


81 Glendale *Single Family*

3645 DEERPASS ROAD	Refresh.	10-2	534F2	NEW
\$4,920,000	5+5	MODERN		



AMAZING ARCHITECTURAL TOUR DE FORCE ON 3 PRIVATE ACRES!

Completed in 2013. Exceptional dwelling rivals the style & detail of its mid-century counterparts. Long private driveway leads to an expansive picturesque plateau with captivating vistas. This one-of-a-kind residence has been thoughtfully designed to create unique harmony between sleek city living and the serenity of nature. Open 7/19 10-2 & Twilight 6-8, as well as Sunday 7/24 1-4. Please park on Mesa Lilia Road and look for the shuttle vehicle. Please DO NOT drive up driveway.

MLS#316006683IT
Cacarnakis & Sarkissian 626-644-4262
BERKSHIRE HATHAWAY

86 Pasadena *Single Family*

1535 PEGFAIR ESTATES DR	Open	11-2	NEW
\$1,545,000	3+3	1sty-MID-CENTURY	



MID-CENTURY RANCHO

This Mid Century home is a magnificent example of the Rancho style popularized by the award -winning architect Cliff May. The integrated design allows you to move smoothly through out the house and seamlessly from indoors to outdoors allowing you to take full advantage of the Southern California lifestyle.

Ann Nader 626.419.7779
DEASY/PENNER&PARTNER

94 Glassell Park *Lease*

3621 KINNEY ST	Refresh.	11-2	NEW
\$4,500	3+3	2sty-CONTEMPORARY	

Custom view home designed by Richard Gemingniani, AIA, built in 2008. Family-friendly with multiple outdoor spaces. Available furnished or unfurnished.

MLS#16-141532 Dshwshr,Dryer,Grbg Disp,Micro,Fridg
Laura Marchetti SOTHEY'S INTERNATIO

1284 Highland Park *Single Family*

1862 N AVENUE 56	Open	11-2	NEW
\$595,000	2+1	1sty-COTTAGE	



ATTENTION URBAN FARMERS, CHICKEN WRANGLERS, TREE HUGGERS...

Come realize your every hands in-the dirt dreams on this 11,000+ gently up slope setting. Start with morning tea, happy summer gatherings in the yard & roll up those sleeves & plant that orchard & decide what color chickens you'll choose. As you create in the eat-in kitchen, savor the bright, spacious feel of the liv/din rm & marvel at the max space use with no sq ft lost to long halls. Make the most of the detached dble grge for cars or a studio. This could be your perfect North of York nest.

Liz Johnson 323-397-6041
COMPASS - PASADENA Cul-de-Sac, YorkLandia!!

5639 ASH ST	Refresh.	11-2	NEW
\$569,000	2+1.5	1sty-CRAFTSMAN	



HIP BABY CRAFTSMAN IN HIGHLAND PARK


2 bedroom, 1.5 bath Craftsman in hippest location of Highland Park, just a few blocks from the Metro Gold Line station and restaurants, nightlife, vintage shops, yoga/exercise studios and coffee shops on Figueroa. Remodeled kitchen and baths, breakfast area/office, sweet front yard with fruit trees and exhuberant vines, secret back patio for alfresco dinner parties. Single garage could be studio/office. You'll never want to leave the neighborhood!

Diane McDonald 323-236-4369
KELLERWILLIAMSREALTY

THURSDAY OPEN HOUSES

21 Silver Lake - Echo Park *Single Family*

1905 CEDAR LODGE TER	Refresh.	12-3	NEW
\$979,000	2+3	3sty-CONTEMPORARY	



MODERN SILVER LAKE HOME

Fantastic location in Silver Lake! This contemporary home has an incredible open feeling. There are two master suites with their own updated bathrooms. There is a bonus bedroom/office space on the ground level. There is a two car garage with direct entry. Did I mention this is in Ivanhoe? Location location location!

Rick A LeMasters 323.632.3313
BERKSHIRE HATHAWAY

22 Los Feliz *Single Family*

2618 N COMMONWEALTH AVE	Refresh.	6-8	594B2	NEW
\$1,998,000	3+3	2sty-SPANISH		



PRIVACY AND SECLUSION IN LOS FELIZ

1930's Spanish w/modern upgrades and authentic period details throughout. Full tile roof, HW floors, coffered Ceiling, recessed lights, Arched French doors, gorgeous hardware, terraces or patios off most rooms, 2 fireplaces and even a dramatic 3 story tower in the center of the home flooding adjacent spaces w/ natural light. A multitude of entertaining options w/a huge kitchen accommodating all your entertaining needs. Join me for a glass of wine and experience this treasure for yourself

John Abreu 323-422-7545
BHHS CALIFORNIA central A/c dishwasher, Refrigerator

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Liz Johnson 323-397-6041
COMPASS - PASADENA Cul-de-Sac, YorkLandia!!

FRIDAY OPEN HOUSES

53 Woodland Hills *Single Family*

23341 OSTRONIC DR	Open	11-2	NEW
\$3,450,000	6+4.5	1sty-RANCH	



PRIVATE SPRAWLING ESTATE

Sprawling 7000 sq ft estate on over a flat acre. 6 bed, 4 1/2 bath + guesthouse. Entertainer's enclave! Master suite with spa bath, gourmet kitchen w/ butler's pantry, subterranean wine cellar, library/office, maid's wing, 4 car garage. Expansive green grounds surrounded for privacy by 40 ft redwood trees and multiple areas for outdoor dining. This home has great indoor/outdoor ambiance for family living and entertaining. Home has been featured in many film productions!

Ron Papile 818-415-7966
COLDWELL BANKER www.23341OstronicDr.com

TUESDAY
THURSDAY AND FRIDAY


22242 DEL VALLE ST		Refresh.	11-2	NEW
\$798,995	4+3			
				
<p align="center">PRICE REDUCED!!- S. OF BLVD REMODELED WOODLAND HILLS BEAUTY</p> <p>PRICED TO SELL!! COME TAKE A LOOK!! REMODELED S OF BLVD. 4 BED/3 BATH HOME CUL-DE-SAC STREET - WALK-ABLE BLOCKS TO THE PUBLIC LIBRARY & SCHOOLS OPEN FLOOR PLAN - PERFECT FOR ENTERTAINING. BEDROOMS ON TWO-LEVELS - MASTER BEDROOM + 1 ROOM LOWER LEVEL EN-SUITE BEDROOM + BED UPPER LEVEL UPGRADES ALSO INCLUDE NEW ROOF, WINDOWS & DOORS, COPPER & ABS PLUMBING, RECESSED LIGHTING, DROUGHT RESISTANT LANDSCAPE, EXT PAINT. 8K SQ FOOT LOT WITH GRASS & ROOM TO PUT A POOL</p>				
MLS#16-128922		Camille Ellison 323-798-8869		
KHORR REALTY		Open House Fri 7/22 & Sun 7/24		

73 Studio City Single Family

4121 LAURELGROVE AVE		Open	11-2	NEW
\$2,395,000	5+6	CAPE COD		
				
<p align="center">WONDERFUL NEW CAPE COD</p> <p>Fabulous Studio City location. This stunning home is built with amazing detail, quality and craftsmanship, and offers a formal living room with fireplace, dining, huge family room, and open gourmet kitchen. Features include high beamed and coffered ceilings, plank style hardwood floors, walls of glass doors that open to the rear yard, 2 fireplaces, and high-end finishes throughout. The stylish grounds are highlighted by a flat grassy area, covered patio, pool with waterfalls, and spa.</p>				
MLS#16-143190		Fred Holley 310-780-7653		
COLDWELL BANKER RESI		Bit-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan		


BY APPOINTMENT

50 Bell Canyon Single Family

6 MORGAN ROAD				red
\$2,995,000	3195000	6+6	2sty-MEDITERRANEAN	
				
<p align="center">REDUCED_ MONTECITO INSPIRED GRAND ESTATE, BELL CANYON</p> <p>Beautiful Custom Villa in Guard Gated Bell Canyon. It is situated up a long private gated drive w/over an acre of landscaped grounds & gorgeous rock formations.. Stunning architectural elements accent this property: alcoves, arches, crown moldings, high ceilings & oversized doors. A gourmet kitchen w/incredible center island & stainless steel appliances. Gorgeous travertine & distressed wood floors. Incredible backyard w/oversized pebble tech pool, Guest House w/fireplace, private bath .</p>				
MLS#SR16099998CN		S Walsmith, M Feldman 818 521 1606		
EWING & ASSOC. SOTHE				

SUNDAY OPEN HOUSES

03 Sunset Strip - Hollywood Hills West Single Family

6876 PACIFIC VIEW DR		Lunch	2-5	rev
\$1,495,000	4+4			
				
<p align="center">BEST BUY IN THE HOLLYWOOD HILLS FOR A TOTALLY DONE HOUSE</p> <p>Hollywood Hills Entertainers Home with everything. The large chef's kitchen with center Isle & open floor plan allow views of the Hollywood sign from your kitchen window. Amazing Outdoor Space to live the California Lifestyle you've been dreaming of. Al Fresco dining on this fantastic outdoor deck requires that you must stock your Wine Cellar. Guests are invited to your Screening Room after party. Two car garage parking with room for two more in the driveway. Must see immediately!</p>				
MLS#16-138496		Jimmy Bayan 323-445-2674		
JOHN AAROE GROUP				

05 Westwood - Century City Single Family

10372 ILONA AVE		Open	2-5	NEW
\$1,495,000	3+2	1sty-SPANISH		
				
<p align="center">FANTASTIC REMODELED WESTSIDE SPANISH</p> <p>HUGH price adjustment, Take a look at this fantastic location for this remodeled, single story, Spanish style home. Large open floor plan, over-sized master bedroom. All copper plumbing, electrical completely updated, hardwood or stone floors except in bedrooms that have new carpet. Updated kitchen and baths with granite counters and Viking appliances, 3rd bedroom converted to Den with wet bar. Finished garage with storage. Many extras. Home is in move-in condition. OPEN SUNDAY 7-17-2016 from 2-5</p>				
MLS#16-129458		William DuBrowa 310.699.1289		
WILLIAM DUBROWA		PATIO, BBQ, Viking Appliances		


10 West Hollywood Vicinity Single Family


741 N SIERRA BONITA AVE		Open	1-5	rev
\$3,049,000	5+6	2sty-MODERN		
				
<p align="center">NEW CONSTRUCTION MODERN HOME</p> <p>Sophisticated new modern home in the West Hollywood/Melrose District Area! Just walking distance from Melrose, this gated architectural master piece was built to offer some of the latest design and technology available today. Its desirable floor plan features an open space with soaring ceilings, Fleetwood pocket, wood floors, kitchen w/ Miele Appliances, wine cellar, Control 4, CCTV, Intercom, Alarm, fire pit, waterfall, pool and spa, and a Grand Master Suite with its own patio and Master Bath.</p>				
MLS#16-138998		Aristide Buhoiu 8184454663		
ROYAL ESTATE PROPERT				

15 Pacific Palisades Single Family

17269 AVENIDA DE LA HERRADURA		Refresh.	2-5	rev
\$1,979,000	5+4	2sty-CONTEMPORARY		
<p>Spacious and bright residence with the perfect floor plan. Large gourmet kitchen for entertaining. Outside BBQ and spa. Access to local hiking trails, plus a pool/spa/tennis/rec center steps away.</p>				
MLS#16-134582		BBQ,Dshwshr,Dryer,Grbg Disp,Micro,Other		
Gary Landau		424-785-4279 EXCLUSIVE REALTY INC		

260 Palos Verdes Estates Single Family

2027 VIA CERRITOS		Refresh.	2-5	rev
\$4,725,000	6+7	2sty-ARCHITECTURAL		
				
<p align="center">REDUCED! SPECTACULAR OCEAN VIEWS!</p> <p>A rare, once in a lifetime opportunity to own an exquisite custom built estate with panoramic 180-degree ocean views in coveted Palos Verdes Estates! Featuring 6 beds+7 baths at approximately 6046 sq.ft, this estate boasts impeccable landscaping surrounded by lush Jasmine and Lavender gardens, an extravagant master suite with a spa-like master bath, a chef-inspired gourmet kitchen with Viking appliances for indoor and outdoor entertainment and even a private yoga studio.</p>				
MLS#16-132502		Joyce Kim 310-777-6278		
COLDWELL BANKER RESI		BBQ,Bit-Ins,Dshwshr,Dryer,Frzr,Other		

2027 VIA CERRITOS		Refresh.	2-5	rev
\$4,725,000	6+7	2sty-ARCHITECTURAL		
				
<p align="center">REDUCED! 180 DEGREE MAGNIFICENT OCEN VIEW!</p> <p>REDUCED! PRICE TO SELL. SELLER MOTIVATED!. A rare, once in a lifetime opportunity to own an exquisite custom built estate with panoramic 180-degree ocean views in coveted Palos Verdes Estates! Featuring 6 beds+7 baths at approximately FLAT 6046 sq.ft, this estate boasts impeccable landscaping surrounded by lush Jasmine and Lavender gardens. 1ST FLOOR, 2ND FLOOR BOTH 180 DEGREE GORGEOUS OCEAN VIEW. A PERFECT MOVE IN CONDITION!.</p>				
MLS#16-132502		Joyce Kim 213 503-0315		
COLDWELL BANKER RESI		BBQ,Bit-Ins,Dshwshr,Dryer,Frzr,Other		

FRIDAY AND BY APPOINTMENT

SUNDAY