

TUESDAY

**01 Beverly Hills** Single Family

<b>440 MARTIN LN</b>	Open	11-2	<b>NEW</b>
<b>\$16,900,000</b>	5+6	CONTEMPORARY	




**TROUSDALE TROPHY PROPERTY**

Discover luxury & harmony in this beautifully designed Trousdale trophy property overlooking stunning views from downtown to the ocean. Enter this prestigious estate to soaring ceilings maximizing the 14ft height limit, & incredible indoor/outdoor flow complementing the stunning architecture. With nearly 7k sq ft of living space, panoramic views encase the entire living area, master suite & kitchen. A private oasis on over an acre of land.

MLS#16-140724			
Benjamin Bacal	310-717-5522	OPEN 11-2PM & 5:30-8:30PM	
RODEO REALTY - BEVER			

<b>570 EVELYN PL</b>	Open	11-2	<b>NEW</b>
<b>\$15,995,000</b>	5+5.5		



**OPEN TUESDAY 11-2**

A New Level of Style and Sophistication Offering the Finest in Every Regard.

Michael LaMontagna	310.925.9826		
HILTON & HYLAND <span style="float: right;">Hiltonhyland.com</span>			

<b>520 STONEWOOD DR</b>	Open	11-2	<b>NEW</b>
<b>\$15,500,000</b>	4+6	1sty-VILLA	



**EXTRAORDINARY REGENCY VILLA IN PRIME BH - HEAD ON CITY VIEWS**

Private estate positioned at the end of a quiet cul de sac in premier BH location, north of Sunset. Exquisitely renovated. Breathtaking kitchen, generous master with his/her baths (with heated floors), steam showers, and large walk-in closets. Two additional family bedrooms, plus maid's room and bath, plus large home office (possible 4th bedroom) with exquisite 3/4 bath. Sparkling pool & gardens. 2 courtyards, 4 fountains. Peace, tranquility and privacy in prime Beverly Hills.

RON de SALVO	310-560-9388		
COLDWELL BANKER - BH			

<b>1720 AMBASSADOR AVE</b>	Open	11-2	<b>NEW</b>
<b>\$4,950,000</b>	4+4.5	2sty-TRADITIONAL	



**GORGEOUS NORTH OF SUNSET TRADITIONAL!**

Utterly charming 1930's home on lovely Ambassador Avenue. Go through the ruby red front door to center hall entry w/open staircase. Main flr rms include beautifully scaled liv room, din rm facing the terrace, garden & pool, lg fam rm, country kitchen & intimate library w/fireplace. Upstairs are a master suite with gorgeous bath, huge walk-in closet and fireplace, plus 2 more bedrooms with jack and jill bath. There is a guest/pool house w/bath & grassy backyard + large pool. Very special!

Edward Fitz	424-230-3757		
THE AGENCY BEV HILLS			

<b>300 EL CAMINO DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,099,000</b>	4+4	2sty-SPANISH	



**MAJOR FIXER/ DEVELOPMENT OPPORTUNITY**

Tremendous potential to remodel or build new in highly desirable Beverly Hills!! Investors: Fix & live or Fix and flip. Property currently sits in a large lot. This house has character and charm, however, it needs complete updating. Best location. Close distance to park, houses of worship, shopping centers, world famous Rodeo Dr and easy access to the Westside. Located in award-winning Beverly Hills School District. Bring your developers and don't let this opportunity pass by.

SHIVA MEHRDAD	310-505-9560		
NELSON SHELTON <span style="float: right;">www.shivamehrdad.com</span>			

<b>1008 BENEDICT CANYON DR</b>	Open	11-2	<b>rev</b>
<b>\$8,675,000</b>	5+7	COUNTRY FRENCH	




**ENCHANTING GATED COUNTRY FRENCH**

Please park on Hartford and walk around the corner. El Rodeo School District. Enchanting gated Country French residence situated on apx 23,321 sf in the heart of Beverly Hills. Precise attention to detail, Great Room, Large Formal Dining Room, Paneled Study Master suite with sitting area his/hers baths, Plus 3 guest bedrooms, maids quarters, 6 f/p, 7 Baths. New oversized light bright eat-in kitchen. Lushly landscaped Topiary and Rose Gardens Pool, Guest House, Circular driveway Motor Court.

MLS#16-104718			
Scarlett Nunes	310 488 3888	Blt-Ins,Cbl,Cent Vac,Dshwshr,Frzr,Other	
COLDWELL BANKER BHN			

<b>1800 ANGELO DR</b>	Open	11-2	<b>rev</b>
<b>\$7,980,000</b>	5+5	SPANISH	



**WALLACE NEFF BEVERLY HILLS SPANISH ESTATE**

Gated Beverly Hills Wallace Neff Spanish estate. With an expansive wood beam living room that features a fireplace, lounge and natural light. A modern chef's kitchen by Boffi opens to a breakfast area and indoor and outdoor dining rooms. Master suite, with sitting area and fireplace, opens to one of 5 private outdoor terraces. Home features 3 additional bedrooms, park-like gardens, swimmers pool with cabana, an oasis spa with a waterfall, an art studio, and a two-car garage/motor court.

MLS#16-135898			
Linda May	310.492.0735	BeverlyHillsWallaceNeff.com	
HILTON & HYLAND			

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



This storybook one story traditional home is North of Sunset near the Beverly Hills Hotel redesigned and staged. The living room "guest" room has a fireplace and is open to the dining room seating and family room. Glass doors open to the huge backyard with waterfall pool, firepit, large grassy yard ad outdoor dining. The gourmet kitchen is remodeled with a breakfast area. There are three bedrooms all en suite. The master has an additional sitting area- nook space.

MLS#16-113312			
Valerie Fitzgerald	310-285-7515	Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg	
COLDWELL BANKER RESI			

<b>356 S CLARK DR</b>	Refresh.	11-2	<b>rev</b>
<b>\$3,500,000</b>	4+6	CONTEMPORARY	




**STUNNING BRAND NEW CONSTRUCTION**

Stunning brand new construction in Beverly Hills combing a Santa Barbara Mission Style exterior with a sexy contemporary interior. The home features 4 beds, 5.5 bath + bonus room + outdoor loggia. The home is wired for sound & audio with Smart Home Features, beautiful Oak Floors and exquisite design & attention to the most discriminating details. There is a Gourmet chef's kitchen features Stainless Steel appliances, a resort style pool/spa & perfectly manicured landscaping.

MLS#16-124328			
Milstein/Silver	310.867.5598	www.356Clark.com	
KW BEVERLY HILLS			

**01 Beverly Hills** Condo / Co-op

<b>140 S OAKHURST DR, UNIT 201</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,449,000</b>	2+2.5	1sty-MEDITERRANEAN	



**PRIME BEVERLY HILLS CONDO! BUILT IN 2009**

Built in 2009! Gorgeous front-facing condo on one of Beverly Hills' most exclusive streets. This nearly 2,000 sq ft home features 2 br, 2.5 baths, open floor plan and high-grade finishes throughout. The designer kitchen features quartz counters, antiqued tile backsplash, Sub Zero and Wolf Appliances, wide plank oak hardwood floors, glass doors opening to a spacious patio, and side by side washer/dryer. Home includes 2 side by side spaces and an additional 3rd parking space in underground garage.

Josh Buxbaum	323-428-4288		
RODEO REALTY, SUNSET			

TUESDAY

<b>9233 BURTON WAY, UNIT 201</b> Open 1-2		<b>NEW</b>
<b>\$1,429,000</b>	2+2.5 1sty-FRENCH	
<b>EXTENSIVELY REMODELED CHIC TWO BEDROOM</b>		
<p>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 through-out. Living room and master bedroom opens to lovely terrace surrounded by greenery. This elegant renowned La Faubourg St. Honore amenities feature a doorman/concierge, gym, rooftop with spa and side by side parking.</p>		
Lindsay/Farahmand PT/THE AGENCY	310-466-7892	www.9233burtonway201.com

<b>1709 SAN YSIDRO DR</b> Lunch 11-2		<b>NEW</b>
<b>\$4,350,000</b>	4+4.5 CONTEMPORARY	
<b>NEWLY COMPLETED CONTEMPORARY IN PRIME BHPO!</b>		
<p>This single-story, newly completed, 4bd+4.5ba Contemporary has been exquisitely reimagined from the ground up. Thoughtful design, quality materials, &amp; expert execution, make this home a must-see! Enter to the spacious, open floor plan boasting Fleet wood doors, high ceilings &amp; updated finishes. The private backyard feels like you are transported to a resort paradise w/ a luxurious pool, relaxing spa, outdoor kitchen, fire-pit, &amp; more. Don't miss out!</p>		
Sally Forster Jones JOHN AAROE GROUP	3106917888	1709SanYsidro.com

**02 Beverly Hills Post Office** Single Family

<b>12753 MULHOLLAND DR</b> Open 11-2 562E7		<b>NEW</b>
<b>\$10,800,000</b>	7+10 VILLA	
<b>BEST WINE CELLAR IN LA!</b>		
<p>Tuscany meets Beverly Hills at this elegant estate atop Mulholland Drive. Oversized living room, adjacent dining room &amp; gourmet chef's kitchen w/ Viking appliances. 2 en-suite guest rooms, a master wing with dual walk-in closets/bathrooms. A 2nd master suite with dual bathrooms, a sumptuous family room &amp; 3 additional guest bedrooms. A vintner's 1500-bottle wine cellar for the ultimate wine connoisseur. Championship tennis court, 3-car garage &amp; exquisite landscaping to complete this Tuscan villa.</p>		
Linda May HILTON & HYLAND	310.492.0735	90210Villa.com

<b>2552 BENEDICT CANYON DR</b> Open 11-2		<b>NEW</b>
<b>\$3,995,000</b>	3+3 MID-CENTURY	
<b>Quiet oasis on Benedict Canyon. California lifestyle at its finest.</b>		
<p>The living room features a fireplace and skylight, and the kitchen, with huge marble island, opens to the dining area. A master suite with fireplace, walk-in closet, sitting area and private patio. A second 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.</p>		
Farrah Aldjufrie THE AGENCY	424.230.3701	BltIns,Dshwshr,GrbgDisp,Hood Fan,Rng/Ovn

<b>13377 JAVA DR</b> Lunch 11-2		<b>NEW</b>
<b>\$7,995,000</b>	5+6 2sty-CONTEMP MED	
<b>PRIVATE GATED COMPOUND ON EXCLUSIVE CUL-DE-SAC</b>		
<p>TRULY SPECIAL &amp; SECLUDED W/BREATHTAKING PANORAMIC CITY/CYN/MOUNTAIN/PARTIAL OCEAN VUS! GRAND 2STY HOME. SUNLIT RMS W/HI CLNGS/BEAMS/WD FLRS/FRENCH DRS. DRAMATIC 2STY ENTRY HALL W/ SWEEPING STAIRCASE. VOLUMINOUS LIV RM W/PATIO &amp; OCEAN/CYN VUS. SEP paneled LIBRARY. 4 BD SUITES UP INCLUDING HUGE MSTR W/OFFICE/LUXE BA/WALK-IN/LG BALCONY W/SPA &amp; VUS. SUPERB CNTR-ISLE KITCH/BRKFST/FAM RM OPEN TO ENDLESS REAR GROUNDS W/LAWN/GARDENS/WATERFALL PL/PATIOS/FIREPIT/OUTDOOR STUDIO/BONUS RM &amp; UNOBSTRUCTED VUS!</p>		
MICHAEL J. LIBOW CBRB - BH	310-285-7509	WWW.13377JAVA.COM

<b>2920 HUTTON DR</b> Open 11-2		<b>NEW</b>
<b>\$3,395,000</b>	3+3 RANCH	
<b>GREAT DEVELOPMENT OPPORTUNITY IN AREA 2</b>		
<p>The best development opportunity in the Beverly Hills and Bel air area. Private and gated w/unobstructed expansive views to the west and south, the property is perched above upper Hutton &amp; spans a 50,105 SF w/a large buildable pad. Survey available showing a calculated slope analysis to build apx. 13,900 SF or apx. 16,600 SF when using one of the 20 percent bonus systems. Zimas/LADBS system is showing the property (incorrectly) as 2930 Hutton instead of 2920 Hutton. Priced for an immediate sale.</p>		
Ginger Glass COLDWELL BANKER BHN	310-927-9307	Blt-Ins,Dshwshr,Dryer,Frzr,Rng/Ovn,Other

<b>13951 DURHAM RD</b> Open 11-2		<b>NEW</b>
<b>\$7,850,000</b>	6+6 MEDITERRANEAN	
<b>RSVP A MUST! HOMES@ STEVEFRANKEL.COM</b>		
<p>Spectacular Mediterranean View Home in Mulholland Estates. Elegant contemporary design with beautiful finishes. Grassy yard, and infinity pool/spa overlooking city lights.</p>		
S Frankel, B Matus CBBHN, READY PROP	310-281-3981	www.stevefrankel.com


<b>1960 COLDWATER CANYON DR</b> Open 11-2		<b>NEW</b>
<b>\$3,195,000</b>	3+3 2sty-CAPE COD	
<b>Stunning Cape Cod style home with California contemporary interior.</b>		
<p>You enter this luxury property through secure gates which lead to the property's curvilinear drive shaded by mature magnolia trees. The living areas feature a formal living room replete with marble fireplace, generous sized wet bar, grand dining room, family room, and a double-height kitchen with Viking appliances; all of which open to it's expansive backyard.</p>		
Aaron Kirman JOHN AAROE GROUP	424-249-7162	Built-Ins, Dishwasher, Garbage Disposal,


<b>2620 BENEDICT ST</b> Open 11-2		<b>NEW</b>
<b>\$5,475,000</b>	5+6	
<b>REDUCED OVER \$500,000</b>		
<p>Champion tennis court estate steeped in Hollywood history. Impeccable East Coast country home - the epitome of Southern California indoor/outdoor living. Gourmet chef's kitchen, fantastic great room, living and family rooms. Fully gated and secure grounds in prime Benedict Canyon location.</p>		
Judy Feder HILTON & HYLAND	310.890.0033	Hiltonhyland.com

<b>9721 MOORGATE RD</b> Refresh. 11-2		<b>NEW</b>
<b>\$2,400,000</b>	5+4 2sty-CONTEMPORARY	
<b>GREAT VALUE IN DEEP CANYON!</b>		
<p>Lovely 5 bedrooms / 4 baths house on a huge street to street lot. Great for entertaining. Pool, spa, large eat in kitchen, family room, large step down living room.</p>		
Sheila Lynne SOTHEBY'S REALTY	323 810 1666	stove, refrigerator, washer/dryer

TUESDAY


<b>10078 WESTWANDA DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,299,000</b>	2+3	2sty-MODERN	
	<b>PRIVATE, MODERN 2BED+ 2BATH RETREAT WITH VIEWS &amp; A POOL</b>		
Discover this private, gated, extensively remodeled, Modern-Zen-Luxe-Retreat boasting 2 bedroom suites + 2.5 bathrooms + media room + creative office + sparkling pool + breathtaking views! Perched high above the street, experience the tranquility of this property's sanctuary. Seamless open floor plan, spacious kitchen, dining, and living room area. Sleep peacefully in either of the en-suite master bedrooms each featuring spa-style bathrooms, walk-in closets, a large balcony, & views.			
MLS#16-142994		WWW.10078WESTWANDA.COM	
ST.JAMES + CANTER 310.291.1029		BERKSHIRE HATHAWAY	

<b>7621 MULHOLLAND DR</b>	Open	11-2	<b>NEW</b>
<b>\$5,795,000</b>	4+4	2sty-SPANISH	
	<b>ICONIC MULHOLLAND DRIVE SPANISH ESTATE!</b>		
The private, walled and gated 4 bd, 4 ba home on over an acre of land has sweeping views from throughout the property. The home and the grounds have been meticulously restored and updated with great attention to detail; a perfect and seamless blend of modern convenience and old world charm. The extensively landscaped grounds are a work of art. Glass tiled pool, stone fireplace, ponds and fountains surrounded by magnificent, mature specimen trees. This sophisticated home is a perfect retreat.			
MLS#16-143558		Blt-Ins,Dshwshr,Dryer,Rng/Ovn,Fridg,Oth	
Banchik & Dantzer 310-877-8361		BHHS CA PROPERTIES	

<b>9645 HIGH RIDGE DRIVE</b>	Open	11-2	<b>red</b>
<b>\$2,695,000</b>	4+4	ARCHITECTURAL	
	<b>VIEWS!Adjacent to elegant Beverly Park sits this dramatic contemporary home..A totally remodeled kitchen,top of the line stainless steel appliances, gorgeous granite counters. . Wine frig make for gourmet cooking.Great house for entertaining-Large living room with coffered ceilings, fireplace, wet bar and wonderful outdoor patio.Master bdrm. occupies entire top floor.3 family/guest bedrooms, Walled and gated. 4 miles to B.H.&amp; Century City.Possible expansion up to 400 s.f.in existing house.</b>		
MLS#16-126046		Atc Fan,BBQ,Blt-Ins,Cbl,Clng Fan	
Arleen Ruby 310-780-0111		RODEO REALTY - BEVER	

<b>2534 LAUREL PASS</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,750,000</b>	3+2	1sty-MODERN	
	<b>PRIME WONDERLAND AV. SCHOOL/ MTC CLUB</b>		
The best of the California architectural modern movement. This 1958 classic ranch has been transformed into the great room living. Featuring vaulted open beamed ceilings, skylights, French doors and gourmet kitchen with breakfast bar. Master bedroom and living room open to fully fenced rear yard with large swimming pool, grassy play area plus 400+sqft workshop per owner. Minutes to Wonderland School, Mulholland Tennis Club, Tree People, Beverly Hills and Fryman Canyon.			
MLS#16-137486		Dshwshr,Dryer,Grbg Disp,Rng/Ovn,Fridg,	
Thomas O'Rourke 310.770.0221		BERKSHIRE HATHAWAY H	

<b>9390 LLOYDCREST DR</b>	Open	11-2	<b>rev</b>
<b>\$2,699,000</b>	3+4	MID-CENTURY	
	<b>ARCHITECTURAL BEVERLY HILLS JETLINER CITY &amp; OCEAN VIEW HOME</b>		
Mid-century architectural 3BD+4BA Beverly Hills "Crest Streets" home overlooking jetliner city & ocean views! Gated behind this private retreat, enjoy a "floating bridge," Koi pond & waterfall that cascades into an outdoor swimming pool deck area. Panoramic views from the entire main level through walls of floor to ceiling windows. Lower level den/media room features a bedroom, office & bathroom. Attached separate studio/guest room & bathroom. One of LA's best locations in prime Beverly Hills.			
MLS#16-121002		WWW.9390LLOYDCREST.COM	
ST.JAMES+CANTER 310.291.1029		BERKSHIRE HATHAWAY	

<b>8700 ARLENE TER</b>	Open	11-2	<b>NEW</b>
<b>\$1,695,000</b>	3+3	CONTEMPORARY	
	<b>WONDERLAND SCHOOL! REMODELED 3 BEDROOM, PRIVATE, CANYON VIEW</b>		
Canyon view home with 3 bedrooms 2.5 bathrooms at the end of a quiet cul de sac street in Wonderland School district. Spanish inspired architecture and unobstructed views allowing for an abundance of light until the sun sets. The open layout of the home is perfect for entertaining. Chef's kitchen with a huge island with stainless steel appliances & granite countertops. Private 1000 sq/ft redwood deck. Large master w/ walk in closet. 2 car garage & easy street parking.			
MLS#16-142886		Cent Vac,Dshwshr,Grbg Disp,Micro,Rng/Ovn	
Matthew Paul 3104993579		RODEO REALTY INC.	

**03 Sunset Strip - Hollywood Hills West** *Single Family*


<b>1764 VIEWMONT DR</b>	Open	11-2	<b>NEW</b>
<b>\$6,995,000</b>	4+5	3sty-ARCHITECTURAL	
	<b>VIEWMONT MASTERPIECE</b>		
An Architectural tour-de-force reborn w/gorgeous, newly refinished Walnut floors in every room. Repainted & re-staged, the entire property explodes w/light & of course, breathtaking views. Finest custom materials throughout, in this private, gated community, ultimate Hollywood Hills lifestyle w/all the requisite amenities. Dine-in cooks kitchen, fireplaces in all bedrooms & a luxurious THX Movie Theater with bar. Great parking for 4 cars in garage w/4 additional spots on the property.			
MLS#16-143474		All appliances	
Patrick Martin 323.353.7200		SOTHEBY'S INT REALTY	

<b>2055 GRACE AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,595,000</b>	3+2	2sty-MEDITERRANEAN	
	<b>STUNNING HISTORIC WITH VIEWS &amp; POOL</b>		
FANTASTIC VIEWS! Designer restored merging today's luxury with details remnant of glamour and legend of "Old Hollywood!" The public rooms are large, bright, and gracious. With two bedrooms below, there's a generous and sumptuous master suite upstairs with large spa bathroom & walk-in closet. This is a very special home with a great social vibe for entertaining with private, enclosed areas that include spa and romantic swimming pool. Property also INCLUDES separate, large garage.			
MLS#16-115540		Historic Whitley Heights	
Tim Swan 310-991-3559		BERKSHIRE HATHAWAY	

<b>1340 SUNSET PLAZA DR</b>	Open	11-2	<b>NEW</b>
<b>\$6,088,888</b>	4+5	TRADITIONAL	
	<b>A DRAMATIC HOLLYWOOD HILLS TRADITIONAL.</b>		
Remodeled by published designer Xorin Balbes in 2008. 4 beds / 5 baths w/ an open floor plan & high-pitched ceilings. Beautiful kitchen & family room, overlooking a spacious & lush multi-level backyard w/ tropical landscape & pool, offering total privacy. Located in the lower Sunset Strip w/ easy access to trendy boutiques & restaurants . A very dramatic, large living room & fabulous master suite & balcony overlooking pool makes this single story multi-level home the perfect entertainer's dream.			
MLS#16-115540		www.1340SunsetPlaza.com	
Jad Nickola (323)377-3467		TELES PROPERTIES	


<b>1724 VIEWMONT DR</b>	Refresh.	11-2	<b>red</b>
<b>\$8,250,000</b>	8556000	4+6	
	<b>HUGE PRICE REDUCTION ! GREAT OPPORTUNITY IN SUNSET PLAZA</b>		
The One & Only ! In the exclusive gated Viewmont private enclave above the Sunset Strip, this stunning sophisticated 3 story modern architectural offers spectacular panoramic city-to-ocean views from all rooms ! Apx 6,000 Sq. Ft. 4 + 6 + office, huge home theater w/ bar, finest quality, high ceilings, walls of glass, spacious living & dining area + gourmet kitchen. Huge Master w/ spectacular jetliner views & luxurious bath + w-in-closet. Spacious outdoor deck w/ infinity pool & jacuzzi.			
MLS#16-115540		www.1724viewmontdr.com	
Stephan Sean Illouz 4242792477		COLDWELL BANKER RESI	

TUESDAY

<b>1516 N KINGS RD</b>		Refresh.	11-2	<b>red</b>
<b>\$7,500,000</b>	8000000	5+6	CONTEMPORARY	
		<b>\$500,000 PRICE REDUCTION - CELEBRITY OWNED STUNNING VIEW</b>		
		<p>\$500,000 Price Reduction - Celebrity owned stunning view home with clean contemporary lines. Gated circular driveway with parking for 8 cars. High ceilings, huge rooms with enormous master suite and enormous steam shower. Exterior glass pocket doors that slide into walls, maximizing views of expansive, green yard, spa, swimmer's infinity pool and city views. Entertainers delight!</p>		
MLS#16-132506 Steven Kay (310)770-3999 <b>NELSON SHELTON &amp; ASS</b>		BBQ,Blt-Ins,Cbl,Dshwshr,Grbg Disp,Other		


<b>1249 N DOHENY DR</b>		Open	11-2	<b>rev</b>
<b>\$9,995,000</b>		6+7	CONTEMPORARY	
		<b>SEXY AND SOPHISTICATED</b>		
		<p>Sexy and sophisticated resort-like compound located just above the famed 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. All with complete privacy behind high walls and gates.</p>		
MLS#16-107998 Jonah Wilson 310.858.5465 <b>HILTON &amp; HYLAND</b>		www.1249Doheny.com		

<b>9396 SIERRA MAR DR</b>		Lunch	11-2	<b>red</b>
<b>\$3,975,000</b>	4249000	3+3	2sty-MEDITERRANEAN	
		<b>THE SOUTH OF FRANCE IN THE BIRD STREETS</b>		
		<p>REDUCED TO SELL. Charming, luxurious two-story home on prestigious Sierra Mar Drive. French doors along every room, sunny verandas with decorative hand forged iron work, breathtaking views of lush green canyons, Beverly Hills and Catalina. Amazing sunsets and sparkling city lights to Palos Verdes. Feel as though you are vacationing in Provence with alfresco breakfasts or dinners. Separate office space and enchanting guest suite below for the jet setter or entertainer. 9396SIERRAMARDRIVE.COM</p>		
MLS#16-132264 Julia Delorme 310-968-9212 <b>SOTHEY'S ON SUNSET</b>		Blt-Ins,Dshwshr,Dryer,Grbg Disp,Rng/Ovn		

<b>1277 SUNSET PLAZA DR</b>		Refresh.	11-2	<b>rev</b>
<b>\$4,549,000</b>		4+5	TRADITIONAL	
		<b>LOWER SUNSET PLAZA BEAUTY</b>		
		<p>CLASSIC EAST COAST TRADITIONAL. Totally updated and expanded with a sensational master suite. Fully gated and totally private this property is turnkey and ready to go. Chefs kitchen opens into the family room and out to the gorgeous rear yard with pool and spa. Formal dining and living rooms with great art walls to highlight your collection along with a wet bar, and convertible guest suite or den/library. Maids and laundry room also at the ground level with 2 spacious and wonderful master suites</p>		
MLS#16-140522 Brent Watson 310-600-9119 <b>COMPASS</b>		Blt-Ins,Dshwshr,Rng/Ovn,Fridg, Spa/Steam		


<b>2601 OUTPOST DR</b>		Open	11-2	<b>red</b>
<b>\$2,695,000</b>	2950000	4+4	MEDITERRANEAN	
		<b>EXQUISITE MEDITERRANEAN STYLE VILLA</b>		
		<p>'Exquisite and Sublime' only begin to describe this combination of art &amp; architecture. Homes with this degree of style &amp; taste rarely come to market. The owners deigned the house &amp; grounds to exude a Mediterranean ambience with many custom details. They have achieved this with perfection. The villa is walled &amp; gated, extremely private, boasts an impressive 120 feet of frontage &amp; sits among the most iconic homes in Outpost Estates. The floor-plan is versatile for any lifestyle.</p>		
MLS#16-133544 Eric Lowry 213-507-0950 <b>COLDWELL BANKER RESI</b>		Blt-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan		

<b>3548 1/2 MULTIVIEW DR</b>		Open	11-2	<b>rev</b>
<b>\$3,698,000</b>		3+4	2sty-MODERN	
		<b>NEW CONSTRUCTION! GORGEOUS HOLLYWOOD HILLS VIEW HOUSE</b>		
		<p>Gated Brand New Home with Expansive Views built in a Modern Style. Fabulous Kitchen with Corian Counters and Viking Appliances. The Beautiful Views are enjoyed from every room and the Gorgeous Travertine Tiled Deck that surrounds the Salt Water Pool and Spa. Exquisite Master Bedroom. Large 2 Car Garage plus additional parking. This is a Smart House with all Hi- Tech Amenities.</p>		
MLS#16-129900 Michael Dickson 310 918-5383 <b>NELSON SHELTON &amp; ASS</b>		Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg		

<b>2870 PACIFIC VIEW TRL</b>		Open	11-2	<b>red</b>
<b>\$1,835,000</b>	1895000	2+3	2sty-CONTEMPORARY	
		<b>PANORAMIC 260 DEGREE CITY LIGHT VIEWS</b>		
		<p>Very Private and Grander than other Properties on Pac. View Trail or Pac View Dr. At the end of the street and Perched at the top of a Promontory with Sweeping City Views, 5 parcels with lots of flat land. No neighbors to the North, West, or Above. Feels like an Estate. Master BD with City View and Walk-In Closet. Den, Office and Updated Kitchen. Grassy Areas plus a Deck. Separate GH. Room for Pool. Two minutes from Mulholland and Five Minutes from Runyon Canyon Park.</p>		
MLS#16-106524 Rob Eilbacher 323-863-5030 <b>PACIFIC PROPERTIES</b>		Nest Environmental System		


<b>2300 CASTILIAN DR</b>		Open	11-2	<b>rev</b>
<b>\$2,695,000</b>		3+3	MEDITERRANEAN	
		<b>CHARMING MEDITERRANEAN IN COVETED OUTPOST ESTATES</b>		
		<p>Beautifully positioned on its own private peninsula, this lovingly restored Mediterranean Villa will tug at your heartstrings. Warm and inviting, refined and casual, gracious and intimate - - all perfectly describe this exquisite residence. Elegant living room, 3 bedrooms, sun room, 3 fireplaces, and breathtaking kitchen/family room. Perfect proportions, sparkling pool and hilltop views to downtown. A beautiful house that whispers ... "home"!</p>		
MLS#16-114138 Ron de Salvo 310-777-6233 <b>COLDWELL BANKER RESI</b>		Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg		

<b>8577 COLE CREST DR</b>		Open	11-2	<b>red</b>
<b>\$1,595,000</b>		4+5	CONTEMPORARY	
		<b>CLASSIC LAUREL CANYON RETREAT</b>		
		<p>Splendid architectural features like vaulted &amp; beamed cedar ceilings, multiple outdoor deck areas &amp; many unique, versatile and well-designed spaces. Lovely great room with soaring ceilings, beautiful canyon and mountain views, a spacious deck and a highly functional chef's kitchen. The master suite has a sitting area and a tastefully renovated bathroom with steam shower. 3 other bedrooms plus an office, loft, "man cave" and a basement music studio that could also serve as a separate 2 room apt.</p>		
MLS#16-119950 Stearns/Berkman Lewis 310-500-3991 <b>PARTNERS TRUST</b>		Blt-Ins,Dshwshr,Frzr,Grbg Disp,Hood Fan		


<b>8584 FRANKLIN AVE</b>		Open	11-2	<b>rev</b>
<b>\$2,595,000</b>		4+4	CONTEMPORARY	
		<b>GORGEOUS VIEW HOME IN THE STRIP</b>		
		<p>Walled courtyard entry leads to smartly styled and newly remodeled home. Open farm kitchen with beamed ceilings, butcher block center island and large dining area. Fantastic outdoor terrace with built in fire pit and head-on city views. Sophisticated living room with wood-burning fireplace, custom cabinetry, paned windows and French doors. An oasis in the heart of the Sunset Strip!</p>		
MLS#16-138592 Steve Frankel 310-281-3981 <b>COLDWELL BANKER</b>		www.stevefrankel.com		

TUESDAY

<b>2451 E HORSE SHOE CANYON RD</b> Open 11-2		<b>rev</b>
<b>\$1,295,000</b>	3+2 2sty-ARCHITECTURAL	
		
<b>MID-CENTURY POST &amp; BEAM IN LAUREL CYN</b>		
Kick off your shoes and relax in your Laurel Canyon Mid-Century oasis, near the end of a quiet cul-de-sac just blocks from the highly rated Wonderland Avenue School. This Celebrity-owned home has a bright, open floorplan that includes a two-story glass entryway, wood-beamed ceilings, three beds, two baths, a den or office space, floor-to-ceiling windows, and hardwood floors throughout. The expansive chef's kitchen includes a built-in breakfast nook, stainless appliances, & new marble counters.		
MLS#16-138622		2451HorseShoe.com
Kevin Keyser/ Jodi Rubin 323-877-2040 SOTHEBY'S		

<b>1568 SUNSET PLAZA DR</b> Open 11-2		<b>rev</b>
<b>\$1,275,000</b>	2+1 TRADITIONAL	
		
<b>REDUCED BY \$100K. LOWER SUNSET PLAZA</b>		
Super Charming Hollywood Hills traditional. The least expensive property in the neighborhood -- a great starter home or pied-à-terre in desirable lower Sunset Plaza. 1940's character in tact - including original tiled kitchen and bath, wainscoting, and wood floors. A step-down living room with coved ceiling. A formal dining. Plus upgrades including a newer roof, HVAC, tankless water heater, and refinished wood floors. Just a short distance to the Sunset Strip dining, shops, and nightlife.		
MLS#16-136610		
MarkMeyerEstates.com 310.365.8565 KELLER WILLIAMS		


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


<b>8722 SHOREHAM DR #PHC</b> Open 11-2		<b>NEW</b>
<b>\$1,350,000</b>	2+2 TRADITIONAL	
		
<b>FABULOUS PENTHOUSE UNIT AT THE SHOREHAM</b>		
Beautiful complex that has been home to many Hollywood Stars! 2 bedrooms, 2 baths, Large living room with fireplace, formal dining, chef's kitchen, den area, master suite with fireplace, large closets and gorgeous balcony from which to observe the city lights! Very special atmosphere..Very special lifestyle!		
MLS#16-140810		North of Sunset Off Horn
Mann/Marshall 310-720-0010 COLDWELL BANKER RESI		

<b>1230 HORN AVE #412</b> Refresh. 11-2 592H5		<b>NEW</b>
<b>\$499,000</b>	1+1 CONTEMPORARY	
Spacious Sunny 1 bedroom/1 bath in a serene private setting. Large bathroom with separate shower & tub next the Laundry. New vinyl sliding glass doors leading to a quiet balcony w/Tree Top views.		
MLS#16-143982		Dshwshr,Grbg Disp,Hood Fan,Other
Victor T Spachuk 310/663-0981 SPACHUK RLTY & APPRA		

<b>1942 GRACE AVE #217</b> Open 11:30-1		<b>rev</b>
<b>\$495,000</b>	2+2 CONTEMPORARY	
		
<b>WONDERFUL LOCATION.</b>		
2 bedrooms with large closets. 2 baths. Gas fireplace. 2 Side by side parking spaces. The roomy kitchen offers nice counter space for cooking and entertaining. Spectacular grounds including sparkling pool, tennis courts, racquetball and gym. Have guests and entertain them by a pool side barbecue. Walking distance to Hollywood Bowl, Hollywood Blvd. fun and activity.		
MLS#16-126078		www.1942GraceAvenue217.com
Rona Kaufman/Jackie C. 310-962-8797 TELES PROPERTIES		

**04 Bel Air - Holmby Hills** Single Family

<b>320 ST PIERRE RD</b> Lunch 11-2		<b>NEW</b>
<b>\$13,950,000</b>	9+11 TRADITIONAL	
		
<b>LOWER BEL AIR ENCLAVE - ALMOST AN ACRE OF IMPRESSIVE GROUNDS</b>		
Set w/ elegance on one of the most celebrity-studded streets in lower Bel Air, this 9bd+11ba home is graced by nearly an acre of spectacular grounds. Behind its impressive entrance, the over 10,000 square residence epitomizes classic elegance. Treasured for decades, this property is on the market for the first time in 60 years! This is an unprecedented opportunity to own one of the most distinguished & stunningly landscaped homes in Bel Air's most desirable enclave.		
Sally Forster Jones 3106917888		320StPierre.com
JOHN AAROE GROUP		

<b>10899 CHALON RD</b> Open 11-2		<b>NEW</b>
<b>\$6,695,000</b>	3+4 MID-CENTURY	
		
<b>LUXURY MID-CENTURY MODERN ESTATE IN BEL AIR</b>		
Located in coveted lower Bel Air, this gated single story luxury Mid-Century Modern estate boasts stunning views & amenities. Enjoy ultimate privacy on nearly 1 acre of lush grounds complete w/ putting green & practice area. Entertain in style as this 3BD, 3BA designer home offers a spacious open floor plan, walls of glass & natural light throughout. Sunbath & relax poolside or practice yoga in the gym. Your home offers every convenience giving no reason to ever leave this resort like setting.		
J. Altman & M. Rokstad 310.819.3250		
DOUGLAS ELLIMAN		

<b>1116 CHANTILLY RD</b> Open 11-2		<b>NEW</b>
<b>\$3,950,000</b>	0+0 OTHER	
		
<b>AMAZING OPPORTUNITY TO BUILD ON LARGE FLAT PAD</b>		
Rare opportunity to acquire approximately 2/3 of an acre development site in prime Bel Air with park-like grounds. This exceptional lot has an amazing frontage of over 170 ft and huge flat pad. The trees and wooded area are majestic and tranquil. Permits to be approved in weeks. Accessible through the prestigious East and West gate with convenient proximity to the Bel Air Hotel & Bel Air Country Club. Must see to appreciate!		
MLS#16-143890		None
Marcus Kassin 310-281-3968 COLDWELL BANKER RESI		

<b>1263 CASIANO RD</b> Open 11-2		<b>red</b>
<b>\$2,295,000</b>	5+5 TRADITIONAL	
		
<b>CONTEMPORARY BEL-AIR TUDOR - REDUCED!</b>		
Impeccably maintained home ideal for entertaining. Dramatic views of Getty Museum, this 2-level home features excellent floor plan. Through the foyer and light-filled stair hall lies a living room and family room, dining room, breakfast area, and cook's kitchen beautifully integrated to easily serve dozens of guests. Maid's suite and 3-car garage are adjacent. Lower level includes amenity-rich master suite, 3 additional bedrooms, 2 baths, and large laundry room.		
MLS#16-124558		www.1263Casiano.com
Bret Parsons 310-497-5832 COLDWELL BANKER RESI		


<b>10550 DOLCEDO WAY</b> Open 11-2		<b>rev</b>
<b>\$19,999,000</b>	5+10 MODERN	
		
<b>BEST HIGH-END LOT DEAL IN LOS ANGELES</b>		
Accessed at the end of a small cul de sac & sequestered up a long graceful wide driveway the property offers unparalleled privacy & security. Approx. 2.4 acres of land & roughly 1 acre is flat, an oversized N/S tennis court, & existing 1 bdrm, 2 bth guest house, this is the ultimate offering in estate lots in Los Angeles. Plans for an 18,000 residence by renowned Architect Harrison Designs and permits have been pulled and included so close escrow and start building your dream home right away.		
MLS#16-139430		
David Kramer 310.691.2400 HILTON & HYLAND		
DavidKramerGroup.com		

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TUESDAY

<b>1456 N STRADELLA RD</b>	Refresh.	11-2	591J5	<b>rev</b>
<b>\$8,700,000</b>	6+8	2sty-MEDITERRANEAN		



**MAGNIFICENT VIEWS IN BEL AIR!**

Spectacular home in Bel Air featuring magnificent views from the moment you enter. Feel the warmth of the sunlight from every room flowing from the floor to ceiling windows that bring in the enchanting view. Find elegance at every turn. With a marble entrance, scrolling stair case large living room & stylish formal dining room, this home welcomes gatherings for hosting guests. The backyard boasts a pool and a 180 degree view! The 6 bedroom masterpiece also includes a media room and study/office.

MLS#16-136860  
Joya Ovadya 3103459306  
NELSON SHELTON & ASS  
Blt-Ins,Dshwshr,Dryer

<b>1315 CASIANO RD</b>	Open	11-2	<b>rev</b>
<b>\$2,395,000</b>	5+4	CONTEMPORARY	



**ARCHITECTURAL HOME IN BEL AIR**

The home offers a carefully designed open floor plan with subtle details that capture a modern but warm atmosphere. You are welcomed into this home through an atrium and into a spacious living room with fireplace and uninterrupted walls. Beautiful new landscaping in the front, side and backyard. Whether you are basking in the backyard sun or enjoying the architectural beauty inside, you will feel the energy this home creates.

MLS#16-135562  
Ron Wynn 310-480-3585  
COLDWELL BANKER RESI  
BBQ,Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn

<b>10917 SAVONA RD</b>	Open	11-2	<b>rev</b>
<b>\$5,495,000</b>	4+6	2sty-CONTEMPORARY	



**MOTIVATED SELLER**


DESIGNED FOR BEAUTIFUL CALIFORNIA LIFE STYLE

Sophisticated Luxurious Designer Contemporary w/ Awesome Views. Elegant and Chic Modern Living at its Best. Design w/Impeccable Taste. Super Sexy 1,500 sf Master Suite. 2nd Main Level Master Suite. Amazing Ocean & City Vu's.

MLS#16-131096  
Louvet / Kort 310 968-9978  
KELLER WILLIAMS  
TheLouvetGroup.com

**05 Westwood - Century City** Single Family

<b>2211 LINNINGTON AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,239,000</b>	3+2	SPANISH	




**OPEN TUESDAY 11-2PM!**

Delightful Spanish Charmer. Light & bright well maintained 3 bd/2 ba hm w/refinished hw flrs, din rm & living rm w/barrel ceiling, picture window & fp. Eat-in kitchen has newer appls & adj. laundry rm. Covered patio off master suite leads to pvt yd & patio. Bonus rm in addition to a separate recreation room located downstairs. Plumbing & electrical have been updated & most windows upgraded to dual pane. Central heat & updated a/c. Convenient location. Highly coveted WW Charter School District.

MLS#16-142460  
Mike Cockinos 310-612-5606  
COLDWELL BANKER - BW  
Cing Fan,Dwshr,Grbg Disp,Hd Fan,Rng/Ovn

<b>1111 SOMERA RD</b>	Refresh.	11-2	<b>rev</b>
<b>\$4,500,000</b>	4+5	CONTEMPORARY	



Tastefully remodeled Contemporary 4 Bedrooms+5 Baths+family room+office+gym, over 4,700 sq ft home. Features unobscured jetliner ocean&canyon views from every room w/awe inspiring sunsets. Includes formal entry, hardwood floors throughout, large LR W/high beamed ceilings & FP. Formal DR, European chef's kitchen W/built-ins opens to spacious FR W/fireplace&doors to private yard W/ pool & fountain. Master suite W/ balcony overlooking canyon. Beautiful master bath. Brand new 2-zoned A/C, new roof

MLS#16-133600  
Akhtar Barlava "Star" 310-408-5530  
NELSON SHELTON  
Blt-Ins,Dshwshr,Dryer,Grbg Disp,Rng/Ovn

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

<b>X 1 W CENTURY DR, UNIT 28A</b>	Lunch	11-2	<b>NEW</b>
<b>\$12,750,000</b>	3+5	CONTEMPORARY	




**LUXURY CONCIERGE RESIDENCE WITH CITY AND OCEAN VIEWS**

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, Truly a world-class home at the premiere address for luxury and style.

MLS#16-140186  
Michelle Oliver 310.500.6111  
DOUGLAS ELLIMAN  
www.michelleoliver.com

<b>X 1282 CASIANO RD</b>	Lunch	11-2	<b>rev</b>
<b>\$2,950,000</b>	4+4	ARCHITECTURAL	



**CASIANO CARAVAN!! CREATOR OF "I LOVE LUCY" HOME. COME BY!**

HUGE \$250,000 PRICE REDUCTION!! Incredible mid-century contemporary masterpiece. This large 3800 sqft 4br, 4ba house has many vintage architectural details intact & is perfect for a developer/owner looking to restore the property to its former glory. The great room has an imposing fireplace dividing the sunken & carpeted living room, the dining room w/ Terrazzo floors & family room w/ parquet floors and wet bar. Set on half an acre, this stunner is an ambitious owner or savvy developers dream.

MLS#16-131004  
Martin MacLeod 3105761446  
WSR BROKERAGE  
Dshwshr,Micro,Rng/Ovn,Trsh Cmpctr

<b>X 1828 HOLMBY AVE #304</b>	Lunch	11-2	<b>NEW</b>
<b>\$999,000</b>	2+2	3sty-TRADITIONAL	



**STUNNING WESTWOOD PENTHOUSE W/ VIEWS-LUNCH!**

Penthouse Unit With Spacious Living And Dining Room, Beautiful Hardwood Floors And Plenty Of Natural Light Through The New Windows & Sliding Door With Custom Shutters. The Remodeled Kitchen features Granite Counters And Stainless Steel Appliances & Large Built-In Pantry. The Master Has A Newly Remodeled Large En-Suite Bathroom With Double Sinks & A High-End Custom Walk-In Closet. The Generous 2nd Bedroom And A 2nd Newly Renovated Bathroom, Inside Laundry & SxS Parking Complete This Lovely Unit

MLS#16-140186  
Tia Hughes 310 720-0993  
RODEO REALTY- BRENTW  
Newly Remodeled Kitchen and Baths

<b>1349 CASIANO RD</b>	Refresh.	11-2	<b>rev</b>
<b>\$2,395,000</b>	4+4	1sty-MID-CENTURY	



**CASIANOMIDCENTURY.COM**

Views! Remodeled Bel-Air Mid Century home. Built in 1961. Reminiscent of Neutra's Kaufmann House. The pattern & spirit of the house is an indoor/outdoor design with a minimalist aesthetic. Original white terrazzo floors installed by Arcadian Flooring formalize the central area for family living, dining & entertaining. Large Fleetwood sliding-glass doors open up to a boulder laden spray pool & sunbathing deck.

MLS#16-128666  
Geoffrey Lands 310-339-5757  
BHHS BEVERLY HILLS  
Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other



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**Put their Property in the MLS**


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

TUESDAY

**05 Westwood - Century City** Income

<b>10663 KINNARD AVE</b>	Open 11-2	<b>NEW</b>
<b>\$9,500,000</b>	4sty-CONTEMPORARY	
		
<p>The finest new luxury development on the West Side. With exceptional architectural design and finishes, this 6 unit building has a common rooftop deck with outstanding city views. There are only 2 bright and spacious units per floor, each with windows on 3 sides and no common walls. Units feature open kitchens with quartz counters, custom cabinetry and fixtures, and tankless water heaters. Also included are central HVAC, recessed lights, built-out closets, and dual paned windows.</p>		
Aaron Kirman 424-249-7162 <b>JOHN AAROE GROUP</b>		Built-Ins, Dishwasher, Garbage Disposal.

**05 Westwood - Century City** Lease


<b>10209 CENTURY WOODS DR</b>	Open 11-2	<b>rev</b>
<b>\$20,000</b>	5+7 MEDITERRANEAN	
		
<b>PRIVATE GATED TOWNHOUSE</b>		
<p>Newly built luxury single family villas located within 24 hour guard gated community. Each luxury town home features living space on ground level opening to a private courtyard. Large kitchen/family room. Staff/guest quarters. Luxurious master suites and two other guest rooms in second level. Third level includes outdoor patio and office or media room. Private elevator. 3 car garage plus additional parking.</p>		
MLS#16-141008 Susan Smith 310.415.5175 <b>HILTON &amp; HYLAND</b>		Susansmithrealty.com

<b>10790 WILSHIRE #1203</b>	Open 11-2	<b>rev</b>
<b>\$8,500</b>	2+3 UNKNOWN	
		
<b>MAGNIFICENT CONDO IN FULL SERVICE LONGFORD W PANORAMIC VIEWS</b>		
<p>This is a magnificent condominium in the prestigious, full service Longford. Breathtaking panoramic views from every window. Light and bright South facing quiet unit. 2 bedroom suites with den (usable as third bedroom). Spacious and huge living room that opens to formal dining room and patio. Large Chef's kitchen, with eat in area. Amazing closet and storage space. Full amenity building featuring 24 hour concierge, heated pool, sauna, gym room, fantastic club house including a full kitchen</p>		
MLS#16-139456 Fred Nabati 3107661812 <b>TRIMAX REALTY, INC.</b>		Blt-Ins


**06 Brentwood** Single Family

<b>171 3RD ANITA DR</b>	Open 11-2	<b>NEW</b>
<b>\$6,199,000</b>	5+6.5 ARCHITECTURAL	
		
<b>A ONE-OF-A-KIND SANCTUARY IN THE HEART OF BRENTWOOD.</b>		
<p>Newer 2009 custom Architectural 5 bed/6.5 ba + separate guest quarters on 10,000+sf lot. Warm contemporary finishes &amp; extreme privacy at end of a cul-de-sac w/ incredible use of light &amp; space, high ceilings, multiple skylights, steel beams, custom wood finishes &amp; large walls for art. Entertainer's dream w/ ideal indoor/outdoor flow. Gated front patio w/ tranquil landscape &amp; water features, backyard w/ patio pool spa &amp; covered patio. 4-car garage w/ guest quarters above. Open 5-7 Twilight.</p>		
Patty Best /Chad Lund (310)339-8002 <b>TELES PROPERTIES</b>		

<b>360 N SALTAIR AVE</b>	Open 11-2	<b>NEW</b>
<b>\$5,850,000</b>	5+4 1sty-RANCH	
		
<b>CHARMING HOUSE ON A LARGE FLAT LOT</b>		
<p>Great opportunity to get into a coveted Brentwood location. Charming Single Story Traditional on a beautiful lot. Nestled behind a lush hedge the home offers complete privacy. Originally built in the 1930's, it has been tastefully updated. HW flrs, crown moldings, vaulted ceilings &amp; custom built 'ins, adorn the interior. The kitchen features top of the line appliances &amp; custom cabinetry. French doors open to an expansive yard equipped w/ a patio, pool &amp; a bonus room that is perfect for a gym.</p>		
Matthew OKeefe 310 429 4552 <b>GIBSON INTERNATIONAL</b>		pool, range, washer, dryer

<b>16519 MULHOLLAND DR</b>	Open 11-2	<b>NEW</b>
<b>\$3,450,000</b>	6+5.5 MEDITERRANEAN	
		
<b>ELEGANT MEDITERRANEAN WITH ENDLESS VIEWS</b>		
<p>Grand scale Mediterranean on prestigious Mulholland Drive. 6 bedroom, 5.5 bath. Two story entry with sweeping staircase makes an impressive statement. Formal living and dining rooms. Den. Chef's kitchen with breakfast room. Pool, spa. 3 car direct entry garage. California living at it's finest. See full page color ad. www.16519Mulholland.com</p>		
Leah Lail/Steve Frankel 310-849-9596 <b>COLDWELL BANKER-BHN</b>		pool, spa, views

<b>1877 WESTRIDGE RD</b>	Open 11-2	<b>NEW</b>
<b>\$2,350,000</b>	4+3 ARCHITECTURAL	
<p>"THE TREE HOUSE". Wonderful Brentwood location with views of the trees, canyon, mountains and the colorful sunsets. This unique, secluded and private home was designed by architect Matt Kivlin.</p>		
MLS#16-135080 Richard Jacobsen 424-229-2021		Blt-Ins,Dshwshr,Grbg Disp <b>SOTHEY'S INTERNATIO</b>

<b>2536 PESQUERA DR</b>	Lunch 11-2	<b>NEW</b>
<b>\$2,295,000</b>	5+4 2sty-MEDITERRANEAN	
		
<b>LOVELY SPACIOUS 2 STORY HOME IN THE HILLS OF MANDEVILLE CYN</b>		
<p>Come &amp; see this outstanding home again for the 1st time! Generous sized L/R, frpls. with gas starter. Frml dining . Hrwd flrs all the public rooms except bdrms. Updtd windows &amp; doors thruout. Kitchen has granite counter tops, tumbled marble back splash, maple cabinets, free standing Viking range, blt-in add'l oven, microwave, refrigerator &amp; recessed lighting. Huge family room with wet bar. Patio with blt-in BBQ. Large swimmer's pool &amp; spa. Upstrs are 4 bdrms, a lrg game room with frplc.</p>		
MLS#16-142442 Judy and Warren Handler 310-873-4115 <b>RODEO REALTY- BRENTW</b>		BBQ Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn,

<b>401 N TIGERTAIL RD</b>	Open 11-2	<b>red</b>
<b>\$5,999,000</b>	6650000 4+3 2sty-TRADITIONAL	
		
<b>JUST REDUCED BY \$651,000</b>		
<p>Prime lower Tigertail estate on over an acre of land. The property has a secondary access point on Renfrew Rd cul-de-sac off Kenter. Custom-built by the owners in 1975, the character and charm is matched by the sprawling grounds and tall trees, creating a beautiful private estate just minutes from Sunset. The original owner is offering you a chance to enjoy this expansive lot, with landscaping that gives great care to the smallest details. The backyard is a garden paradise with multiple patios.</p>		
MLS#16-132340 Randy Forbes 310-345-7082 <b>GIBSON INTERNATIONAL</b>		www.forbeshalliburton.com

**Why Advertise? Large Distribution Area**

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



TUESDAY

<b>12135 SUNSET BLVD</b>	Open	11-2	<b>red</b>
<b>\$4,695,000</b>	5+7	2sty-SPANISH	



**SPANISH CONTEMPORARY MASTERPIECE IN BRENTWOOD**

New construction in Brentwood, Spanish home with contemporary interior. Open floor plan, 1st level: chef's kitchen, Thermador appliances, powder room, bonus room for office, living and dining, indoor-outdoor living area, backyard, outdoor bath, cabana area by pool and spa. Upper level: 3 en-suite beds, 4th room master-suite, dual walk-in-closets and balcony. Master bath: floating vanities, free standing tub, large shower and white marble floors. Gated entry for up to 5 cars, and security system.

MLS#16-128474  
Meir Kroll 3103414393  
THE AGENCY RE

BBQ, Pool, Cabana Area, Balcony, Security


<b>11820 MAYFIELD AVE #105</b>	Lunch	11-2	<b>NEW</b>
<b>\$790,000</b>	3+2	TRADITIONAL	



Amazing 3 bedroom 2 bath Brentwood condo! Bright, spacious, open floor plan. Offers inside laundry, hardwood flooring, updated appliances, wine cooler, a bright Spanish-influenced kitchen and dining area, central HVAC throughout. The master bedroom is very large, open, and bright, with lots of closet space, and a soaking tub. Low HOA dues of \$303. 2 Car tandem parking in the garage with Extra storage!! Desirable area, North of Wilshire.

MLS#16-142590  
Leah Walczak 213-500-5802  
EXCLUSIVE REALTY INC

<b>39 OAKMONT DR</b>	Open	11-2	<b>rev</b>
<b>\$15,950,000</b>	4+5	2sty-HACIENDA	




**GATED BRENTWOOD ESTATE - BUILT AND DESIGNED BY CLIFF MAY**

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 w/ a seamless indoor-outdoor living experience. A magical property rich w/ 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 w/ canyon and city views.

MLS#16-113416  
Cynthia Ambuehl (424) 321-4947  
THE AGENCY

Pool / Paddle Tennis Court

<b>11646 CHENAULT ST #7</b>	Open	11-2	<b>NEW</b>
<b>\$699,000</b>	2+2	MODERN	



**2 BEDROOM CONDO IN PRIME BRENTWOOD**

Recently remodeled modern 2 bedroom 2 bath condo in the Best Brentwood location! Featuring recessed lighting, open living & dining room and great floor plan with a private balcony. Light & bright floors, stainless steel appliances and kitchen & baths include granite counter tops. Private laundry in unit. Gated 2 tandem parking with extra storage space. Building features pool, fitness center & ample guest parking. Minutes to Brentwood's shops, restaurants & Farmer's Market!

MLS#16-140562  
Angela Chen (424) 203-1819  
TELES PROPERTIES

11646chenaultstreet7.com

<b>2416 PESQUERA DR</b>	Open	11-2	<b>rev</b>
<b>\$2,395,000</b>	5+5	2sty-TRADITIONAL	



**BEAUTIFUL 2 STORY TRADITIONAL IN THE HILLS OF MANDEVILLE**

Large living room with high beamed ceiling, wood burning frplc, gas starter, porcelain tile flr. Updtd kitchen breakfast area & large adj family room, built-ins. Kitch granite counter tops, cstm cabinets, center isle, ss apps and tile flr. A charming yd & pool can be viewed from the L/R, D/R & kitch. Updtd windows & doors thruout. There are 2 bd en suite downstrs. Upstrs is the mstr ste with frplc, his & hers walk-in closets, sumptuous mstr. bath, spa tub, steam shower, dual sinks, balcony

MLS#16-141288  
Judy & Warren Handler 310-873-4115  
RODEO REALTY- BRENTW

Blt-Ins, Dshwshr, Grbg Disp, Hood Fan, Rg/Ov

<b>11970 MONTANA AVE #208</b>	Open	11-2	<b>NEW</b>
<b>\$599,000</b>	1+1	CONTEMPORARY	




**LARGEST 1BR CONDO AVAILABLE IN BRENTWOOD W/APX 1,100 SF**

Spacious & flexible floor living area w/marble floors. Formal dining area, redone kitchen with granite countertops & breakfast bar, lots of cupboard space and stainless steel appliances. Porch patio with slate tiles. Spacious master suite with sitting area. Ample closet & storage space, remodeled bath with double sink. Amenities include an on-site manager, pool, sauna & gym. One car parking. Near the farmer's market & Brentwood's shops & restaurants.

MLS#16-143766  
Gary Limjap 310.430.0818  
COLDWELL BANKER - SM

Blt-Ins, Elvtr, Grbg Disp, Intrcm, Micro

<b>310 N BUNDY DR</b>	Open	11-2	<b>bom</b>
<b>\$1,599,000</b>	2+1	1sty-TRADITIONAL	



**GOOD VALUE IN GREAT NORTH OF SUNSET NEIGHBORHOOD.**

Price reduction. Single level 2 bedroom 1 bath starter or small family home in desirable Brentwood neighborhood. This home could be greatly enhanced with creative vision and/or possible expansion. The open, light filled living and dining areas have gleaming hardwood floors. The backyard hillside has a flat area with lovely greenbelt views. Co-listed with Donna Reed / Aaroe Group


MLS#16-101686  
Julie Chandler 310-622-7141  
GIBSON INTERNATIONAL

<b>11750 W SUNSET #110</b>	Open	11-2	<b>NEW</b>
<b>\$369,000</b>	0+1	CONTEMPORARY	

Chic and quiet studio overlooking garden courtyard. Complex features gated access, elevator, pool, weight room and meeting room. Designer kitchen, stainless appliances, stone bath & custom cabinets.

MLS#16-143174  
Chris Morrow 310-966-7380  
Elvtr, Rng/Ovn  
RE/MAX ESTATE PROPER

<b>11646 CHENAULT ST #30</b>	Open	11-2	<b>rev</b>
<b>\$725,000</b>	2+2	MEDITERRANEAN	



**OPEN TUESDAY 11-2PM**

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

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

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

**06 Brentwood** Condo / Co-op

<b>11932 GOSHEN AVE #302</b>	Open	11-2	<b>NEW</b>
<b>\$1,149,000</b>	3+2	1sty-CONTEMP MED	



**LIGHT & BRIGHT CONDO IN THE HEART OF BRENTWOOD**

This Pristine condominium 3 bedrooms 2 Bathrooms situated in the heart of Brentwood. Very bright/ Natural light filled open floor plan is enhanced by chic, sophisticated decor. Amazing continuous dining area & living room w/fireplace leads through to the outdoor space. Views of the Getty Center from private large balcony, rooftop patio for a panoramic view of the ocean & city. Spacious Master bedroom suite that includes sizable walk-in closet, a full master bathroom w/dual sinks, tub & shower.

MLS#16-140492  
Peter Wong 310-880-1881  
COLDWELL BANKER BHN

Cbl, Dshwshr, Dryer, Grbg Disp, Intrcm, Other

**REMINDER**

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

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



TUESDAY

<b>622 S BARRINGTON AVE #504</b>		Open	11-2	631/H3	<b>rev</b>
<b>\$589,000</b>	1+2	CONTEMPORARY			




**BEAUTIFUL CITY VIEW CONDO**

Incredible city views that captivate you the minute you enter this immaculate remodeled 1 bedroom plus 2 bathroom top floor condo. A spacious living room, dining room, gourmet kitchen, and hardwood floors throughout. The large bedroom has a glass wall looking out at the panoramic city views. Close to the dog park, tennis courts, Whole Foods, shops, and restaurants.

MLS#16-115416  
MaryBethWoods/DarbyWoods 310-463-6662  
COLDWELL BANKER

www.622barringtonave.com

<b>07 West L.A.</b>		<i>Condo / Co-op</i>		
<b>1535 GRANVILLE AVE, UNIT 107</b>		Open	11-2	
<b>\$619,000</b>	2+2	CONTEMPORARY		




**BEAUTIFUL UPDATED CONDO IN THE HEART OF LA!**

This Hamptons-Style Building Welcomes You Into Your Bright & Open Living Rm w Outdoor Patio, Stone Fireplace, New Paint, Brushed Nickel Hardware & Bamboo Hardwood Floors Throughout. Your Gourmet Kitchen Feat Blk Granite Counter Tops, Stainless Steel Appl & White Cabinetry. The Spacious Master Suite Leads To A Large Walk-In Closet & Master Bath With A Travertine Shower & Granite Topped Vanity. Enjoy Your Perfectly Sized Guest Bedroom/Office & The All-In-One European-Style Washer & Dryer.

Brian Weisberg (310) 430-0108  
ROCK REALTY GROUP

www.1535Granville.com

<b>06 Brentwood</b>		<i>Lease</i>		
<b>13510 BAYLISS RD</b>		Open	11-2	
<b>\$7,999</b>	3+2.5	1sty-TRADITIONAL		




**TRANQUIL BRENTWOOD HOME**

Inviting, updated home in tranquil canyon setting. One-level floor plan offers quiet & serenity & many desirable features. Gorgeous newer kitchen w/ top of the line stainless appliances, granite countertops, glass tiles. Breakfast area w/ canyon views + separate formal dining room. Master bedroom suite w/ beautiful views, direct outdoor patio access, generous closet space, spa bathtub, plus shower. Refinished maple floors, newer heating & AC. Fenced grassy yard & covered patio w/ canyon view.

MLS#16-134268  
Marta K. Samulon 310-230-2448  
COLDWELL BANKER RESI

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

<b>08 Cheviot Hills - Rancho Park</b>		<i>Single Family</i>		
<b>10342 LORENZO DR</b>		Open	11-2	
<b>\$1,700,000</b>	3+2	2sty-MONTEREY COLONIAL		




**IN THE HEART OF CHEVIOT HILLS! CLASSIC 3 BED/2BATH**

Fully bricked driveway leads you to this classic Colonial style 3bd + 2ba home in the heart of Cheviot Hills. Filled w/ vintage style & character. Light & bright. Vaulted wood beam ceilings & brick detailed fireplace in living room. Separate dining room w/period millwork. Attached 2 car garage. Eat-in kitchen. Master w/covered ceilings, cedar closets & master bathroom. 2 secondary bedrooms & 2nd bathroom w/skylight. Upstairs laundry closet. Established landscaping, multi-tiered enclosed backyard.

Mark & Lynn Mirisch Rogo 310-777-6213  
CB BHN

Refrig,Dishwasher,Microwave,Washer/Dryer

<b>07 West L.A.</b>		<i>Single Family</i>		
<b>2719 KELTON AVE</b>		Open	11-2	
<b>\$1,898,000</b>	4+5	CONTEMPORARY		



**NEWLY CONSTRUCTED 4 BR, 5 BATH CONTEMPORARY**

Double drs open to a high vaulted ceiling & beautiful open flr plan. Engineered hrdwd flr stretches all throughout the interior. The open concept ktchn is decked out with Miele, Bosch & Samsung appliances, quartz countertops & a brkfst bar/island.The 2 bdrms dwnstrs have walk-in closets & en-ste bthrms.Upstairs the Master bdrn has his and hers walk-in closets, lrg marble tile shower with 2 shwrhds, a freestanding tub & double sinks tucked away behind a second barn sliding door.

MLS#16-143648  
Sherri Noel 3109948721  
KELLER WILLIAMS-SM

Dshwshr,Dryer,Micro,Rng/Ovn,Fridg,Other

<b>3012 HADDINGTON DR</b>		Open	11-2	
<b>\$1,459,000</b>	3+2	1sty-COUNTRY ENGLISH		



**GORGEOUS AIKEN ORIGINAL!**

Masterfully crafted in 1931 by Architect Edmond Aiken, this home has been lovingly restored and renovated keeping its original charm & character. Showcasing architectural details such as wood beamed ceilings, handcrafted built-ins, French doors, casement windows & gleaming hardwood floors. The main living areas feature a formal living room with classic brick fireplace; stunning upgraded kitchen with beautiful marble countertops and state-of-the-art appliances & a sun-filled formal dining room.

Rory Posin/Kristian Bonk 310-839-8500  
RE/MAX BEVERLY HILLS

www.ResultsRealEstateGroup.com

<b>2620 GREENFIELD AVE</b>		Open	11-2	
<b>\$1,049,000</b>	2+1	SPANISH		



**FANTASTIC SPANISH IN RANCHO PARK!**

Freshly painted plus refinished hardwood floors, a wood burning fireplace, high ceilings and exposed beams in living/dining room. Large windows provide a bright atmosphere. Move-in condition. Garage is built out for an office/rec room. Drought resistant front yard with patio, landscaped big, grassy back yard, fully enclosed. Home is located in the prestigious Overland School District. Close walk to the new Expo Line light rail and bike path to the beach!

MLS#16-142298  
Terry Pullan 310-721-4090  
COLDWELL BANKER

<b>10563 PUTNEY RD</b>		Open	11-2	
<b>\$1,399,000</b>	3+2	TRADITIONAL		



**STORYBOOK TRADITIONAL LOCATED ON PRIME CHEVIOT HILLS ST.**

Enter covered brick porch to entry with 2 large closets & bit-in book shelves. Charming sun-filled living room with brick accented fireplace, picture window with plantation shutters & barrel ceiling. Step up Formal dining room with sliding door opening to landscaped side yard. Spacious open kitchen with island including gas range & sink under large window overlooking privately landscaped yard & inviting brick patio. Large breakfast room opening to kitchen & sliding door to patio & yard. .

MLS#16-143168  
Chad Lund (310)801-2641  
TELES PROPERTIES

www.10563PutneyRoad.com



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TUESDAY

<b>2607 PATRICIA AVE</b>	Open	11-2	<b>rev</b>
<b>\$3,555,000</b>	4+5	SPANISH	



**NEW SPANISH IN CHEVIOT HILLS**

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

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

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

<b>2853 REYNIER AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$800,000</b>	3+2	SPANISH	



**WELCOME HOME**

WELCOME HOME TO THIS SPANISH 3 BEDRM 2 BATHRM CHARMER LOCATED ON A CORNER LOT IN THE VERY DESIRABLE REYNIER VILLAGE NEIGHBORHOOD. INSIDE YOU WILL BE GREETED BY THE SPACIOUS LIVING RM w/ FORMAL DINING RM & HARDWD FLRS. KITCHEN HAS A SUNNY BREAKFAST NOOK & LAUNDRY RM w/BACKYARD PATIO & GARDEN w/FRUIT TREES. MUST SEE IT FOR YOURSELF & MAKE IT YOUR OWN! CENTRALLY LOCATED TO SORO/BEVERLYWOOD, CULVER CITY, BEVERLY HILLS, CENTURY CITY & EASY ACCESS TO SANTA MONICA OR DOWNTOWN & THE METRO EXPO LINE.

MLS#16-143220  
Laura Anderson 323-646-6569  
KELLER WILLIAMS LARC

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

**09 Beverlywood Vicinity** *Single Family*

<b>9720 CASHIO ST</b>	Refresh.	11-2	<b>NEW</b>
<b>\$3,395,000</b>	5+6	2sty-CAPE COD	



**INCREDIBLE NEW CONSTRUCTION**

BRAND NEW BREATHTAKING MASTERPIECE with 5 Beds, 5.50 Baths. 4200 sqft. This stunning home offers exceptional craftsmanship w/ architectural detailing. Formal Living Room, 3 Fireplaces, Open Floor plan, European White Oak floors, high end finishes, and plenty of natural light. Chef's Kosher Kitchen. Truly a masterpiece for a royalty.

MLS#16-141938  
Farideh Hakimi 310-756-2555  
NELSON SHELTON

New Construction

**09 Beverlywood Vicinity** *Condo / Co-op*

<b>3119 S DURANGO AVE #1</b>	Open	11-2	592	<b>NEW</b>
<b>\$799,000</b>	2+3	MEDITERRANEAN		



**TURN-KEY TOWNHOUSE / CASTLE HEIGHTS ELEM**

Gorgeous front-facing TH unit in Beverlywood Adj. neighborhood. Bright open living spaces w beautiful wood floors, high ceilings, tiled kitchen & baths. 1st floor has open concept living & dining spaces boasting fireplace, built-ins, & delightful galley kitchen. There are 2 bedrooms upstairs, again w high ceilings, ceiling fans & stack laundry in hallway closet. 3rd floor shared outdoor deck w views. Castle Heights School - close to light rail, SORO District & the Culver City night life.

MLS#16-143340  
Benjamin S. Lee 310 858 5489  
COLDWELL BANKER RESI

Blt-Ins,Cbl,Cing Fan,Dshwshr,Dryer,Other

**10 West Hollywood Vicinity** *Single Family*

<b>2117 HILLSBORO AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,699,000</b>	5+3	2sty-MID-CENTURY	




**MID-CENTURY 5+3 FIXER**

TRUST SALE (no court conf.)  
2,552 SF on 7,414 SF lot with pool. Large open and bright living/dining and eat in kitchen. Fireplace, skylights, tiered garden, solar panels, carport, storage. With some work this will be a beauty! Don't let the view from the street fool you!!

Denise Rosner 310-508-9482  
KELLER WILLIAMS BH

**10 West Hollywood Vicinity** *Single Family*

<b>7614 WILLOUGHBY AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,497,000</b>	3+2	SPANISH	




**REMODELED & PRIVATE SPANISH COMPOUND!**

This hedged two story Spanish compound features three bedrooms including an expansive and private master suite which encompasses the entire second floor including a large walk-in closet, shower, soaking tub, dual sinks and a separate reading room. An upgraded chef's kitchen with island workplace featuring striking countertops and cabinets and stainless steel appliances flows seamlessly into the dining and living area for great entertaining. The rooms feature manicured garden views.

MLS#16-142786  
Tom Scrocco/Randy Isaacs 310-281-4343  
COLDWELL BANKER BHS

www.TomAndRandyProperties.com

<b>2917 CARDIFF AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,585,000</b>	4+3	TRADITIONAL	



**NEWLY REFURBISHED BEVERLYWOOD BEAUTY W/ CONVERTED GARAGE!**

Fall in love w/ this newly refurnished, 4bd + 3ba home beautifully done to perfection. This immaculate 2-story offers a permitted & converted guest house/rec room w/ full kitchenette, AC/heat, & ample storage. Walk into the main house & enjoy an office/play room, dining area, den, & gourmet kitchen. This highly sought-after Beverlywood neighborhood is in the Castle Heights Elementary school district & close to the Expo/Metro line station. INCREDIBLE opportunity!

S.F. Jones/ M. Schlosser 3106917888  
JOHN AAROE GROUP

2917Cardiff.com

<b>926 N CRESCENT HEIGHTS</b>	Open	11-2	<b>rev</b>
<b>\$2,699,000</b>	4+5	2sty-CONTEMPORARY	



**\$200,000 PRICE REDUCTION!!**

4 Bed /4.5 Bath, NEW, Contemporary Home. Open floor plan blends kitchen & living areas & opens onto a private entertainer's backyard w/pool, spa & outdoor kitchen; Equipped with Fleetwood® sliding, glass pocket doors. Top-of-the-line, designer finishes, appliances, & technology. One bedroom/office w/bath downstairs. 2nd floor boasts (2) sizable guest bedrooms & bonus area. Master Suite has huge walk in closet & spa bathroom. Close to every amenity!

MLS#16-104678  
Roger Perry/Lenny Lerman 310-600-1553  
RODEO REALTY/KW BH

www.RogerPerry.com

<b>2302 S HOLT AVE</b>	Open	11-2	<b>NEW</b>
<b>\$899,000</b>	3+3	SPANISH	



**GORGEOUS TURNKEY SPANISH GEM W/ CLASSIC CHARACTER!**

This LARGE HOME, featuring 3BR + 2.5BA + Den + 2 Car Garage, is the perfect balance of warm traditional appeal and modern design. Situated behind a sleek horizontal wood-rail fence and hedged for privacy, This home boasts a large living room with adjoining family room + turnkey kitchen + Caesarstone and marble countertops + luxury master bedroom/bathroom suite + Designer landscaped drought tolerant yard + Poured Concrete Pavers + Central AC + Fireplace + HARDWOOD FLOORS.

MLS#16-143758  
Jerry & Rachel Hsieh 424.242.8856  
KW- LOS FELIZ

www.JerryandRachel.com



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TUESDAY

<b>755 N LAUREL AVE</b>		Open	11-2	<b>rev</b>
<b>\$1,748,000</b>	3+2	1sty-TRADITIONAL		
				
<b>VINTAGE BEVERLY GROVE FAMILY HOME W SEPARATE INCOME COTTAGE</b>				
1926 character lovingly preserved with archways, mouldings, built-ins, hardwood floors and Batchelder tile fireplace intact. Seller upgraded kitchen floors, cabinetry, appliances, HVAC, solar. Garage. Grass yard, decks, patios. Entirely separate, private 1BR 1BA Spanish cottage with south-facing den/office, full kitchen. Newer appliances, floors, HVAC. Discreet entry and secluded rear yard area. Excellent LA permit parking. Walkscore 92. Cross-listed as residential income property MLS# 16-134000				
MLS#16-133572				
Erik Lerner (310) 734-8120		755laurel.com		
KELLER WILLIAMS BH				


**10 West Hollywood Vicinity** Condo / Co-op

<b>818 N DOHENY DR, UNIT 607</b>		Refresh.	11-2	<b>NEW</b>
<b>\$995,000</b>	2+2	1sty-CONTEMPORARY		
				
<b>SUNSET STRIP VIEW PRIME NE CORNER UNIT-FIRST OFFERING IN YRS</b>				
Stunning Views From Beverly Hills to Griffith Park and Sunset Strip from this rare corner NE unit priced well below the comps for the next owner to remodel to perfection and reap the rewards before all the units go over the \$1m mark and far beyond after Lobby remodeled and new Gym! Doheny Plaza is one of the finest full service buildings in the area with units selling over the \$2m's and being remodeled right now, with Pool area, 3 guest suites for friends and family, valet, front desk person+++				
Jeffrey Hobgood 310-305-7653		Large Balcony, Service Door, Valet, Pool		
SOTHEBY'S BEV HILLS				

<b>1409 HAVENHURST DR #10</b>		Lunch	11-2	<b>NEW</b>
<b>\$829,000</b>	2+2.5	2sty-MEDITERRANEAN		
				
<b>WEHO TOWN HOME OVER 1500 SQ/FT \$250 HOA 2 PATIOS</b>				
WEHO town home with over 1500 sq/ft and only \$250 HOA. Amenities include, side by side parking with direct access, interior full size washer/dryer on bedroom level. Huge master suite offers massive walk-in closet and en suite bath with dual sinks, private large patio and vaulted ceilings. Open concept kitchen, fireplace and oversize patio off the living room. Nestled on a quiet treelined WEHO street and super close to the world famous Sunset Strip and Ultra Chic Chateau Marmont.				
MLS#16-139490				
Ryan Fitzgerald 310-402-6000		Dshwshr,Grbg Disp,Hood Fan,Micro,Rng/Ovn		
JOHN AAROE GROUP				

<b>949 N KINGS RD #310</b>		Open	11-2	<b>NEW</b>
<b>\$734,900</b>	2+2	CONTEMPORARY		
				
<b>BEST WEST HOLLYWOOD LOCATION!!!</b>				
Opportunity to own a condominium home on one of the best streets and best buildings in WEHO. Enter the front door to a home that is flooded with natural light... watch the sunsets from your private, tranquil balcony with city lights and hollywood hills views. The building was built as a condominium and has a large sun-drenched pool and expansive deck area, sauna and recreation room. Close to everything West Hollywood has to offer...fine restaurants, galleries, trendy boutiques and theaters.				
MLS#16-142422				
Andrea Ferretti 310 666 4512		Blt-Ins,Cent Vac,Dshwshr,range/oven		
COLDWELL BANKER RESI				

**10 West Hollywood Vicinity** Income


<b>1150 N GARDNER ST</b>		Open	11-2	593C5	<b>NEW</b>
<b>\$1,995,000</b>		SPANISH			
					
<b>PRIDE OF OWNERSHIP TRI-PLEX - SEE FULL PAGE AD AREA 10</b>					
The units are all tenant occupied and difficult to show without an accepted offer. The 2 bedroom unit will be open for viewing on Tuesday. Updated character triplex in a prime West Hollywood location. Consisting of a spacious 3 bedroom (1 bedroom is tandem) & 2 bedroom duplex each w/ 2 bathrooms & a freestanding cottage studio unit w/ bath & kitchen. Gated and private. Recently remodeled bathrooms in both duplex units and new kitchen in unit B. All units have heat and air as well as W & D.					
MLS#16-134494					
Barry Fields 310-888-3740		Please bring your clients to the open.			
SOTHEBY'S INTL RLTY					

<b>755 N LAUREL AVE</b>		Open	11-2	<b>rev</b>
<b>\$1,748,000</b>		1sty-TRADITIONAL		
				
<b>ONE LOT, TWO HOUSES</b>				
Two separate homes, separate addresses, separate amenities, separate yards on spacious corner lot, Walkscore 92. 1926 character lovingly preserved with upgraded systems. 755 N Laurel: Hardwood floors and Batchelder tile fireplace. Bright sunroom, formal dining room, dine-in kitchen, three outdoor areas. 8062 Waring: Completely private 1-bedroom Spanish cottage, with separate south-facing den/office, full kitchen, washer-dryer. Cross-listed as single family residential MLS# 16-133572.				
MLS#16-134000				
Erik Lerner (310) 734-8120		755laurel.com		
KELLER WILLIAMS BH				

**11 Venice** Single Family

<b>308 GRAND BLVD</b>		Lunch	11-2	<b>NEW</b>
<b>\$3,800,000</b>	4+3.5	ARCHITECTURAL		
				
<b>SCANDINAVIAN-INSPIRED NEW ARCHITECTURAL</b>				
Surround yourself in the warmth of contemporary Scandinavia while blocks from Venice Beach in this New Construction designed by Robert Thibodeau of DU Architects! Soaring pine ceilings and large picture windows create a spacious aura in the open-concept ground level, complete with built-in custom white oak cabinets and bench seating for plenty of hidden storage space. Radiant heating underneath the polished poured concrete flooring is perfect for keeping toasty on cool California winter nights.				
MLS#16-142876				
Tamra (Tami) Pardee 310-907-6517		Dshwshr,Rng/Ovn,Fridg,Sauna		
HALTON PARDEE				

<b>1385 PALMS</b>		Lunch	11-2	<b>NEW</b>
<b>\$3,750,000</b>	4+6	ARCHITECTURAL		
				
<b>MAGICAL 4 BEDROOM VENICE RETREAT WITH POOL</b>				
Warm, sophisticated, dramatic & welcoming-the perfect Venice urban retreat. An oasis of elegant living w/ 4 en-suite bedrooms + an studio w/ bathroom above 2 car garage. Soaring ceilings & walls of glass seamlessly merge indoor living spaces & outdoor area with sparkling pool & spa-on an expansive 8,000+ sq' lot. Custom walnut cabinetry & Cedar ceilings add warmth to the contemporary open floor plan. Sunken fire pit, sitting area & custom barbecue. Don't miss this true Venice home.				
MLS#16-143286				
Tiffany Rochelle 310-210-2213		Blt-Ins,Dshwshr,Dryer,Grbg Disp,Micro		
HALTON PARDEE AND PA				



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TUESDAY

<b>120 WAVECREST AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,350,000</b>	3+3	CRAFTSMAN	




**LARGE WALK ST HOME - 1 BLK TO SAND & 1 BLK TO ABBOT KINNEY!**

PARK ON WAVECREST CT. Hard to find spacious Craftsman, on enchanting beach walk-street. Bright & airy w/contemporary upgrades. Open plan kitchen w/granite & slate leads to formal dining room. Separate laundry room. Sun-room/office. Beamed LR w/pretty gas/wood burning FP. 3 beds, all w/en-suite bathrooms. Large deck off master bedroom, French doors, walk in closet. Sweet front porch & patio. 3 parking spaces, 2 secure. Roof deck. Perfectly located in a truly unique and treasured Venice community.

MLS#16-142384  
Caroline Weaver 310-498-6923  
RE/MAX ESTATE PROPER

Stove/Oven,Fridge,Dshwshr,MW,W/D,GD

<b>615 HAMPTON DR, UNIT B305</b>	Open	11-2	<b>NEW</b>
<b>\$998,000</b>	1+1	MODERN	



Venice Art Loft 1+1 unit top floor. One block to the world famous Venice Boardwalk. Live/Work Condo in the middle of Silicon Beach. Right across from Google Venice, Gold's Gym, and Gjusta Restaurant.

Jeff Konecke 3103838111  
DOGTOWN REALTY

<b>2491 GLENCOE AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,895,000</b>	3+3	ARCHITECTURAL	



**FINE TUNED!**


You'll absolutely fall-in-love with this modern makeover. Completely re-imagined finding the perfect balance of function & design while incorporating luxury into everyday living. Great floor plan with 2 separate living areas, vaulted ceilings, skylights, chic designer finishes, entertainer's chef's kitchen w/ large culinary workspace, add to the menu of niceties. Enhancing the experience of living outdoors, panoramic doors open to a huge deck encompassing an indoor-outdoor lifestyle.

MLS#16-143702  
Laurie Woolner 310-699-0980  
POWER BROKERS INTERN

Bit-Ins,Dshwshr,Dryer,Grbg Disp,

<b>11 Venice</b>	Lease
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<b>1307 OCEAN FRONT WAL</b>	Open	11-2	<b>NEW</b>
<b>\$9,500</b>	2+2	2sty-MODERN	



Live on the infamous Venice Beach! Two units with incredible Ocean Views are available. Completely renovated, modern units with tiling flooring throughout. Parking for 2 cars (each unit) in secured back.

Jeff Konecke 3103838111  
DOGTOWN REALTY

<b>423 RIALTO AVE</b>	Open	11-2	<b>rev</b>
<b>\$2,250,000</b>	3+3	2sty-MEDITERRANEAN	



**RELAXED COASTAL CHARM ON RIALTO!**


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

MLS#16-141558  
Jennifer Hughes 310-383-7299  
BULLDOG REALTORS

Parking in Back of Property

<b>12 Marina Del Rey</b>	Condo / Co-op
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<b>13320 BEACH AVE, UNIT 106</b>	Lunch	11-2	<b>NEW</b>
<b>\$839,500</b>	0+2	MODERN	



**ZENFUL ULTRA CHIC STEEL LOFT STUDIO**

This single story loft is an entertainers dream w/an open floor plan that spills out into a private patio creating an abundance of natural light & refreshing ocean breezes. Rich hardwood flooring showcases the open floor plan & a kitchen offering high-end Jen-Air stainless steel appliances, caesar stone counters & an island for casual dinners & entertaining friends. Stunning master bath w/natural stone floors, walk in shower w/dual shower heads & built in bench that creates a spa like experience

Tamra (Tami) Pardee 3109076517  
HALTON PARDEE

<b>2454 GLYNDON AVE</b>	Lunch	11-2	<b>rev</b>
<b>\$1,899,000</b>	3+2.5	TRADITIONAL	



**VENICE BEACH TRADITIONAL**

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

MLS#16-141374  
Diana Braun 310-866-5039  
COMPASS

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

<b>4778 LA VILLA MARINA, UNIT C</b>	Lunch	11-2	<b>NEW</b>
<b>\$820,000</b>	2+2	2sty-TRADITIONAL	



**CHARMING TRADITIONAL MARINA TOWNHOUSE**

Charming Marina Del Rey home has thoughtful upgrades in a 2 bed, 2 bath layout. The Great Room's openness spotlights Brazilian tigerwood flooring and grand hearth. Natural stone flooring in kitchen and bathrooms. Sprawling granite counters, built-in drawers, and professional quality appliances enrich the kitchen. The master bedroom has an attached sunroom. Fire up the natural gas grill on the private enclosed patio. Community features: pleasant courtyards, sparkling pool and 2 parking spots.

Jonathan Pearson 310-907-6517  
HALTON PARDEE

Built Ins, refridgerator, range

<b>11 Venice</b>	Condo / Co-op
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<b>615 HAMPTON DRIVE #A101</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,395,000</b>	1+2	2sty-ARCHITECTURAL	



**INSPIRING LIVE/WORK LOFT: NEAR ROSE & ABBOT KINNEY**

Dynamite open floor plan w/ hi ceilings, dramatic floor-to-ceiling windows, polished concrete floors & exposed steel beams - opens to expansive patio that's great for entertaining. Private entrance on Main St. enables the unit to function beautifully as a commercial space for an internet startup, production company, combination home/office, art studio or purely residential space. If you're looking for a unique opportunity to live/work/play in the most exciting location in Venice, COME ON DOWN!

MLS#16-141320  
Jerry Jaffe 310-403-4925  
TELES PROPERTIES

A/C, Patio, Private Entrance on Main

**Questions? Need Assistance?**  
**Contact our Help Desk Department!**

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

TUESDAY

**12 Marina Del Rey** Lease

<b>X 4055 S REDWOOD AVE</b>		Lunch	11-2	<b>NEW</b>
<b>\$3,800</b>	2+3	OTHER		



**STOP BY FOR LUNCH & A TOUR OF FORTY 55 LOFTS!**

Forty 55 Redwood lofts features modern 1 and 2 bedrooms loft style town-home in the heart of the Marina del Rey Loft District. Hip exterior spaces includes pool, hot tub, fire pits w/ seating areas, stainless BBQ's surrounded by Flat Screens, open-air rooftop 24hr fitness center, dog run, helpful on-site staff, 24hr technician, bike storage, guest parking and resident activities. 1 bedrooms starting at 3400. 2 bedrooms starting at 3800. 4 month minimum lease term. 2% commission to agents.

**MLS#15-966519**

Ryan Sokolowski 310-344-0898  
BERKSHIRE HATHAWAY

<http://www.forty55lofts.com>

**13 Palms - Mar Vista** Single Family

<b>3232 MOUNTAIN VIEW AVE</b>		Open	11-2	<b>NEW</b>
<b>\$2,589,000</b>	5+5	SPANISH		



**SPANISH REVIVAL POOL HOME WITH AMAZING VIEWS**

The formal lvng rm w/ frplc is a warm welcome to the home with an impressive formal dining rm. The over sized ktchn has custom cabinetry, granite counters & wine cooler in the center island. The adjoining fmly rm, also with frplc overlooks the saltwater pool/spa w/ hard scape & built in BBQ. Upstrs is a master suite to be envied. There's a frplc, terrace with full city and mntn views, an over sized walk-in closet with built ins & a very special master bath. The other bdrms are all en suite.

**MLS#16-143950**

Sherri Noel 3109948721  
KELLER WILLIAMS-SM

BBQ,Dshwshr,Micro,Rng/Ovn,Fridg

<b>3624 MEIER ST</b>		Open	11-2	<b>NEW</b>
<b>\$2,295,000</b>	4+4	CAPE COD		



**CHARMING CAPE COD FARMHOUSE**

Charming, hip, Cape Cod Farmhouse with 4 bedrooms including a fantastic upstairs rear facing master suite, with vaulted ceilings, fireplace, adjoining bath and humongous walk in closet. This house has very good natural sunlight. Volume ceilings and fantastic open floor plan with side courtyard in addition to a large backyard. Kitchen and living space all combined providing the perfect indoor/outdoor entertaining opportunity. Fantastic floor plan and great curb appeal.

**MLS#16-144028**

Ron Wynn 310-621-1772  
COLDWELL BANKER RESI

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

<b>3153 CORINTH AVE</b>		Open	11-2	<b>NEW</b>
<b>\$1,869,000</b>	3+3	TRADITIONAL		



**RENOVATED HOME IN WESTDALE TROUSDALE**

Stunning home in the beautiful Westdale Trousdale neighborhood and the coveted Mar Vista Elementary School District. This extensively renovated/virtually brand new home highlights a single story open floor plan, with 3 spacious bedrooms all drenched in natural light. The "backyard paradise" comes complete with a renovated and resurfaced pool, an outdoor changing room, and well manicured landscaping, all perfect for family gatherings. This Westside oasis is a must see!

**MLS#16-143568**

Ron Wynn 310-963-9944  
COLDWELL BANKER RESI

Blt-Ins,Dshwshr,Rng/Ovn,Fridg

<b>12626 WOODGREEN ST</b>		Open	11-2	<b>NEW</b>
<b>\$1,199,000</b>	4+3	TRADITIONAL		



**GREAT OPPORTUNITY IN MAR VISTA**

A diamond in the rough. Great Mar Vista location, West of Centinela. This traditional split-level home has loads of potential to either remodel or build new. 4 bedrooms/3 bathrooms. Living room, dining room, plus 10x24 guest quarters with a garden entrance. Master bedroom suite opens to a sundeck with tree-top views. Large private backyard and single attached garage. See private remarks for showing information.

**MLS#16-144076**

Ron Wynn 310-963-9944  
COLDWELL BANKER RESI

Dshwshr,Dryer,Hood Fan,Rng/Ovn,Fridg,Oth

<b>3520 ROSEWOOD AVE</b>		Refresh.	11-2	<b>NEW</b>
<b>\$1,199,000</b>	3+1	ARCHITECTURAL		



**ARCHITECTURAL GEM IN THE HEART OF MAR VISTA**

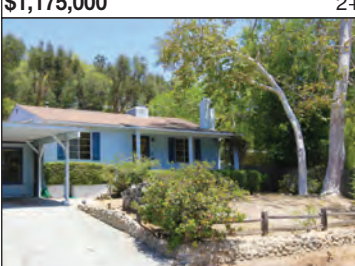
Beautifully upgraded w/ inviting curb appeal! Bright and airy living room with custom built-in bookshelf and fireplace. Modern open kitchen and dining area. Master with new French doors that open to a spacious deck and tranquil backyard, plenty of room for entertaining! Converted garage studio with half bath, AC and laundry, can be used as the perfect game room or office. Offering the best of Southern California living, easy access to all Mar Vista has to offer!

**MLS#16-143240**

Daniel Bauser 310.465.7076  
KW BEVERLY HILLS

Blt-Ins,Dshwshr,Dryer,Grbg Disp.

<b>3294 KELTON AVE</b>		Open	11-2	<b>NEW</b>
<b>\$1,175,000</b>	2+2	TRADITIONAL		



**WOW! A LARGE 8,716 SQFT IN WESTSIDE VILLAGE**

This gradually sloping lot with old growth trees would allow a builder to create a magical home perched high above the street. Large special lots are hard to find and this address is attached to the Clover Elementary School and close to other desirable private schools and retail establishments. The home is being sold in it's current and as-is condition and is a trust sale. This is a street to street lot and the sewer runs back towards Kingsland.

**MLS#16-144012**

Sherri Noel 3109948721  
KELLER WILLIAMS-SM

<b>3539 INGLEWOOD BLVD</b>		Open	11-2	<b>rev</b>
<b>\$1,495,000</b>	3+2	TRADITIONAL		



**PRIME MAR VISTA HILL LOCATION**

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

**MLS#16-141616**

Ron Wynn 310-621-1772  
COLDWELL BANKER RESI

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

**13 Palms - Mar Vista** Condo / Co-op

<b>12773 CASWELL AVE, UNIT 101</b>		Open	11-2	<b>NEW</b>
<b>\$699,000</b>	2+2.5	1sty-CONTEMPORARY		



**STUNNING 2BR + 2.5 BA UNIT IN GREAT PART OF MAR VISTA!**

Open floor-plan in one of the most desirable buildings that Mar Vista has to offer! West facing unit that gets drenched w/ natural sunlight. Newly remodeled chef's kitchen w/ state of the art 5 burner stainless steel GE cafe stove, quartz counter tops. Hdwd floors, wrap around balcony that is accessible from all rooms. Wired for 7.1 home speaker system, both bdrms have large walk-in closets, central A/C & Heat. Close to trendy restaurants, bars, expo line, Abbot Kinney & Marina Del Rey.

**WALKER SPANIER GROUP** 310-430-1513  
KW-SANTA MONICA


SCOTT WALKER & NEIL SPANIER

**ATTENTION**

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


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

TUESDAY

<b>14 Santa Monica</b>		Single Family
<b>624 MARGUERITA AVE</b>	Open 11-2	<b>NEW</b>
\$5,390,800	4+4 TRADITIONAL	
	<b>REMARKABLE OPPORTUNITY IN PRIME SANTA MONICA</b>	
	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.	
MLS#16-143460	David Kramer 310.691.2400	DavidKramerGroup.com
HILTON & HYLAND		

<b>400 ENTRADA DRIVE</b>	Open 11-2	<b>rev</b>
\$2,450,000	4+4 SPANISH	
	<b>1ST TIME ON MARKET IN 35 YEARS: SANTA MONICA CANYON HOME</b>	
	Spanish Colonial Revival-style house built by Frank E. Bundy, original 1920s gem feat. 4 beds/ 3.5 baths w/ 2,693 sq ft of living space on three levels. Old world charm & canyon/ocean views,kitchen w/vintage stove,dining rm, living rm w/fireplace. 4 beds, 1 w/ en suite 1/2 bath. Master adjoins solarium that can be used as office,exercise,sitting room.3rd bedroom features door leading to small private patio and access to yard. 2 car garages as well as additional parking for two or more vehicles.	
MLS#16-137570	Douglas Stoddard 3109138444	Cing Fan,Dshwshr,Dryer,Grbg Disp,Fridge
BULLDOG REALTORS INC		


<b>615 24TH ST</b>		Open 11-2	<b>NEW</b>
\$3,950,000	4+6	SPANISH	
	<b>BEAUTIFUL REMODELED HOME</b>		
	Newly remodeled 4BR Spanish w/5.5BA on a beautiful st. in Franklin School Dist. Up entails a sumptuous mstr suite, adjoining rm which could be used as a nursery/office + priv bal. Newly remld Mstr. BA w/Carrara mrble, new vanities, spa tub & 2 walk-in closets. Also, 2 additional BR suites & one has a loft above it + both have private balconies.Dwn has 1 BR suite, newly rem BA w/Carrara & soak tub + shwr. New French White Oak hw flrs. Lrg DR w/FP, french drs lead to a zen-like patio. 2car garage.		
MLS#16-143486	Susan Kastner 310-382-8555	PARTNERS TRUST SANTA	

<b>14 Santa Monica</b>		Condo / Co-op
<b>1301 PRINCETON ST, UNIT 103</b>	Open 11-2	<b>NEW</b>
\$1,259,000	3+2.5 3sty-MEDITERRANEAN	
	<b>HURRY, THIS TOWNHOME WILL NOT LAST!</b>	
	Corner, front facing townhome w/ office/loft space on 3rd flr. Homelike entry w/ open step up living rm w/ FP, dining & breakfast areas +powder rm on the 1st flr. Walnut flrs compliment the lovely living area which opens to back patio. Kitchen has stone counters, SS apps + walk-in pantry. All bedrms on 2nd level - master w/ vaulted ceilings, balcony & luxe bath w/ double sinks, jet tub & separate shower. 2 guest rms share full bath. Large 2car garage w/ direct access to unit.	
Joan Caplis/Susan Stark 310.748.2208	1301Princeton103.com	
CB BW / GIBSON INTL.		

<b>1024 23RD ST</b>		Open 11-2	<b>NEW</b>
\$3,395,000	4+4.5	2sty-TRADITIONAL	
	<b>FABULOUS TRADITIONAL IN NORTH SANTA MONICA. DON'T MISS!!</b>		
	Recently completed New Eng Trad on beau, quiet tree lined st close to park, Whole Foods & Montana Ave. Charming architecture, refined detailing, ideal flr plan, grt nat light & French drs thruout. Entry leads to lib/liv rm w/ blt ins & FDR w/ wainscoting & coffered clg. Eat-in cook's kitch/fam rm opens to patios & pvt grassy yard. 4 BR, 4 1/2 BA, incl fab mstr w/ vaulted clg, terrace, lg bath & closet. A tasteful, warm, inviting, sun-filled, happy hm in the desirable Franklin School dist.		
MLS#16-144046	David Offer 310-820-9341	www.1024-23rd.com	
BERKSHIRE HATHAWAY			

<b>916 15TH ST #7</b>		Open 11-2	<b>NEW</b>
\$1,189,000	2+3	CONTEMPORARY	
	<b>MOVE-IN CONDITION 2 BED, 2.5 BATH TOWNHOUSE</b>		
	Great north of Wilshire location, steps away from Montana Ave shopping & dining. Home features hardwood floors, recessed lighting, newer windows, gas fireplace & private outdoor patio. Spacious cooks kitchen w/ granite countertops, stainless steel appliances & large breakfast nook. Master suite w/ vaulted ceilings, large walk-in closet & updated master bath w/ double sinks. Washer/dryer in unit & central A/C & heat. Direct-access, 2-car, private garage w/ storage room. HOA dues include EQ ins.		
MLS#16-143134	Andrew Thurm 310.345.2661	Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other	
COLDWELL BANKER WSA			

<b>835 26TH ST</b>		Lunch 11-2 631/ F6	<b>NEW</b>
\$3,075,000	3+3	1sty-SPANISH	
	<b>CUSTOM AND QUALITY... A RARE OFFERING</b>		
	Custm blt newer, classic Spanish w/ hi-end finishes & design elements. Behind foliage wall. Solid wd drs, dbl-paned wd framed wndws, hand-hwn wide plank oak flrs. Cuisinier's kit, huge ctr isln, Italian travrtin snk, solid wd mple cabs, top appl & beaut lmezne cntrtps. Spac DR for holiday dinners. Gr8 mster ste w/ spa-like ba. Fam Rm w/ WBF, hi clngs, Fr drs to spacious Ironwood deck, for entertaining and al fresco dining. H2O filtration & sec systms. Rear yd & patio. Permitted art studio.		
Mary Young 310-874-1542	Range, Fridge, Dishwasher, Solar, Alarm		
BERKSHIRE HATHAWAY			


<b>1039 GRANT ST #2</b>		Open 11-2	<b>NEW</b>
\$949,000	2+2.5	CONTEMPORARY	
	<b>DRAMATIC TOWNHOUSE IN HIGHLY DESIRABLE SUNSET PARK!</b>		
	Large loft can be used as the 3rd bedroom. Direct access to a 2 car private garage, woodburning fireplace, soaring ceilings in living area. Spacious master suite w/ sitting area,hardwood floors,large private patio off master bedroom, sundeck to enjoy your summer nights, redone kitchen w/ granite counters & recessed lights, lots of cupboard space + greenhouse window, sxs inside laundry, great vistas w/lots of greenery, HOA includes water and EQ ins. Close to the beach		
MLS#16-143050	Gary Limjap 310.430.0818	Blt-Ins,Dshwshr,Dryer,Grbg Disp,Intrcm	
COLDWELL BANKER - SM			

<b>3043 LINDA LN</b>		Open 11-2	<b>NEW</b>
\$1,499,000	3+2	MID-CENTURY	
	<b>SUNSET PARK UNDER \$1.5MIL</b>		
	Picturesque charming home in Sunset Park centrally located in the heart of Santa Monica! This delightful house lends itself to an extremely sought after location within the Will Rogers school district. A short stroll to Ocean Park Avenue offers restaurants, boutiques, a local Whole Foods and the beach. This home features 1,742 sq ft. of living area, 3 bedrooms, 2 baths, an ideal floorplan, freshly refinished floors, central heating, fireplace, security system, and beautiful landscaping.		
MLS#16-143944	Ryan Jancula 310-729-6852	www.mywestsidehome.com	
SIR   PALISADES			

<b>922 14TH ST #108</b>		Open 11-2	<b>NEW</b>
\$625,000	1+1		
	<b>STYLE,CHARM &amp; LOCATION!</b>		
	Quaint courtyard building with beautiful curb appeal sits blks off Montana Ave,Chic boutiques, trendy eateries and every Hip coffee house.Thoughtfully upgraded throughout.boasting spacious Bedroom, large living room leading into formal dining room, generous size kitchen flooded w/ light, Modern High Gloss Cabinetry, SS appliance, double Sink Vanity in Bathroom w/ Modern Glass enclosed shower/tub combo, ample storage both inside the unit and extra space in Garage area.		
MLS#16-142346	Lorae Tayler 310 864-6910	Dshwshr,Grbg Disp,Micro,Rng/Ovn,Fridg	
SOTHEBY'S INT REALTY			

TUESDAY

<b>701 OCEAN AVENUE #303</b>	Refresh. 11-2 671/C1	<b>rev</b>
<b>\$6,675,000</b>	3+3 1sty-ARCHITECTURAL	
	<b>FRESH NEW LOOK-BEAUTIFULLY FURNISHED-STUNNING OCEAN VIEWS!</b>	
<p>Unique large double unit,3 BR 3 BA, 3,408 SF.Chic marble entry,open floor plan. Gourmet kitchen, expansive dining &amp; living w/large balcony w/ocean views.Luxurious master suite w/sitting area, balcony and ocean views.Elegant master marble bath,two walk-in closets.Exquisite bldg. amenities:Concierge 24/7,Spectacular Rooftop w/Ocean Views,Pool,Spa,BBQ,Entertaining Area.Fitness Rm,Banq. Rm., Sub Pkg.On-Site Mgmt. Also available for lease \$18,500/month.</p>		
MLS#16-136022		
Julie Lovett 3108993514		
COLDWELL BANKER RESI	Washer/Dryer,Range/Oven,Dshwshr,Alarm	

<b>2454 CLOVERFIELD</b>	Open 11-1	<b>NEW</b>
<b>\$6,250</b>	2+2 TRADITIONAL	
	<b>SUNSET PARK TRADITIONAL/CAPE COD LEASE</b>	
<p>Sunset Park traditional w/ remodeled kitchen w/ stainless steel appliances. Den off kitchen &amp; formal DR. Master w/ walk-in closet, new carpet, &amp; BA w/ vaulted ceiling, double vanity, spa tub &amp; separate shower.. 2nd BR w/ walk-in closet &amp; new carpet. Remodeled 3/4 BA w/ walk-in shower &amp; vanity. Kitchen, den &amp; master BR open to a large deck &amp; landscaped yard. Skylights, recessed lighting, French doors, crown molding, HW &amp; flagstone floors. 2 fireplaces.. Washer/dryer included. 2-garage. Pets OK!</p>		
MLS#16-142840		
Randy Frey 310-488-3595		
KELLER WILLIAMS CENT	Dshwshr,Dryer,Micro,Rng/Ovn,Fridg,Other	

<b>101 OCEAN AVE #E502</b>	Open 11-2	<b>rev</b>
<b>\$2,685,000</b>	2+2 1sty-ARCHITECTURAL	
	<b>STUNNING OCEAN VIEW CONDO</b>	
<p>Enjoy whitewater views and remarkable sunsets from this bright, sophisticated 5th floor condo in a unique landmark Santa Monica building. This spacious and airy 2 bedroom, 2 bath unit has walk-in closets and an incredible outdoor patio for relaxing. The complex has a gym, a large beautiful pool and spa, and an entertaining/dining area as well as a 24 hour Concierge. There is easy beach access via the back gate and underground tunnel leading to the sand.</p>		
MLS#16-139618		
Paula Ross Jones 310-880-9750		
SOTHEY'S INT'L RLTY	Blt-Ins,Cbl,Dshwshr,Grbg Disp,Microwave	

**15 Pacific Palisades** *Single Family*

<b>14924 CAMAROSA DR</b>	Open 11-2	<b>NEW</b>
<b>\$12,695,000</b>	7+7.5 MONTEREY COLONIAL	
	<b>STYLE IN THE HUNTINGTON</b>	
<p>Graced with timeless Monterey Colonial inspired architecture and sited on an impressive 25,000+ flat "double" lot this estate is located on one of the best streets in the Huntington Palisades. The property encompasses a 7bd/7.5ba main house, a pool house/gym, an expansive park-like back yard featuring a large resort style pool, separate spa and lovely landscaped grounds. This home has been meticulously cared for and upgraded over the years while maintaining its charm and many original details.</p>		
MLS#16-142840		
Dan Urbach/Dittany Zhang 310.230.3757		
BERKSHIRE HATHAWAY	www.14924Camarosa.com	

**14 Santa Monica** *Income*


<b>1045 OCEAN AVE</b>	Open 1-2	<b>red</b>
<b>\$14,300,000</b>	1+4900000 3sty-SOUTHERN COLONIAL	
	<b>PRIME LOCATION ON OCEAN AVENUE</b>	
<p>Rare Opportunity on Ocean Avenue! Originally built in 1922 as a hotel, this stately colonial revival features 21 rental income units with spectacular ocean views across Palisades Park. Over 15,000 square feet of multi-unit living space on 3 separate levels and a Penthouse with a spacious veranda overlooking the Pacific Ocean. Below market rental rates with great upside potential. A trophy property with tremendous development opportunities.</p>		
MLS#16-121132		
Todd Mitchell 310-899-3521		
COLDWELL BANKER RESI	One unit open for viewing	

<b>14014 W SUNSET BLV</b>	Open 11-2	<b>NEW</b>
<b>\$7,429,000</b>	4+3 MID-CENTURY	
	<b>MID-CENTURY RUSTIC CANYON RETREAT</b>	
<p>Exceptional Mid-Century modern post and beam by renowned architects Buff, Straub &amp; Hensman, situated on an expansive 2 acres of land off of Rustic Lane. Set behind a private road surrounded by trees, this tranquil retreat offers open, organic indoor/outdoor design that highlights the lush scenery and privacy offered by its exclusive Rustic Canyon location. Features entry courtyard and hall, intimate master wing, and with main rooms opening to formal and informal patio areas. 4 bed, 3 bath.</p>		
MLS#16-141714		
Susan Perryman 310.261.1960		
HILTON & HYLAND	Hiltonhyland.com	

**14 Santa Monica** *Lease*

<b>116 FRASER AVE</b>	Open 12-2	<b>NEW</b>
<b>\$17,500</b>	3+2 2sty-ARCHITECTURAL	
	<b>OCEAN FRONT LIVING AT ITS' VERY BEST!</b>	
<p>Wonderful architectural beach hm, ocean-sand-whitewater views from every room! Gorgeous hardwood floors thruout! Large open kitchen, top-of-the-line appliances. Step out thru French doors to a huge wrap around deck, perfect for indoor/outdoor entertaining or simply a morning cup of coffee. Upstairs Living Rm &amp; 3 bedrooms have floor to ceiling windows/doors, hi-wood beamed ceilings &amp; a balcony off each room w/views over the Pacific Ocean &amp; of the world famous Santa Monica Pier &amp; the SM Mtns.</p>		
MLS#16-142410		
Renate Lichter 310-990-5520		
RE/MAX ESTATE PROPER	Fridge,Range,Dshwshr,Washer/Dryer	

<b>16105 NORTHFIELD ST</b>	Open 11-2	<b>NEW</b>
<b>\$5,299,999</b>	7+6 3sty-TRADITIONAL	
	<b>NEWER CLASSIC ELEGANT TRADITION GEORGIAN</b>	
<p>A must see! Classic, Stately Georgian/Traditional style w/ Contemporary Flare. Custom Construction 7 Bd, 5.5 Bath w/lower level entertainment area, w/kitchenette. Impeccable attention to detail. "Coastal" color palette throughout home complements ocean air &amp; seaside lifestyle! On a fantastic corner lot in El Medio Bluffs area. High ceilings, solid white oak floors w/walnut stain! This easy, open, light, simple, functional flow is the hallmark of this fine home.</p>		
MLS#16-141714		
Elizabeth Stein 310-902-4436		
SOTHEY'S PALISADES	Blt-Ins,Dshwshr,Grbg Disp,Spa Tub,Steam	

<b>607 RADCLIFFE AVE</b>	Open 11-2	<b>NEW</b>
<b>\$1,749,000</b>	2+1 1sty-SPANISH	
	<b>BEAUTIFUL OCEAN VIEWS!!</b>	
<p>Endearing starter home in the Bluffs. 2 bedroom/1 bath with updated kitchen. Also, an amazing opportunity for developers. One of the most desirable areas in the Palisades...Walking distance to the village. Buyer to verify all square footage and feasibility of building. Property sold in "as-is" condition.</p>		
MLS#16-128050		
Roger Perry 310-600-1553		
RODEO REALTY - BH	www.RogerPerry.com	

**REMINDER**

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

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

<b>408 OCAMPO DR</b>	Open	11-2	<b>red</b>
<b>\$6,695,000</b>	7095000	6+6	



**VALUE PRICED AT \$6,695,000 IN THE HUNTINGTON PALISADES**

Sparkling elegance of design meets California great room. Plus second floor family room designed by Mark Appleton. Spacious grounds are a lovely combination of double patios, lawns, & slate-framed lap pool. The more casual kitchen/great room combination faces the resort-like backyard. In addition, there are 3 bedrooms off the upstairs family room plus an ensuite guest room, for a total of 5 bedrooms upstairs. The 6th ensuite bedroom has its own private entrance.

MLS#16-112864  
J. Sather / B. Boyle 310-740-0302  
SOTHEBY'S INTERNATIO

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

<b>1718 SAN REMO DR</b>	Open	11-2	<b>rev</b>
<b>\$11,995,000</b>	5+6		



Down a long and private drive sits an architectural gem in the highly coveted Palisades Riviera. This meticulously designed five bedroom, five bathroom house features jetliner views and sits on nearly 1 acre of lushly landscaped grounds creating your own private oasis. The large chef's kitchen features top-of-the-line appliances, Caesarstone countertops and the kitchen adjoins a breakfast area, formal dining room and family room, all of which open to the pool and outdoor entertaining area.

MLS#16-119232  
Aaron Kirman 424-249-7162  
JOHN AAROE GROUP

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

<b>16661 CHARMEL LN</b>	Open	11-2	<b>rev</b>
<b>\$3,699,000</b>	4+4		



**CHEERFUL HOME WITH OCEAN VIEWS**

Overlooking the Pacific Ocean lies this 3,363 sq ft home w/ 4 bed, 4 bath + office on a 1/3 of an acre lot. A grand entry opens to living room with Queen's Necklace views. The kitchen has new stainless steel built-in appliances, custom cabinetry, breakfast nook, family room + full bathroom and guest suite. The master feature ocean views. On this floor, there are also two bedrooms with a half bath. Off the family room, French doors open to a 15,817 sqft backyard w/ pool, spa, bbq and open patio.

MLS#16-128434  
Anthony Marguleas 3106631446  
AMALFI ESTATES

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

<b>631 LAS LOMAS AVE</b>	Open	11-2	<b>rev</b>
<b>\$2,595,000</b>	3+4		



**CONTEMPORARY PERFECTION!**


Connected w/nature from every expansive vista! This hi-end masterpiece delights the soul/excites the senses w/ its exceptional design detail. Sleek surfaces characterize a magnificent modern living space: warm wood/Calacatta Blanco quartz/amazing over-sized Fleetwood openable glass walls. Grassy front +prvt rear lawns/ lpe deck+ balconies/ Viking +custom European cabinetry. Peaceful/friendly Las Lomas neighborhood/velvety mountains w/glorious greenbelt overlooking magical Las Pulgas Canyon.

MLS#16-142750  
Brett Duffy/Betty-Jo Til 310-230-3700  
BERKSHIRE HATHAWAY

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

**15 Pacific Palisades** *Condo / Co-op*

<b>15425 ANTIOCH ST #303</b>	Open	11-2	<b>NEW</b>
<b>\$1,499,000</b>	3+3		



**OCEAN VIEW TOWNHOUSE-STYLE CONDO IN THE PALISADES VILLAGE**

Located in the heart of the village, just steps to shopping, restaurants, schools, hiking, beach, bike path, ocean bluffs & the new village Caruso development. Multi-level 3-bedroom/3-bathroom townhouse-style condo w/ beautiful ocean/mountain views. Soaring vaulted living/dining rooms - loaded w/ natural light. Massive upper level deck w/ spacious out-door entertaining/dining perfect for captivating sunsets, ocean breezes. 3rd bedroom is a loft with full bathroom, closet & separate entrance.

MLS#16-142334  
David Kelmenson 310-500-1430  
PARTNERS TRUST BRENT

www.15425Antioch303.com

**15 Pacific Palisades** *Lease*

<b>429 VIA DE LA PAZ</b>	Open	2-5	<b>NEW</b>
<b>\$16,950</b>	5+5.5		



**PALISADES LEASE - BLUFF & VILLAGE CLOSE**

Grand 2-sty entrance to formal LR w/ fp, window walls & soaring ceilings. Upstairs are 3 bedrms ensuite, laundry rm, rooftop deck, & master ste w/prvt office & glam bath w/ lrg shwr, separate jet tub, +more. Direct access frm garage to refined mudrm/entry w/ powder bath & ensuite bedrm. DR w/ coffered ceilings & wainscoting. Gourmet center island kitchen w/ bfast area, SS apps, & built-ins. Open FR w/ fp, built-ins, wet bar. Outdoor living space w/ kitchen, sport court, + grassy yard & spa.

Susan Stark 310.345.7450  
GIBSON INTERNATIONAL

429ViaDeLaPaz.com

<b>17880 VICINO WAY</b>	Open	11-2	<b>NEW</b>
<b>\$9,750</b>	3+4		



**FABULOUS OCEAN VIEW HOME 4 LEASE**

Amazing ocean views!One story Gated Contemporary with the most fabulous view from every room.Overlooking Catalina,Santa Monica Pier,Malibu beach.Walking distance to beach.Recently painted.Large living room,dining room sun room.media room 3 bedroom all on-suite.large grassy area. Perfect for entertaining with total privacy great for celebrity client.Walk the hidden stairs and hike the nearby trails.two car garage direct entrance to property.Five minute drive to great restaurants ,markets /Village

MLS#16-118654  
Adrian Grant 310-962-7142  
JOHN AAROE GROUP

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

**15 Pacific Palisades** *Residential Manufactured/ Mobile Home*

<b>16321 PACIFIC COAST HWY #58</b>	Open	11-2	<b>NEW</b>
<b>\$329,000</b>	2+2		



**CHARMING REMODELED 2 BEDROOM BEACH HOUSE**


Charming remodeled 2 bedroom & 1.5 bathroom house across from the beach in Palisades Bowl. Open concept floor plan with living area that opens through French doors to a large balcony area with ocean views. Large redone kitchen with granite countertops, custom cabinetry, stainless steel appliances and separate dining area. Also features hardwood floors, recessed lighting, attic storage, private laundry hook ups, 2 car tandem parking and more!

MLS#16-143636  
Scott Walker 310-893-0101  
KW-SANTA MONICA

SCOTT WALKER & NEIL SPANIER

**16 Mid Los Angeles** *Single Family*

<b>1606 S FAIRFAX AVE</b>	Open	11-2	<b>NEW</b>
<b>\$950,000</b>	3+2		



Beautifully restored Steinkamp Spanish in Picfair Village. Care and attention to detail are reflected in the restoration of this superb 3 bedroom/1.5 bathroom home. The dining room is connected to the living room and features French doors that lead outside. The updated kitchen connects to a breakfast room, service entrance and laundry room. There are three ways to access the gorgeous backyard, which is private and perfect for entertaining.

MLS#16-143818  
Jeffrey Lemen  
KELLER WILLIAMS-SANT

Cbl,Cing Fan,Dshwshr,Grbg Disp,Hood Fan

**OPEN HOUSE STATUS**

Automatic Status: The MLS™ will automatically assign NEW or REV

- NEW** New, automatic status
- NEW\*** New, not yet listed
- RED** Reduced
- REV** Review, automatic status
- BOM** Back on Market



TUESDAY

**18 Hancock Park-Wilshire** Single Family

<b>457 S ARDEN BLV</b>		Open	11-2	<b>NEW</b>
<b>\$3,695,000</b>	5+5	TRADITIONAL		



**DESIGNER DONE TRADITIONAL IN WINDSOR SQUARE**

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  
**THE AGENCY**

213-494-7736

www.457southarden.com

<b>532 S VAN NESS AVE</b>		Lunch	11-2	<b>NEW</b>
<b>\$1,450,000</b>	4+2	2sty-TRADITIONAL		



**OPPORTUNITY KNOCKS!**

Large lot in Windsor Square HPOZ ripe for your creativity and personal touch. First time on market in nearly 40 years, this 1911 gem located mid-block offers a center hall floor plan with nice scale living room and dining room. Kitchen, laundry, powder room, office and family room offer possibilities for integration or further expansion into backyard. Upstairs there is a usable large landing for an office or homework area. 3 bedrooms, 2 baths plus two bonus rooms complete the second floor.

Loveland Carr Properties  
**COLDWELL BANKER HP**

(323) 460-7606

www.532southvanness.com

<b>517 N BRONSON AVE</b>		Open	11-2	<b>NEW</b>
<b>\$1,299,000</b>	3+2	CALIFORNIA BUNGALOW		




Charming 3 bedrooms, 2 bathrooms traditional home in the heart of Larchmont Village. Formal dining room. Large kitchen with maple cabinets, eating area, stainless steel appliances, pantry and additional storage. Spacious and large master suite with high ceilings/skylight, an abundance of closets and private master bathroom with double sinks. Garage converted into professional high quality sound studio. Upgraded systems throughout & lushly landscaped backyard. Close walk village shops, restaurants

Ronald Goldhammer  
**BERKSHIRE HATHAWAY H**

310-927-5222

Dshwshr

<b>234 N GRAMERCY PL</b>		Open	11-2	<b>NEW</b>
<b>\$975,000</b>	2+2	1sty-CALIFORNIA BUNGALOW		



**BEAUTIFUL CRAFTSMAN HOME**

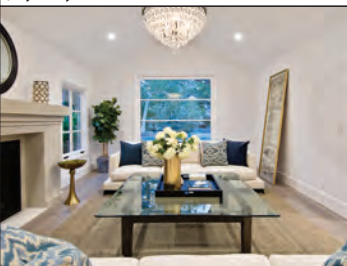
This is a wonderful restored bungalow on a tree lined street with other restored bungalows. Full or character and charm, original details and some modern upgrades. Spacious living and dining room space with French doors and built in hutch, den with built in cabinet and murphy bed, newer kitchen with breakfast room, 2 well sized bedrooms and original style bathroom. Great flow to the outside and professionally landscaped grounds.

Rick Llanos  
**COLDWELL BANKER HP**

323 810-0828

Stainless Steel Appliances

<b>853 S MUIRFIELD RD</b>		Lunch	11-2	<b>red</b>
<b>\$1,995,000</b>	4+4	TRADITIONAL		



**HUGE REDUCTION!!! NEWLY COMPLETED & ENTIRELY REIMAGINED!**


HUGE PRICE REDUCTION! This romantic Spanish has been newly designed & entirely reimagines in a striking renovation. The home features 4bd, 3.5ba in a beautifully reconfigured floor plan that boasts vaulted ceilings & open living spaces to suit any lifestyle. The kitchen features SS appliances that open to the voluminous family rm. w/ glass doors opening to the private grassy yard & expansive patio. Located in desirable Brookside Village this newly designed gem is remarkable!

Sally Forster Jones  
**JOHN AAROE GROUP**

310-691-7888

853Muirfield.com

<b>458 S SYCAMORE AVE</b>		Refresh.	11-2	<b>rev</b>
<b>\$2,795,000</b>	5+6	2sty-ARCHITECTURAL		



**RECENTLY REDUCED 100K SPECTACULAR LUXURIOUS MODERN**


Gorgeous brand new 2 story Modern. Sliding glass doors flow out to the covered patio, wonderful for entertaining and enjoying the sparkling pool and spa. Dramatic rooftop deck with amazing views. Gorgeous kitchen, SS appliances. Sexy master bedroom with high ceilings, huge walk-in fitted closet with large terrace, luxurious master. This home is wired for security, sound and smart-home technology, everything you need and more. Incredible location. What an amazing lifestyle to be had!

Steven Aaron  
**KW BEVERLY HILLS**

(310)432-6589

Blt-Ins,Dshwshr,Micro,Rng/Ovn,Fridg

<b>266 S IRVING BLVD</b>		Open	11-2	<b>rev</b>
<b>\$2,499,000</b>	5+4	2sty-COUNTRY ENGLISH		



**DON'T MISS THIS ONE...**

First time on the market in many years. One owner is the wife of renowned architect Edward H. Fickett. Originally the house was built for the Van De Kamp family and consists of 3 floors. The third floor square footage (967 sq ft) is not included in the tax records. Other features: A new roof in 2011, some copper plumbing, a Batchelder fireplace hearth, hardwood floors, a Butler's pantry, separate breakfast room and beautiful woodwork. Covered patio leads out to a nice grassy yard in back.

Bruce Walker  
**RODEO REALTY - BEVER**

310-623-8722

MLS#16-137224

<b>1000 S HUDSON AVE</b>		Open	11-2	<b>rev</b>
<b>\$1,099,000</b>	4+3	1sty-TRADITIONAL		



**LONGWOOD HIGHLANDS WITH POOL! \$90K PRICE DROP!**

LARGE HOME, LARGE LOT! MAKE OFFER NOW! Bring your designed mindset, the possibilities are GRAND! In a great pocket neighborhood with character & great bones. This property offers 2,392 sq. ft + 4 Bedrooms + Office + Large Lot (over 9000 sq. ft). Chance to finally plan your dream open kitchen (we imagine french doors leading from the current breakfast room directly out to the beautiful pool!). Many homes being remodeled in this block. Close to Miracle Mile, LACMA, Larchmont, & the Grove.

Jerry & Rachel Hsieh  
**KELLER WILLIAMS - LF**

424-242-8856

www.JerryandRachel.com

**18 Hancock Park-Wilshire** Condo / Co-op

<b>532 N ROSSMORE AVE #313</b>		Refresh.	11-2	<b>NEW</b>
<b>\$429,950</b>	1+1	CONTEMPORARY		



**AFFORDABLE LIVING IN HANCOCK PARK**

An oasis in the city, this serene completely remodeled Turnkey condominium unit has new floors, counter tops, cabinetry, Stainless steel appliances, bath and paint! There's copper plumbing and a newer A/C unit. This fabulous 1 bedroom unit is located near the rear of the complex and faces south, away from Rossmore Avenue. This complex is quiet, centrally located, and is convenient to Larchmont Village, Wilshire Country Club and Melrose Avenue shopping, restaurants and boutiques.

Clyde Jenkins  
**COLDWELL BANKER RESI**

(323) 217-6844

Antna,Cbl,Dshwshr,Grbg Disp,Intrcm,Other

<b>641 WILCOX AVE #2E</b>		Refresh.	11-2	<b>red</b>
<b>\$899,999</b>	950000	1+2	CONTEMPORARY	



**ONE OF A KIND...MUST SEE!**

Unique to Hancock Park Terrace, this spacious unit has been completely remodeled w/ the highest of quality & attention to detail. The unit offers a light, bright open floor plan, generous terrace, exceptional storage space, double paned windows, crown molding and hardwood floors throughout. Come home to a 24-hour guard gated community with pristine pool & spa. HOA dues include water, cable television, Internet access, EQ insurance and security. Building is FHA approved. Ample guest parking.

Loveland Carr Properties  
**COLDWELL BANKER HP**

323-460-7606

641Wilcox.com

TUESDAY

<b>585 N ROSSMORE AVE #201</b>	Open	11-2	<b>rev</b>
<b>\$749,000</b>	2+1.75	CONTEMPORARY	



**AMAZING CONDO ROOF TOP POOL**

Open living room w/ fireplace & balcony. Newer kitchen w/ granite counter tops & modern back splash. Bedrooms on opposite sides of the unit. Master bed suite offers an oversized closet, large bathroom w/ dual sinks, & additional cabinet's space. Second bedroom w/ generous closet space. There is a full bath and washer / dryer. The complex is well maintained equipped with a conference room, updated gym equipment, & an incredible roof top pool offering amazing views of the city we love to call home.

**MLS#16-139624**  
Benjamin Shapiro 323-762-2508  
**KELLER WILLIAMS LARC**

Dshwshr,Dryer,Grbg Disp,Hood Fan,Micro

<b>611 N MARTEL AVE</b>	Refresh.	11-2	<b>rev</b>
<b>\$2,699,000</b>	4+5	2sty-MODERN	



**CSO INCREASED TO 3% AND \$300,000 REDUCTION OFF OLP**

Spectacular luxurious Modern home in the heart of the city. Gorgeous kitchen, great room, top of the line ss appliances. Sliding glass doors in kitchen and great room flow out to green backyard. The yard features a sexy cabana, pool and BBQ. Sexy master suite with high ceilings, walk in closet and terrace, Luxurious master bath. 3 fireplaces, patios, incredible location, an entertainer's dream, the best of the LA lifestyle! Close to trendy Beverly Blvd, La Brea, Melrose, and The Grove.

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

BBQ,Blt-Ins,Dshwshr,Micro,Fridg

**19 Beverly Center-Miracle Mile** *Single Family*

<b>6421 W 5TH ST</b>	Lunch	11-2	<b>NEW</b>
<b>\$2,899,000</b>	5+5	2sty-CONTEMPORARY	



**STUNNING BEVERLY GROVE HOME**

5+5 home in approx 3,800sf w/ Chef's Kitchen, formal-dining & living room areas, tranquil outside resort-like retreat, outfit with pool, spa and a huge open cabana with TV, fireplace and mature landscaping. With one bedroom and two baths down, the second story features 4 additional over-sized bedrooms and a fabulous Master Suite with a vaulted ceilings, huge walk-in closet, cozy fireplace, stunning spa-like bath with separate shower, soaking tub and gorgeous tile work. Amazing location!!

**MLS#16-143768**  
Gregg Silver 310-770-0777  
**KELLER WILLIAMS BH**

<b>147 N VISTA ST</b>	Open	11-2	<b>rev</b>
<b>\$1,849,000</b>	3+3	SPANISH	



**IMMACULATELY REDONE 1928 SPANISH NEAR THE GROVE!**

Immaculate Spanish w/3BD + 2.5BA by the Grove. Home has been completely updated & features a Mahogany beamed ceiling in the living room w/new hardwood floors, leaded glass windows, recessed lighting, completely rebuilt fireplace using Batchelder & period tiles, & large formal dining room. The cook's kitchen includes custom cabinets, Sub Zero fridge, Wolf range & eat-in nook. Nest system, master bath w/dual head shower & separate soaking tub + Lutron smart system throughout. Multi-zoned AC/Heat.

**MLS#16-138520**  
Grant Linscott 323-300-1174  
**KELLER WILLIAMS RLTY**

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

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

<b>6433 WARNER DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,750,000</b>	3+2	MEDITERRANEAN	



**TOTALLY DONE 2500 SQ FT BEAUTY**

WOW ...THIS IS NICE !!!!! Beautiful Carthay Circle Mediterranean Revival Home completely renovated by local Interior / Architectural designer Bryan Wark. 2500 Sq. Ft main house with 3 bedrooms and 2 Baths plus an office library with industrial steel & glass skylight & bar. Large Living room with wood burning fireplace & formal dining room. The home has been updated with new gray American Oak floors & handmade Douglas Fir windows. Brand New HVAC Copper plumbing & new electrical. VERY SPECIAL

**Los Angeles 90048**  
**6433 WARNER DRIVE**

**MLS#16-142916**  
Bob Murphy 310 367 1130  
**KELLER WILLIAMS BEVE**

Rng/Ovn,Fridg

<b>100 S DOHENY DR #712</b>	Open	11-2	<b>NEW</b>
<b>\$1,095,000</b>	2+3	CONTEMPORARY	



**LOVELY CONDOMINIUM IN FULL-SERVICE BUILDING**

BUSINESS CARD MUST BE PROVIDED FOR ACCESS. 2 bdrm & 2.5 bath Condo in the prestigious full-service 100 S. Doheny bldg. Wonderfully located, adjacent to the Four Seasons Hotel & walk to trendy boutiques, Beverly Center, & Cedars-Sinai. Corner unit, spacious & bright with gorgeous views of the mountains & city lights. Open living room, work/ office space, dining area, & kitchen. Building amenities include concierge, pool & spa, lighted tennis court, fitness center, dog park, & 24 hour security.

**MLS#16-142066**  
Jade Mills 310-285-7508  
**COLDWELL BANKER**

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

<b>1035 STEARNS DR</b>	Open	12-2	<b>red</b>
<b>\$1,451,300</b>	3+2	1sty-SPANISH	




**REDUCED TO SELL**

Gated driveway, 3 BR, 2 BA Spanish Contemp in S Carthay. Large LR w/ wood burning fireplace, cathedral ceilings & hardwood floors. Sunny & bright dining room opening through an archway to the SieMatic gourmet Kosher kitchen. Master suite w/ walk in closet with built-ins, dual sinks, a spa tub & shower. The other 2 BR share a BA w/ 2 vanities, its own tub & separate shower. Sliding French doors in the master open to a private patio & pool. 2 car garage + long driveway for extra parking.

**MLS#16-135166**  
Andrea Best 310-888-3307  
**NOURMAND&ASSOCIATES**

www.1035stearnsdr.com

<b>5601 W OLYMPIC BLV, UNIT 301</b>	Open	11-2	<b>NEW</b>
<b>\$799,500</b>	3+2	CONTEMPORARY	




**COVETED TOP FLOOR, CORNER UNIT WITH TREE TOP VIEWS!**

CHIC & TURNKEY MIRACLE MILE CITY LIVING! 3BR + 2BA + OPEN FLOOR PLAN + HARDWOOD FLOORS + GRANITE/MARBLE COUNTERS, FIREPLACE + HIGH-END STAINLESS STEEL APPLIANCES. This building was built new in 2009 & boasts all the modern amenities you would expect including hi-tech wiring systems, dual pane windows, private patios/balconies, & underground secure parking. This home feels luxurious & is priced under other similar new construction condos. COME SEE THIS ASAP! Great location near Republique & LACMA

**www.JerryandRachel.com**

**424.242.8856**  
Jerry & Rachel Hsieh  
**KW- LOS FELIZ**

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



**STUNNING DESIGNER SHOWPLACE**  
**WWW.153EDINBURGH.COM**

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

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

www.OmegaGroup.LA

<b>850 S SHENANDOAH ST #105</b>	Refresh.	11-2	<b>NEW</b>
<b>\$625,000</b>	2+2	1sty-CONTEMPORARY	



**LOVELY MOVE-IN READY CONDO!!**

Split bedroom floor plan with a lg Kit, Dining Area/LR... perfect for entertaining!! The Kit has tons of cabinets, granite counter tops, SS appl. The LR offers a fireplace, a walk-out sitting patio and huge walls for artwork. Master has a walk-in closet with built-ins room for a King Size bed and also has direct access to the private back patio. The Master Bath provides dual sinks, ample counter space and a separate tub and shower. In-unit SxS laundry, gated parking, low dues and EQ Ins.

**MLS#16-143334**  
Gregg Silver 310-770-0777  
**KELLER WILLIAMS BH**

Washer Dryer, Fridge, Range

TUESDAY

**19 Beverly Center-Miracle Mile** *Income*

<b>6135 LINDENHURST AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,995,000</b>	Duplex	SPANISH	

**WWW.6135LINDENHURST.COM**

Acclaimed designer Karen Hartman has taken a 1920's period Spanish & designed an amazing villa consisting of 2 separate units. Each unit feat 2 bd, 1.5 ba, exquisite kit, FDR, private deck, & shared backyard. Both units feat wood fl, custom window work, LR w FP, & hand-hewn beams. A separate large studio/offc/music rm is also included. This is a rare one-story-trophy property oozing character and charm. The house is a soothing & soulful experience. Literally moments to BH, Whole Foods, & the Grove.

**MLS#16-141354**  
Jan Horn 310.710.3636  
**PACIFIC SOTHEBY'S IN**

Washer, Dryer, Rng/Ovn, Fridg, Other

**22 Los Feliz** *Single Family*

<b>5743 SPRING OAK DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$2,849,000</b>	4+4	2sty-TRADITIONAL	

**NEW ORLEANS STYLE TRADITIONAL**

The most desirable floor plan w all 4 bd on the 2nd fl. Oversized master ste w his & her walk ins. The elegant step down living room has a stunning marble fireplace, custom cabinetry & a bay of original casement windows. A charming den w fireplace & French doors open to the great outdoors. The formal dining rm feat period details of oak floors, moldings, & wainscoting. French country kitchen w/ finest Wolf and Traulsen appliances. Enormous swimmer's pool w diving board is completely private.

**Rogers+Stellini+Ritt** 3109634205

<b>2618 N COMMONWEALTH AVE</b>	Lunch	11-2	594B2	<b>NEW</b>
<b>\$1,998,000</b>	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 Mediterranean Lunch and experience this treasure for yourself.

**John Abreu** 323-422-7545  
**BHHS CALIFORNIA**

Central AC, dishwasher, refrigerator

<b>3777 EFFINGHAM PL</b>	Open	11-2	<b>NEW</b>
<b>\$1,299,000</b>	3+2	2sty-SPANISH	

**FIRST TIME ON MARKET IN 40 YEARS!**

This very special Los Feliz Spanish home c. 1929 is a perfect restoration project for creating your dream home. Along with the large two-car garage, there is both exterior and interior access to the basement. The mostly flat and private lot includes some terracing and offers room for a pool, yard space for kids and pets, or room to expand the existing home. A phenomenal and rare opportunity in one of LA's best and most desirable neighborhoods.

**MLS#16-143772**  
**Robert Kallick** 323-775-6305  
**SOTHEBY'S LOS FELIZ**

3777effingham.com

**22 Los Feliz** *Condo / Co-op*

<b>4411 LOS FELIZ #1008</b>	Refresh.	11-2	594	<b>NEW</b>
<b>\$820,000</b>	2+2	MID-CENTURY		

**LOS FELIZ TOWERS - HIGHLY COVETED, UBER-CHIC CONDO**

Uber-chic unit in the prestigious Los Feliz Towers. This north facing condominium is quintessential high-rise luxury living. Walk into an impressive living room with walls of glass. This freshly painted two bedroom, two bathroom unit offers chocolate hardwood floors and a dramatic kitchen with breakfast area. The spacious master bedroom has custom cabinetry in the closet along with a recently updated master bathroom.

**MLS#16-143526**  
**Claudia Hipolito** 323-697-2360  
**COLDWELL BANKER LF**

Grbg Disp, Range/Oven, Refrigerator

**28 Culver City** *Single Family*

<b>11946 LUCILE ST</b>	Open	11-2	<b>NEW</b>
<b>\$1,198,000</b>	3+2	1sty-TRADITIONAL	

**GOREGEOS RUSTIC CHARMER - LIKE NEW!**

Enter the grassy lawn & follow the path to front porch w/ water feature. Rebuilt in Sept.2015 down to the sewer & water lines into the street. Wood floors in living rm & dining area. Kitchen w/ porcelain counters, stainless appl & sit up breakfast bar. 2nd & 3rd bedroom w/wood floors, 2nd bath w/Marble floors & frameless bath/shower. Spacious Master bedroom w/ Fr doors to Shangrila back garden. Garden with 2 arbors, grassy area & private seating nook. New roof, plumbing & electrical. 3 car parking.

**Peter & Ty Bergman** 310-821-2900  
**BERGMAN/GIBSON INT'L**

<b>3235 MCMANUS AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,049,000</b>	3+3	SPANISH	

**WWW.3235MCMANUS.COM**

Gorgeous 1925 Spanish Home in Culver City's Art District! Open living & dining rooms with Spanish touches, wood-beamed ceiling, built-in shelves, hardwood floors and custom cabinets. Great layout & Spanish style opens to an incredible landscaped backyard with grape vines, mature trees & hedges that create a private oasis. Near future Ivy Station development that will transform the neighborhood. Down the street from McManus Park's sport courts & children's play areas! City Living at its Best!

**MLS#16-141364**  
**Todd Miller** 3105602999  
**KELLER WILLIAMS-SM**

Open House Sunday 2-5pm & 11-2pm

**28 Culver City** *Condo / Co-op*

<b>5950 BUCKINGHAM #511</b>	Refresh.	11-2	<b>NEW</b>
<b>\$425,000</b>	1+2	TRADITIONAL	

**WELCOME HOME**

BEYOND THE DOUBLE DOOR ENTRY IS THIS INVITING, HARD TO FIND, 1216 SQFT. 1 BED 2 BATH + DEN CONDO THAT BOASTS NEW GLEAMING HARDWOOD FLOORS, ABUNDANT NATURAL LIGHT, OPEN FLOOR PLAN, & A PRIVATE PATIO w/TREE TOP VIEWS. ENTER GALLEY STYLE KITCHEN w/EAT-IN AREA. RETREAT TO PRIVATE MASTER SUITE w/TWO LARGE DOUBLE CLOSETS, AN UPDATED MASTER BATH w/TUB & SEPARATE STALL SHOWER. ALL THIS LOCATED IN THE NEWLY REMODELED ADOBE GRANDE COMPLEX WITH BUILDING RENOVATIONS SCHEDULED TO BE COMPLETED BY THIS SUMMER.

**MLS#16-142150**  
**Laura Anderson** 323-646-6569  
**KELLER WILLIAMS LARC**

Dshwshr, Grbg Disp, Rng/Ovn

**REMINDER**

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

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




TUESDAY

**29 Westchester** Single Family


<b>8332 REGIS WAY</b>	Open 11-2	<b>NEW</b>	<p><b>5 BEDROOM, 3 BATH HOME LOCATED IN LOYOLA VILLAGE!</b></p> <p>Contemporary Mediterranean home. Front entry leads into large living-dining area and open chef's kitchen. Family room w/stone fireplace &amp; breakfast nook. French drs. to large wood deck down to stone patio surrounded by water features; fireplace, built-in BBQ, Spa, lighting, lush landscaping. Partial garage converted to guest room w/bath. 2BRs downstairs, 2BRs upstairs Plus Lg MSTR w/Stunning Bath, fireplace &amp; balcony. Minutes to LMU, Silicon Beach, Playa Vista Tech, park, shopping &amp; eateries.</p>
<b>\$1,649,000</b>	5+3 2sty-CONTEMP MED		
			
Cynda and Robert Kaiser <b>GIBSON INTERNATIONAL</b> 310-293-8529		Entertainer's Delight for Summer Nights!	

**30 Hollywood Hills East** Single Family


<b>3339 PRIMERA AVE</b>	Open 11-2	<b>NEW</b>	<p><b>SINGLE FAMILY HOME + TRIPLES W/3 1+1 UNITS. GREAT INCOME!</b></p> <p>Two on a Lot. Wonderful Mid-Century. Main single family home has 2 bedrooms, 2 baths, + den with Private Pool. Second structure consists of three 1 bedroom and 1 bath bungalows. All have private enclosed patios and large private garages. All units have hardwood floors, washers, dryers, refrigerators, and beam ceilings. Two units have central air and heat and two units and window and wall air and heat. This is a nicely maintained pride of ownership property. Drive-by open house.</p>
<b>\$1,895,000</b>	5+5 MID-CENTURY		
			
Albert McLaughlin <b>NELSON SHELTON</b> 310-766-4583		Dshwsh,Wsh+Dryer,Grbg Disp,Rng/Ovn,Fridg	

<b>2578 VERBENA DR</b>	Lunch 11-2	<b>NEW</b>	<p><b>BEAUTIFULLY REDONE TRADITIONAL IN BEACHWOOD CANYON!</b></p> <p>Incredibly redone 3 BD, 2.5BA showplace in Beachwood Canyon. Dramatic open floor plan for entertaining featuring fireplace, atrium window &amp; 17+ ft ceilings in the living room that flows into the formal dining w/vintage light fixtures &amp; period details &amp; abundant natural light. French doors open to an office area w/hidden wine room. Cook's kitchen w/Viking range, commercial-grade fridge &amp; beautiful tile. Two en-suite bedrooms w/access to the private backyard. Separate lounging deck w/views.</p>
<b>\$1,379,000</b>	3+2 TRADITIONAL		
			
Grant Linscott <b>KELLER WILLIAMS RLTY</b> 323-300-1174		dishwasher, stove/range, micro, fridge	

<b>3200 CRAIG DR</b>	Open 11-2 563D6	<b>NEW</b>	<p><b>REMODELED CENTRALLY LOCATED 3 BED HOLLYWOOD HILLS HOME</b></p> <p>Wonderful private 3 bedroom updated home close to Hollywood, downtown, Universal City and Valley. Great rental home as well. Interior redone including newer kitchen with granite tops, tile floors, and Stainless Steel appliances including fridge. Hdwood floors in rest of the home, master suite with walk in closet, master bathroom with spa tub. Very spacious living rm with vaulted ceilings and custom trim. Includes a 2nd lot, APN 5577-007-005 (approx 5,506 sq. ft). Sellers are highly motivated.</p>
<b>\$1,099,000</b>	3+2 ARCHITECTURAL		
			
Robert Glinert <b>KELLER WILLIAMS BEVE</b> 310-908-1700		Blt-Ins,Dshwshr,Fridg	

<b>2150 HOLLYRIDGE DR</b>	Open 11-2	<b>red</b>	<p><b>PRICED TO SELL</b></p> <p>This private and gated Mediterranean is nestled between Bronson Canyon and the Oaks of Los Feliz. The home has been beautifully restored and offers 3 beds, 3.5 baths, and exquisite details throughout. The main level features a grand living room, formal dining room, and a bright kitchen that connects to the office/bar flex space. The yard is complete with multiple seating areas, a pool, and garage, which can be used as a place to lounge or a gym.</p>
<b>\$2,599,000</b>	2999000 3+3 MEDITERRANEAN		
			
Tracy Maltas <b>DOUGLAS ELLIMAN</b> 310.722.2267		MLS#16-141566	


**31 Playa Del Rey** Single Family

<b>7818 VERAGUA DR</b>	Open 11-2	<b>bom</b>	<p><b>BACK ON MARKET! AMAZING VIEWS ON TOP OF THE BLUFF!</b></p> <p>BACK ON MARKET! LA's premier skybox near Silicon Beach! Commanding ocean views on coveted Veragua. Spectacular ocean, Marina, wetlands &amp; city lights views from this modern Mediterranean on the top of the North Bluff. Entertainer's dream house w/sunny open living space &amp; balcony for sunset entertaining. Cook's kitchen, family room. Luxe master w/hi ceilings, sitting area, views &amp; loft opening to roof deck &amp; spa w/jetliner views of LA Basin. Fabulous man-cave/game suite, pool, landscaped yard.</p>
<b>\$3,195,000</b>	6+6 3sty-CONTEMP MED		
			
Alice Plato <b>COLDWELL BANKER RESI</b> 424-280-7280		Ocean View Roofdeck w/Spa, Huge Sq Ft!	

**39 Playa Vista** Condo / Co-op

<b>5625 CRESCENT PAR, UNIT 116</b>	Open 11-2	<b>NEW</b>	<p><b>QUINTESSENTIAL PLAYA VISTA BEACH LIFESTYLE</b></p> <p>Located in the vibrant coastal neighborhood of Playa Vista in The Metro luxury tower, this residence brings sophistication and comfort to Westside living. An open plan of over 1,600 SF filled with natural light includes a large living room, chef's kitchen, dining room with fireplace, and spacious master suite with balcony and luxurious bathroom. Amenities such as in-unit laundry, pool, Equinox-style gym and close proximity to restaurants and the beach offer the best of Playa Vista lifestyle.</p>
<b>\$879,000</b>	2+2 ARCHITECTURAL		
			
Eric Lavey <b>THE AGENCY</b> 310-908-6800		Refrig, Microwave, Oven, Other	

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

<b>416 S SPRING ST #1210</b>	Open 11-2	<b>NEW</b>	<p><b>PENTHOUSE LOFT W/PANORAMIC CITY VIEWS</b></p> <p>Breathtaking city views are enjoyed from this 1 bdrm penthouse level loft at the coveted El Dorado. Built in 1913 as the Hotel Stowell, it was the home to many film stars. This neo-gothic landmark soaring proudly in the heart of the Old Bank District has been restored marrying its original detail with modern conveniences. The loft features hi ceilings, top of the line appliances, and surround sound. Walking distance to Spring Street Park, and to downtown's most exciting restaurants and clubs.</p>
<b>\$529,000</b>	1+1 ARCHITECTURAL		
			
Tom Edwards <b>HORIZON REALTY</b> 3107131296		Blt-Ins,Dshwshr,Dryer,Elvtr,Grbg Disp,	

**Why Advertise? Large Distribution Area**

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



TUESDAY

**53 Woodland Hills** *Single Family*

<b>5742 LE SAGE AVE</b>	Open	11-2	<b>NEW</b>
<b>\$629,000</b>	3+2	RANCH	




**FIRST TIME ON MARKET IN OVER 50 YEARS**

Three bedrooms, two bathrooms plus bonus/rumpus room. Eat-in island kitchen with granite countertops opens to dining room with window seat and raised brick hearth. Living room enjoys its own brick fireplace. Gleaming, newly refinished hardwood floors span the living room, dining room, and bedrooms. Double pane windows with plantation shutters throughout. Central heat and air. Attached two car garage with direct access.

**MLS#16-143212**  
Geoffrey Borys (310) 490-3563  
**COLDWELL BANKER**

<b>22164 SAN MIGUEL ST</b>	Open	11-2	<b>red</b>
<b>\$675,000</b>	3+1.5	1sty-TRADITIONAL	



**CEMENT WORK DONE - NEW DRIVEWAY,GARAGE FLOOR & POOL WALKWAY!**

All cement work done w/ rebar. Quality workmanship. Over the past 8 years, the seller has done the following work: replaced roof, replaced HVAC on roof, replaced hot water heater, replaced garbage disposal, added stainless steel appliances, newer synthetic grass front and back yards, newer white fencing, newer flooring in kitchen, newer sink & faucet half bath, remodeled full bath, replaced sewer line, newer garage door, resurfaced pool, replaced all lights and fans! Great property!

**MLS#16-126622**  
KJ Marmon 310.749.4995  
**HILTON & HYLAND** [kjmarmon.com](http://kjmarmon.com)

**60 Tarzana** *Single Family*


<b>4775 TOPEKA DR</b>	Open	11-2	<b>NEW</b>
<b>\$5,288,000</b>	6+7.5	MEDITERRANEAN	



Triumphant gated Mediterranean estate set on one of the finest promontory sites in the valley. Behind two gates lies a grand estate with an open floor plan and designer details throughout, including European cabinetry, imported marble and exquisitely crafted wood floors. This designer home features a regal double staircase which sets the tone for the rest of the house, including large elegant living and dining rooms, gourmet top of the line chef's kitchen, office and large Media & Game room.

**Aaron Kirman 424-249-7162**  
**JOHN AAROE GROUP** Built-Ins, Dishwasher, Garbage Disposal,

<b>18918 LA MONTANA PL</b>	Refresh.	11-2	<b>red</b>
<b>\$3,995,000</b>	4+5	2sty-ARCHITECTURAL	



**3 ACRE (APX) NEUTRA W/360 VIEWS DRAMATICALLY REDUCED TO SELL**

THIS IS BEYOND A VALUE; THIS IS A BUYER OR INVESTOR'S DREAM. Richard and Dion Neutra, 1972: One of the most significant architectural offerings in the U.S. Main house has 4 beds. with master on main level. There also is a pool house and detached guest suite. Grounds include swimmer's pool, walking paths and gardens, a fire-pit, and unique designer water features flowing seamlessly from the exterior through the house. 3-car garage and motor court parking. Gated and private.

**MLS#16-122816**  
Andrea Korchek 818-371-0933  
**WISH SOTHEBY'S INTL** [www.18918LaMontana.com](http://www.18918LaMontana.com)

**72 Sherman Oaks** *Single Family*

<b>14920 CAMARILLO ST</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,795,000</b>	5+4.5	2sty-MODERN	



**BRAND NEW! SHERMAN OAKS MODERN FARM HOUSE!**

ADDRESS IS NOW 4764 Saloma Ave! Corner House: Saloma Ave & Camarillo St! Stunning Newly Constructed Two Story 5 bed + 4.5 bath 3,800 sq.ft. Modern Farm House with a Contemporary Touch! Spacious Floor Plan, Sparkling Pool & Relaxing Spa! Gorgeous Living Room with Fireplace! Gourmet Kitchen with Custom Cabinets, Huge Center Island + Prep Sink, Thermador Professional Stainless Steel Appliances & Walk-in Pantry + Wine Fridge! Large Family Room with French doors, Huge Master Suite, & Great Location!

**Ken Marker & Corey Brown 818.402.6255**  
**RODEO REALTY**

**72 Sherman Oaks** *Lease*

<b>14527 VALLEY VISTA BLVD</b>	Open	11-2	<b>NEW</b>
<b>\$25,000</b>	6+8	VILLA	



Enjoy the sleek luxury of the Chateau Marmont in the Valley. The most exclusive, private location. Utterly serene, yet just steps from Ventura Blvd. Easy access to Beverly Glen and Coldwater canyons, this rock n' roll hide-out bolsters the soul and supports the artistic temperament to soar, or just relax. Completely hidden, the magical multi-structure compound centers around a glorious sparkling pool and huge sunny deck. Ample parking. The guesthouses and rooms are perfect for esteemed guests.

**MLS#16-136036**  
Farrah Aldjufrie 818-618-1006  
**THE AGENCY** Dshwshr,Dryer,Grbg Disp,Micro,Rng/Ovn

**73 Studio City** *Single Family*

<b>4104 GOODLAND AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,099,000</b>	5+3	CAPE COD	




**STUDIO CITY FIXER!**

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

**MLS#sr16095779cn**  
Mario Acosta 818-925-4470  
**BERKSHIRE HATHAWAY** GRT LOC, FIXER, 5+3, GRASSY YRD

<b>11674 SUNSHINE TER</b>	Open	11-2	<b>rev</b>
<b>\$1,529,000</b>	4+4	CONTEMP MED	



**REDUCTION ON 4+4 POOL HOME IN CARPENTER SCHOOL DIST!**

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

**MLS#16-129838**  
Suzanne Trepany 310-210-6533  
**TELES PROPERTIES** [11674sunshineterrace.com](http://11674sunshineterrace.com)


Questions? Need Assistance?  
Contact our Help Desk Department!

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

help!!!

**81 Glendale** *Single Family*

<b>3645 DEERPASS ROAD</b>	Refresh.	10-2	534F2	<b>NEW</b>
<b>\$4,920,000</b>		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*

<b>1535 PEGFAIR ESTATES DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,545,000</b>		3+3	



**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*

<b>3621 KINNEY ST</b>	Refresh.	11-2	<b>NEW</b>
<b>\$4,500</b>		3+3	

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*

<b>1862 N AVENUE 56</b>	Open	11-2	<b>NEW</b>
<b>\$595,000</b>		2+1	



**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!!

<b>5639 ASH ST</b>	Refresh.	11-2	<b>NEW</b>
<b>\$569,000</b>		2+1.5	



**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*

<b>1905 CEDAR LODGE TER</b>	Refresh.	12-3	<b>NEW</b>
<b>\$979,000</b>		2+3	



**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*

<b>2618 N COMMONWEALTH AVE</b>	Refresh.	6-8	594B2	<b>NEW</b>
<b>\$1,998,000</b>		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

**1284 Highland Park** *Single Family*

<b>1862 N AVENUE 56</b>	Open	10-2	<b>NEW</b>
<b>\$595,000</b>		2+1	



**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!!

**FRIDAY OPEN HOUSES**

**53 Woodland Hills** *Single Family*

<b>23341 OSTRONIC DR</b>	Open	11-2	<b>NEW</b>
<b>\$3,450,000</b>		6+4.5	



**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