUSHI & WINE WILL BE SERVED

MARCI KAYS  
THE AGENCY  
323.356.2650

KOFI NARTEY  
COMPASS  
310.849.5634



An international associate of Savills

THEAGENCYRE.COM

COMPASS





# 8619 APPIAN WAY

SUNSET STRIP

2 BEDROOMS | 2 BATHROOMS | 1,860 SQ. FT. | 22,180 SQ. FT. LOT

A truly one-of-a-kind Architectural gem designed by renowned Architect, David Ming-Li Lowe. Behind the brick façade is a courtyard entry that leads to a living room w/ 18ft high glass ceiling, open kitchen & intimate dining area. Grand master suite w/ large closet & bathroom. Cross over the glass floor to a private patio & tranquil pond. Second bedroom perfect for a home recording studio or media room. Outside is a huge spa & fire pit area situated to take in the amazing canyon & city views.

JON GRAUMAN  
424.238.2484

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$1,749,000



An international associate of Savills

THEAGENCYRE.COM





# 7935 W. 81ST STREET

PLAYA DEL REY

5 BEDROOMS | 3 BATHROOMS | 3,706 SQ. FT. | 6,004 SQ. FT. LOT

Sited on a corner lot and tucked behind exquisite landscaping, this warm and light filled contemporary home is the perfect haven. The front door opens and draws you into the living room with a wall of glass overlooking the lush gardens and deck. An open floor plan of living, dining and superbly appointed kitchen allows for easy and gracious entertaining. Truly a special property and place to call home.

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NEW LISTING

OFFERED AT \$1,825,000



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# 12058 COYNE STREET

BRENTWOOD

2 BEDROOMS | 2 BATHROOMS | 1,673 SQ. FT. | 6,269 SQ. FT. LOT

Located in the highly coveted neighborhood of Brentwood, this mid-century home offers true Southern California lifestyle with indoor-outdoor living at its finest. Featuring a pristine kitchen, spacious master suite and a centrally located main room with a beautiful concrete fireplace and open-beam ceilings. Large Fleetwood sliding doors open to an outdoor living space with built-in heaters and speakers, dining area, fire pit and spa creating a perfect setting for year-round entertaining.

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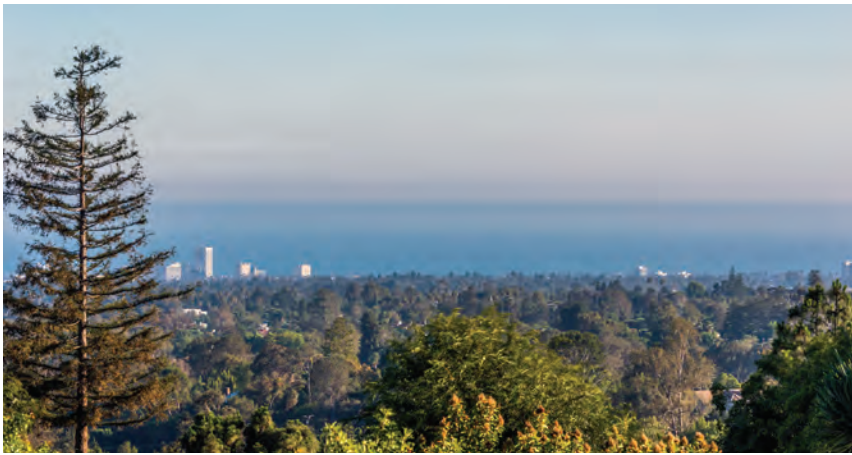
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# 800 N. TIGERTAIL ROAD

BRENTWOOD

3 BEDROOMS | 2 BATHROOMS | 2,480 SQ. FT. | 13,020 SQ. FT. LOT

Located in the desirable Crestwood Hills with canyon, treetop and city views, this house is an ideal opportunity to remodel and/or teardown to build a dream home. Property currently boasts three bedrooms, two bathrooms and 2,480 SF of living space on a 13,000 SF lot. Also located near all the trendy shops and restaurants that Brentwood has to offer and within Kenter Canyon School District, this house is an absolute must see. This property is not a part of the Crestwood Hills Association.

CINDY AMBUEHL  
424.321.4947

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# 39 OAKMONT DRIVE

BRENTWOOD

OPEN TUESDAY 11-2PM

4 BEDROOMS | 5 BATHROOMS | 5,200 SQ. FT. | 60,548 SQ. FT. LOT

Built in 1939 by famed architect Cliff May- Gated and located on desirable Oakmont Drive in Brentwood Park - this magnificent California Spanish Hacienda provides its residents with a seamless indoor-outdoor living experience. A magical property rich with Hollywood history, boasts 4 bds including a luxe master suite, 5 ba, oversized kitchen and dining room both flooded with natural light, and a bar/lounge which opens onto a patio overlooking its 1.45 acres of lush grounds with canyon and city views.

OFFERED AT \$15,950,000

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# 2552 BENEDICT CANYON DRIVE

BEVERLY HILLS POST OFFICE

3 BEDROOMS | 3 BATHROOMS | 3,114 SQ. FT. | 28,733 SQ. FT. LOT

Quiet Oasis on Benedict Canyon. California lifestyle at its finest. The living room features a fireplace and skylight, and the kitchen, w/huge marble island, opens to the dining area. A master suite w/ fireplace, walk-in closet, sitting area and private patio. A 2nd bedroom with outdoor sitting area facing the pool, and an executive office opens onto a private Zen like patio and fountain. Backyard features a fire pit, covered entertainment area, outdoor speakers and mature landscaping.

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EDUARDO UMANSKY  
424.230.3715

MAURICIO UMANSKY  
424.230.3701

FARRAH ALDJUFRIE  
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# 5625 ROUND MEADOW ROAD

HIDDEN HILLS

Stunning perfection in the coveted guard-gated equestrian community of Hidden Hills. This stately traditional, set back off the street, discretely hidden behind mature foliage is warm, inviting, sophisticated and impressive. The grand two-story entry is framed by sweeping dual staircases. The modern open floor plan allows views and sunlight all day long. Incredible Movie Theater, fantastic Gym, and a Guest House with a full kitchen and private patio.

7 BEDROOMS | 9 BATHROOMS  
10,600 SQ. FT. | 63,162 SQ. FT. LOT

**OFFERED AT \$6,999,000**

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818.618.1006





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NEW LISTING

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# 14527 VALLEY VISTA BOULEVARD

SHERMAN OAKS

6 BEDROOMS | 8 BATHROOMS | 7,000 SQ. FT. | 27,311 SQ. FT. LOT

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31454 Broad Beach Road, Malibu

NEW LISTING! CARAVAN 7/28, 9:30AM - 12:30PM



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Perfectly remodeled and expertly crafted down to the last exquisite detail, this beautifully appointed property is located on prestigious Broad Beach with exceptional ocean frontage and direct beach access. Rarely found in locations like this, enjoy a private swimming pool and spa that overlook the ocean below. This 7 bedroom, 8 bathroom beauty is situated on the sand on a prime stretch of gorgeous California Coast. The spacious living room, open dining area, and newly remodeled kitchen overlook the expansive deck with sliding glass doors that fold away to perfectly display the sand and coastline views. The enormous dining room is ideal for entertaining and flows to the newly remodeled kitchen. The exclusive master retreat is a private oasis with a cozy sitting area, grand fireplace, and beautifully done master bath. Indulge in the 3,000 bottle, temperature controlled, world class wine cellar which is mirrored by a separate tasting room with custom wine barrel flooring or entertain in style in the state-of-the-art home theater. All of this is tied together by a Control4 system for zoned lighting, entertainment, and temperature control throughout. This private residence is unsurpassed!

320 Saint Pierre Road, Bel Air

NEW LISTING! OPEN TUESDAY, 11AM - 2PM | CATERED OPEN HOUSE



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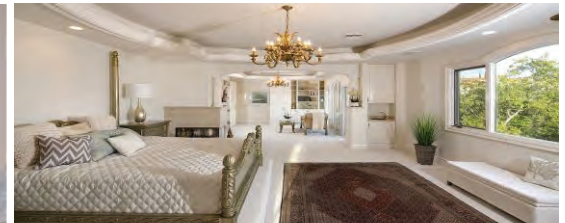
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1340 Sunset Plaza  
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4bd 5ba

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A dramatic Hollywood Hills traditional design by Xorin Balbes remodeled in 2008. 4 bedrooms & 5 Baths with an open floor plan & high-pitched ceilings in an L shape overlooking a spacious & lush multi-level backyard with tropical landscape & pool. [1340SunsetPlaza.com](http://1340SunsetPlaza.com)

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6 MORGAN ROAD, BELL CANYON



**Melinda Feldman**

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# Elegant Home in Los Feliz Hills!

\$1,999,000



4330 PARVA AVE. Los Angeles, CA 90027



2Story home LosFelizHills extensively remodeled & updated w/attention! 4bedrm,4bathrm,3393sf of lvng space&attached 2 car garage.Main floor features a spacious living rm w/fireplace &recess lighting, formal dining room, remodeled kitchen w/custom granite counter tops over looking water fall & Koi

pond,spacious bedrm & bath,laundry rm, den w/wet bar & fireplace Staircase leading to2nd level spotlight parquet flooring takes you to master bdrm w/walk in closet, master bath, equipped w/Jacuzzi &more!

George Tavitian  
323-363-7633



ghtavitian@gmail.com  
BRE: 00979751

811 N. Central Ave Glendale, CA 91203  
<http://remaxtricity.com/>

# Architectural Masterpiece

1451 Bienvenida Ave Pacific Palisades CA 90272



Unique Modern home located in the most prestigious 24 hour guard gated community of "Ridgeview Country Estate" and was designed by AIA P.K. This. 1st floor features living room w/ some Ocean Views, formal dining, guest bedroom w/ en-suite bathroom. Kitchen opens to Family room that leads to private backyard w custom pool. 2nd floor has master suite w/ marble fireplace, study room & some Ocean Views + 2 additional bedrooms with en-suite bathroom. The downstairs level has a large bedroom w/ en-suite bathroom that can be used as a theatre room or playroom for family w/ kids. All 6 bathrooms built w/ Italian Marble from floor to ceiling. This Custom-Built Home boasting some ocean views, Lots of natural light from every room, High ceiling, Italian Marble, Solid Maple floor, Finest material and has been recently updated and appears as new construction. Minutes away from the exciting new Caruso development project in the Palisades Village

**Offered at \$5,995,000**

**[www.1451bienvenida.com](http://www.1451bienvenida.com)**

**Angel Akhavan**

angelakhavan@gmail.com  
www.Laluxhome.com

**310-310-9022**

CalBRE # 01941257  
Rodeo Realty  
202 N. Canon Dr.,  
Beverly Hills, CA 90210

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## Holmby Hills

**Broker's Open & Luncheon - Tuesday, July 19th, 11 am - 2 pm**

COMFORTABLE ELEGANCE ABOUNDS IN THIS GATED MEDITERRANEAN HOME IN COVETED HOLMBY HILLS. ENJOY FOUR BEDROOM SUITES, INCLUDING A SUMPTUOUS MASTER SUITE WITH A SITTING ROOM AND HIS/HERS WALK-IN CLOSETS AND SEPARATE HIS/HERS SPACES IN MASTER BATH AND A MAIN FLOOR MAID'S/GUEST ROOM AND POWDER ROOM. ENTERTAIN TO YOUR HEART'S CONTENT WITH A CUSTOM KITCHEN TO PLEASE ANY GOURMET, WITH WARM GRANITE COUNTER TOPS AND STAINLESS STEEL APPLIANCES INCLUDING A 6 BURNER COOKTOP, DOUBLE OVENS AND A HUGE CENTER ISLAND WITH A SECOND SINK AND A BUILT-IN DESK, CUSTOM CABINETS AND EATING AREA, FORMAL DINING ROOM, LIVING ROOM WITH GRAND FIREPLACE AND 20' CEILINGS WITH DECORATIVE BEAMS AND A MULTITUDE OF WINDOWS, AS WELL AS A FAMILY ROOM WITH BUILT-INS AND A WET BAR. THE FAMILY ROOM OPENS TO A PRIVATE PATIO WITH A SPARKLING POOL, SPA AND BBQ. BEAUTIFUL HARDWOOD FLOORING ON THE MAIN LEVEL, WITH MOLDING AND OTHER CUSTOM DETAILS FOUND THROUGHOUT THIS HOME. BEST LOCATION TO UCLA, CC, BH, WEHO!

1040 Brooklawn Dr., Los Angeles, CA 90077 | MLS# 16-142572 | \$6,750,000 [www.1040Brooklawn.com](http://www.1040Brooklawn.com)



*Catherine Ferraro*

CaBRE#00745604

310-489-4025 | 310-276-6236

ferrare@aol.com

Ferraro & Associates Realty

[www.FerraroRE.com](http://www.FerraroRE.com)

433 N. Camden Dr/4th Floor

Beverly Hills, CA 90210





9233 BURTON WAY, UNIT 201 | BEVERLY HILLS  
Offered at \$1,429,000 | 2 BED | 2.5 BATH | 9233BURTONWAY201.COM

Chic + stylish, this stunning reimagined unit boasts formal entry, two bedrooms, two baths plus powder room. The space is extensively remodeled with French oak floors, stunning upscale cabinetry, Carrera marble, intricate tiled floors and updated lighting throughout. Living room and master bedroom opens to lovely terrace surrounded by greenery. The master bedroom suite includes an all marble bath with soaking spa tub, dual sinks and an oversized master shower with rain shower head and seamless shower doors. The en-suite second bedroom awaits your guest. This elegant renowned La Faubourg St. Honore amenities features a doorman/concierge, gym and side by side parking.

JOANNE LINDSAY

PARTNERS TRUST | 310.466.7892

AZY FARAHMAND

THE AGENCY | 310.710.8841



**Patrick Martin**

323.353.7200

PatrickMartin323@sbcglobal.net

CalBRE#: 01306122

**LOS ANGELES** | 1764 Viewmont Drive  
4BD, 5BA | Interior: 5,000 sq.ft. (approx.)  
Offered for sale at **\$6,995,000** or Lease **\$29,500**

This Architectural tour-de-force has been reborn with gorgeous, newly refinished Walnut floors in every room. Repainted and re-staged, the entire property explodes with light and of course, breathtaking views. Making use of the finest custom materials throughout, this private, gated community of just 6 homes offers the ultimate Hollywood Hills lifestyle with all the requisite amenities. Open plan for entertaining, massive master suite with walls of glass, sitting area, fireplace and large closets. Additionally, a dine-in cooks kitchen, fireplaces in all bedrooms and a luxurious THX Movie Theater with a bar. Great parking for 4 cars in the garage with 4 additional spots on the property. If you think you've "seen" this property, you haven't. You must come back for a new look; it is stunning.

SUNSET STRIP BROKERAGE | 310.205.0305  
9255 Sunset Blvd., Mezzanine, Los Angeles, CA 90069  
[sothebyshomes.com/socal](http://sothebyshomes.com/socal)

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1930's Traditional - Hollywood Hills

1809 N Stanley Ave, Los Angeles, CA 90046

[www.1809Stanley.com](http://www.1809Stanley.com)

4 Bedrooms • 4 Bathrooms • Living Area - 3,750 sqft • Lot Size - 29,000 sqft • Two-Car Garage • Guest House • For Sale \$4,875,000

Designed by John Byers, a noted early 20th century architect & builder who was fascinated with native California architecture. The unobstructed 180 degree view from the front veranda reminds you that the city is close, while the grassy lawn, mature oak & fruit trees and meandering paths & walkways transport you to the "Shangri-La" of Ojai. **Showings by appointment.**

*John Byers* Architect



**Barry Gray**  
Senior Partner  
**323.822.3200**  
CalBRE#: 01358622



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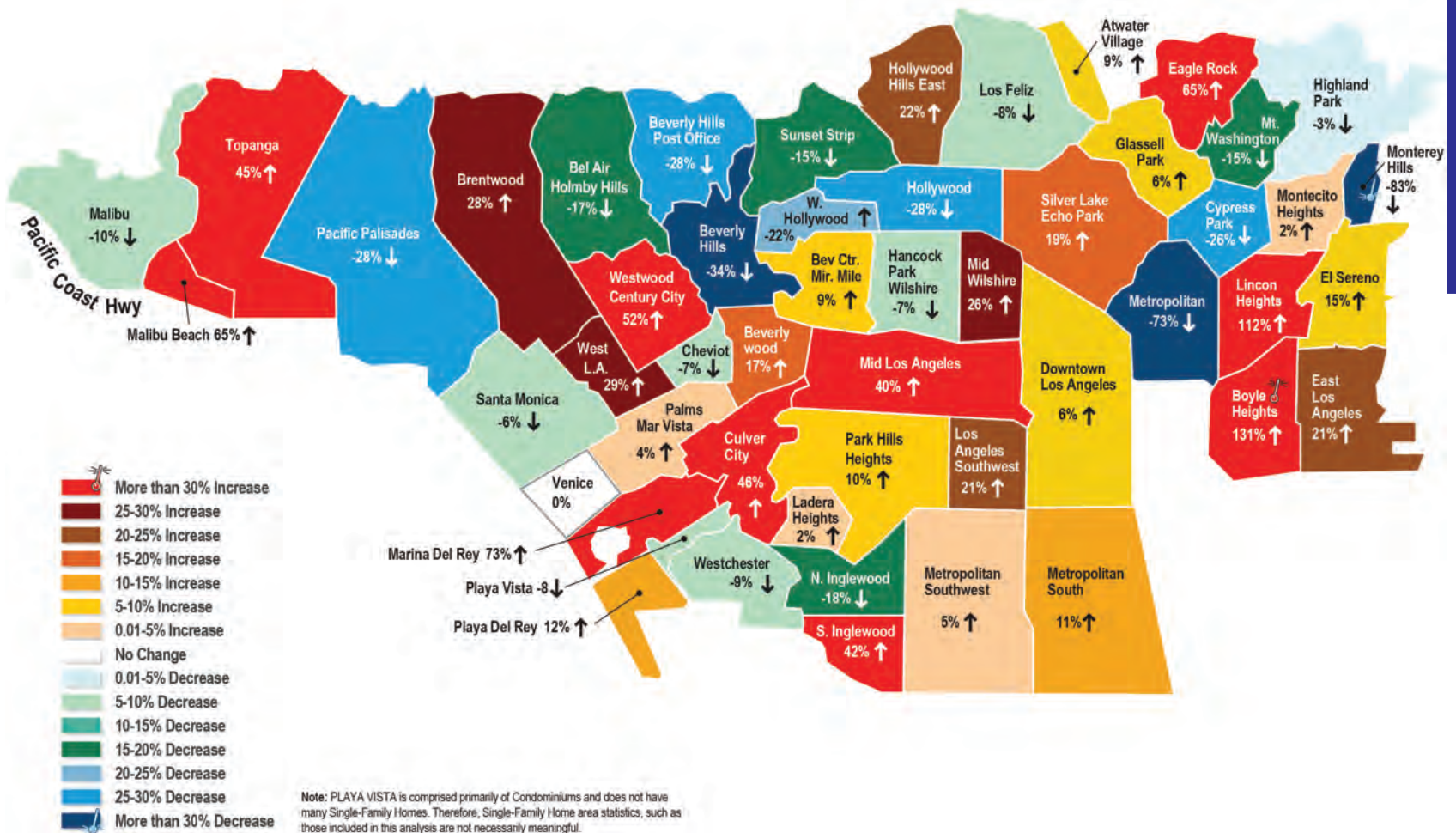
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MARKET CLIMATE MAP SINGLE-FAMILY HOMES - MEDIAN SALES PRICE 2<sup>nd</sup> Quarter 2016 vs. 2015 For The MLS™ Primary Areas

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

Go to **TheMLS.com** Home Page and **CLICK**  **MLS™ STATISTICS CORNER**

STATISTICS CORNER



SINGLE-FAMILY HOMES MEDIAN SALES PRICE & SOLD LISTINGS					
AREA	Q2 - 2016 MEDIAN SALES PRICE	Q2 - 2016 SOLD LISTINGS	Q2 - 2015 MEDIAN SALES PRICE	Q2 - 2015 SOLD LISTINGS	% CHANGE
BOYLE HEIGHTS	\$11,247,749	30	\$4,873,000	16	131%
LINCOLN HEIGHTS	\$6,704,874	13	\$3,168,888	8	112%
MARINA DEL REY	\$53,354,200	37	\$30,760,013	25	73%
MALIBU BEACH	\$93,377,222	11	\$56,534,500	6	65%
EAGLE ROCK	\$57,191,181	70	\$34,707,025	47	65%
WESTWOOD - CENTURY CITY	\$138,787,198	54	\$91,261,983	41	52%
CULVER CITY	\$86,299,150	73	\$59,242,451	58	46%
TOPANGA	\$43,187,000	36	\$29,804,416	29	45%
SOUTH INGLEWOOD	\$7,994,600	19	\$5,626,000	14	42%
MID LOS ANGELES	\$76,301,435	112	\$54,318,216	94	40%
WEST LOS ANGELES	\$41,875,618	33	\$32,424,615	32	29%
BRENTWOOD	\$295,308,154	73	\$230,892,098	71	28%
MID - WILSHIRE	\$10,136,000	13	\$8,068,000	10	26%
HOLLYWOOD HILLS EAST	\$67,750,495	47	\$55,444,720	42	22%
EAST LOS ANGELES	\$26,551,403	73	\$21,880,000	67	21%
LOS ANGELES SOUTHWEST	\$23,986,200	66	\$19,802,149	65	21%
SILVER LAKE - ECHO PARK	\$89,004,494	88	\$74,521,916	83	19%
BEVERLYWOOD VICINITY	\$78,342,128	60	\$66,804,143	58	17%
EL SERENO	\$27,421,496	58	\$23,926,242	59	15%
PLAYA DEL REY	\$15,232,000	11	\$13,635,000	6	12%
METROPOLITAN SOUTH	\$55,493,134	190	\$49,799,599	194	11%

SINGLE-FAMILY HOMES MEDIAN SALES PRICE & SOLD LISTINGS					
AREA	Q2 - 2016 MEDIAN SALES PRICE	Q2 - 2016 SOLD LISTINGS	Q2 - 2015 MEDIAN SALES PRICE	Q2 - 2015 SOLD LISTINGS	% CHANGE
PARK HILLS HEIGHTS	\$101,496,814	184	\$92,209,744	186	10%
ATWATER VILLAGE	\$11,593,804	16	\$10,665,500	15	9%
BEVERLY CENTER - MIRACLE MILE	\$92,852,174	50	\$85,451,699	52	9%
DOWNTOWN LOS ANGELES	\$21,489,053	64	\$20,190,795	71	6%
GLASSELL PARK	\$26,547,670	38	\$25,063,888	36	6%
METROPOLITAN SOUTHWEST	\$48,430,350	133	\$46,292,879	143	5%
PALMS - MAR VISTA	\$122,597,560	81	\$117,333,345	89	4%
MONTECITO HEIGHTS	\$5,870,888	8	\$5,745,350	9	2%
LADERA HEIGHTS	\$13,727,750	15	\$13,478,465	15	2%
VENICE	\$124,013,260	54	\$124,342,730	60	0%
HIGHLAND PARK	\$48,358,900	73	\$49,626,150	82	-3%
SANTA MONICA	\$189,944,926	69	\$202,120,740	75	-6%
CHEVIOT HILLS - RANCHO PARK	\$42,640,000	20	\$45,813,265	23	-7%
HANCOCK PARK - WILSHIRE	\$142,437,050	73	\$153,705,539	90	-7%
PLAYA VISTA	\$6,825,000	4	\$7,406,500	4	-8%
LOS FELIZ	\$84,969,483	54	\$92,560,014	56	-8%
WESTCHESTER	\$85,725,423	75	\$93,844,705	88	-9%
MALIBU	\$171,671,665	61	\$190,049,382	69	-10%
MOUNT WASHINGTON	\$21,300,950	29	\$25,133,824	36	-15%
SUNSET STRIP - HOLLYWOOD HILLS WEST	\$246,794,205	100	\$293,037,353	120	-16%
BEL AIR - HOLMBY HILLS	\$192,796,495	42	\$231,852,465	41	-17%
NORTH INGLEWOOD	\$15,676,499	34	\$19,176,225	47	-18%
WEST HOLLYWOOD	\$55,628,075	31	\$71,277,500	38	-22%
CYPRESS PARK	\$22,285,950	31	\$30,138,651	48	-26%
PACIFIC PALISADES	\$236,976,115	71	\$327,988,977	93	-28%
BEVERLY HILLS POST OFFICE	\$103,028,950	36	\$142,831,864	46	-28%
HOLLYWOOD	\$29,256,655	25	\$40,657,490	34	-28%
BEVERLY HILLS	\$238,444,500	35	\$363,412,587	58	-34%
METROPOLITAN	\$877,000	2	\$3,300,000	4	-73%
MONTEREY HILLS	\$570,000	1	\$3,375,500	6	-83%

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Questions regarding this information may be sent by e-mail to marketing@themls.com.



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