


TUESDAY

01 Beverly Hills Single Family

912 OXFORD WAY	Open 11-2 592E7	NEW
\$10,795,000	5+6 CONTEMPORARY	
RESORT-LIKE DESIGNER REMODELED CONTEMPORARY		
 <p>Nestled behind the Beverly Hills Hotel, this gorgeous contemporary has just been completed with no expense spared in giving it the feeling of a luxe & sophisticated bungalow resort. Features a private driveway, spacious great room w/ retractable glass doors to the backyard, & sweeping pool deck. Finished with all the finest materials and amenities such as built-ins, recessed lighting, sound systems and hardwood floors throughout.</p>		
MLS#14-771501		
Branden & Rayni Williams 310.691.5935		BBQ,Blt-Ins,Dshwshr,Hood Fan,Ntrwk Wire
HILTON & HYLAND		

910 N BEDFORD DR	Open 11-2 592E7	NEW
\$8,995,000	4+5 ARCHITECTURAL	
1909 ANTHONY-KERRY HOUSE		
 <p>A magnificent Craftsman-style estate by architect brothers Charles & Henry Greene (creators of the famed Gamble House). Beautifully maintained and situated in a privileged, park-like setting north of Sunset Boulevard. Extraordinary public rooms with original detailing. Four bedrooms, 5 baths. Charming carriage house with spacious guest quarters above. Luxuriously large pool. Celebrity resident pedigree. A simply enchanted residence and lifestyle!</p>		
MLS#14-771593		
Bret Parsons 310-497-5832		www.910NorthBedford.com
JOHN AAROE GROUP		

959 N ALPINE DR	Open 11-2 592E6	NEW
\$8,750,000	4+5 TRADITIONAL	
OVER 3/4 OF AN ACRE LOT WITH CANYON AND CITY VIEWS		
 <p>A rare opportunity on one of Beverly Hills' finest streets. Located on the peaceful north of Sunset cul-de-sac portion of Alpine Dr, this site is prime real estate to create a DREAM estate. The lot, over 3/4 of an acre on the west side of the street, features canyon and some city views, lush gardens and a large flat grassy yard. The classic 1950's traditional home has unlimited potential for restoration, expansion or new construction neighboring some of Beverly Hills' grandest estates.</p>		
MLS#14-772505		
Richard Stearns 310-500-1301		Dshwshr,Rng/Ovn
PARTNERS TRUST BRENT		

X 722 N LINDEN DR	Lunch 11-2 632E1	NEW
\$6,100,000	5+5 2sty-TRADITIONAL	
SUPREME ADDRESS! ENDLESS POTENTIAL!		
 <p>1ST TIME FOR SALE IN DECADES! CLASSIC 2STY TRADITIONAL ON FABULOUS DEEP LOT SITED ON THE UPPER SECTION OF A MOST COVETED WESTEND FLATS' 700 BLOCK. SUNLIT RMS WITH HIGH CEILINGS. 4BD + 'RETRO' STEP-DOWN FAMILY ROOM/BAR/FP UPSTAIRS + MAID'S RM DOWNSTAIRS. LOVELY FORMAL DINING AND LIVING ROOMS + QUAIN DEN W/FP. EXTRAORDINARILY DEEP BACK YARD W/LAWNS/POOL/SPA/CABANAS. RIPE WITH ENDLESS POSSIBILITIES FOR THE CREATIVE!</p>		
MLS#14-772651		
SYED / LIBOW 310-285-7509		WWW.722LINDEN.COM
COLDWELL BANKER-BH S		

1118 TOWER RD	Open 11-2	NEW
\$4,995,000	5+5 2sty-HACIENDA	
Spanish Hacienda home that is sited nicely on one of Beverly Hills best streets. 5 bedrooms & 5 bathrooms, Grassy yards. Rarely do homes in this setting and of this style and quality come to market.		
fridge,freezer, oven, stove, washer drye		
Michael Eisenberg 310 748 5410		KELLER WILLIAMS BH

OPEN HOUSE STATUS LEGEND

NEW - new (Automatic Status) **rev** - review (Automatic Status)
NEW* - new not yet listed **bom** - back on market
red - reduced

(Automatic Status - The MLS®/CLAW will automatically assign the New or the Review status.)

1014 LAUREL WAY	Open 12-2 592E6	rev
\$10,995,000	6+8.5 MEDITERRANEAN	
 <p>Newer Tuscan Mediterranean Villa on one of Beverly Hills north of Sunset most coveted streets Laurel Way. Gated and private, enter through double glass and iron doors into an entry with 20 foot ceiling bursting with light. Designed with a great open floor plan and all the rooms in the right places. This home is approximately 11,200sqft with high ceilings and large windows throughout including French doors which open to the beautifully appointed back yard.</p>		
MLS#13-701527		
Valerie Fitzgerald 310-285-7515		BBQ,Blt-Ins,Cbl,Dshwshr,Elvtr,Other
COLDWELL BANKER-BH N		

602 N ROXBURY DR	Open 11-2 632E1	rev
\$7,485,000	6+7 2sty-SPANISH	
EXQUISITE RESTORATION		
 <p>Classic 1920's Spanish Style home exquisitely renovated for today's lifestyle. Sited on an exceptional private yard, This Character and charm filled with contemporary features allow for today's lifestyle. A very special property and one not to be missed.</p>		
MLS#14-759871		
Aileen Comora/Paul Leste 424-230-3746		Blt-Ins
THE AGENCY		

1166 SAN YSIDRO DR	Open 11-2 592D5	rev
\$5,495,000	6+8 CONTEMPORARY	
SOPHISTICATED CONTEMPORARY		
 <p>This sophisticated contemporary home is in the heart of Beverly Hills. With high-ceilings, skylights throughout & modern open floor plan, this home has it all. The home includes a grand first floor master suite with his/her bathrooms and closets. The living room opens up to the family room, office kitchen with breakfast area. 3 additional rooms upstairs as well as a den. Outdoor area includes a beautifully landscaped yard with stunning pool as well as a pool house for guests or entertaining.</p>		
MLS#14-749087		
Joseph Babajian 310-623-8800		www.1166sanysidrodrive.com
RODEO REALTY - BH		


01 Beverly Hills Condo / Co-op

339 N PALM DR #201	Open 11-2 632H1	NEW
\$1,325,000	2+3 CONTEMPORARY	
HUGE PRICE REDUCTION!		
 <p>Come home to this quiet, expansive, 2,790 sq ft, 2 bedroom, 3 bath & den! Enter through large double carved wood doors into the generous living room. Large kitchen with ample breakfast area. Adjacent dining room with balcony and floor to ceiling windows make for great open light filled spaces. Ultra spacious master suite with private balcony, over-sized master bath, dressing area, walk-in closets & built-ins galore! Huge den & wet bar. Pool, spa, social room & secure parking garage.</p>		
MLS#14-759907		
lynn M Rogo 310-777-6213		Cbl,Dshwshr,Grbg Disp,Rng/Ovn,Fridg
COLDWELL BANKER-BH N		

133 S OAKHURST DR #203	Open 11-2 632H2	NEW
\$949,000	2+1.75 UNKNOWN	
RENN		
 <p>City Living at it's Best! Completely renovated spacious condo in the heart of Beverly Hills. Welcoming Entry to a large lavish & bright living room with a fireplace & bar. Large & Long windows off Living Room let in tremendous light & access to Balcony (BBQ allowed). Custom Tile & Hardwood Floors throughout that gleam w/ the character of the unit. Large Dining room leading to LARGE Custom Kitchen w/ granite counter-tops, custom cabinetry, & stainless Steel Frigidaire Appliances. Breakfast Area w</p>		
MLS#14-772687		
Diana Shahedi 3104353560		Dshwshr,Dryer,Elvtr,Grbg Disp,Rng/Ovn,Of
TRIMAX REALTY, INC.		


TUESDAY

02 Beverly Hills Post Office *Single Family*

<p>2229 SUMMITRIDGE DR Lunch 11-2 592D2 \$5,480,000 6+8 3sty-CONTEMP MED</p>		<p>NEW</p>
		<p>VOLUMINOUS & SPECTACULAR 8 YEAR NEW MANSE</p> <p>IF YOU'VE SEEN THIS HOME BEFORE, YOU WON'T RECOGNIZE IT NOW! VOLUMINOUS & ELEGANT 8 YEAR NU 3STY MANSE ADJACENT TO BEVERLY PARK! SUNLIT RMS W/X-HI CLNGS, WD & STONE FLRS, FRENCH DRS. ASTONISHING 2STY ENTRY W/SWEEPING STAIRCASE. 4BD SUITES UP + 2 BD DOWN. MASTER W/VU BALCONY/ CLOSETS GALORE. INCRED CENTER-ISLE KITCHEN/ BREAKFAST/FAM RM OPEN TO PRIV YRD W/PATIOS/LAWN/ PL/SPA. PARTY RM LOOKS TO WATERWALL. PARTIAL CITY & CANYON VIEWS FROM CERTAIN RMS SERVE TO ENHANCE THE DRAMA INHERENT IN THIS GEM.</p>
<p>MLS#14-772693 MICHAEL J. LIBOW 310-285-7509 COLDWELL BANKER-BH S</p>		<p>www.2229SUMMITRIDGE.COM</p>

<p>1815 FRANKLIN CANYON DR Open 11-2 \$2,995,000 5+5.5</p>		<p>NEW</p>
		<p>BEAUTIFUL FAMILY HOME IN BHPO</p> <p>This 3,630 sf, 5 BR, 5.5 bath home has the best of everything. Hardwood floors thru-out, Waterworks/Ann Sacks tiles & custom cabinetry. The downstairs boasts a spacious, open floor plan with vaulted ceilings & a gorgeous wood-paneled office. Sits on a street-to-street lot. Lush & private backyard with a moving lagoon-like pool & spa. Steps away from the Franklin Cyn hiking trails/Coldwater Cyn Park and minutes to BH. This is a must see home in the excellent Warner Avenue School District.</p>
<p>Jennifer Fentin 310-488-4814 WEA</p>		


<p>2651 HUTTON DR Lunch 11-2 \$2,150,000 4+4 TRADITIONAL</p>		<p>NEW</p>
		<p>WONDERFUL TRADITIONAL RANCH IN PASTORAL BHPO SETTING</p> <p>Wonderful Traditional Ranch. Gorgeous, views. Living Room & Dining Area w/ easy access to the backyard through a wall of floor to ceiling windows/doors. Wood floors & fireplace add warmth. Adjacent Kitchen leads to the spacious Den w/ wet-bar. Office. Three spacious bedrooms on the main level & up is the Master w/ expansive Master Bath. The stunning backyard features a pool/spa. Used brick patios afford a multitude of open sunning/lounging/dining areas. Great potential for expansion.</p>
<p>Larry Young 310.777.2879 BEVERLY HILLS</p>		<p>www.LarryYoungWestside.com</p>

<p>9530 CEDARBROOK DR Open 11-2 592F3 \$1,350,000 2+2 TRADITIONAL</p>		<p>NEW</p>
		<p>IT'S THE HAMPTONS IN BHPO! BEAUTIFULLY REDONE ON A QUIET CUL-DE-SAC OFF COLDWATER CANYON. LOVELY SETTING...COME SEE THIS ONE!!!!</p>
<p>MLS#14-768211 Sinclair & Solton 310-245-8828 SOTHEBY'S INTERNATIO</p>		<p>W & D ,Refrig, ,Grbg Disp,Hood Fan</p>


<p>9836 YOAKUM DR Open 11-2 592C3 \$895,000 2+1 CALIFORNIA BUNGALOW</p>		<p>NEW</p>
		<p>CHARMING BEVERLY HILLS COTTAGE!</p> <p>Cozy, single-story, 2 bed/1bath charmer in BHPO hills. Enter this storybook home and enjoy the open floor plan with lots of light! Kitchen boasts high end finishes and appliances. Ample bedrooms share a remodeled bathroom with tub/shower combo. This renovated charmer has a spacious beautiful backyard; great for entertaining or playing with pets! This adorable home is perfect for new home buyers, singles, couples, down-sizers or even pied-a-terre clients. Great condo alternative too!</p>
<p>MLS#14-770691 Roger Perry 310-600-1553 RODEO REALTY - BH</p>		<p>Blf-Ins,Cing Fan,Dshwshr,Dryer,Frzr</p>

<p>9455 READCREST DR Open 11-2 592F5 \$3,395,000 4+5 TRADITIONAL</p>		<p>red</p>
		<p>\$300,000 PRICE REDUCTION! GREAT HOUSE IN THE CREST STREETS!</p> <p>Discover this gorgeous extremely private rare "Crest Streets" home sited on a covered with sunlight promontory-like private knoll surrounded with mature trees. The sophisticated 4 beds, 4.5 bathroom entertainer's home features modern floor plan and conveniences with detailed traditional accents. Upon entering the home you will find a huge living room with high beamed ceilings, a beautiful wood burning fireplace, stylish herring bone pattern hardwood floors, a wall of French doors lead to pool.</p>
<p>MLS#14-745775 St. James + Canter 310-291-1029 BERKSHIRE HATHAWAY</p>		<p>www.9455Readcrest.com</p>

<p>1441 SUMMITRIDGE DR Open 11-2 592D5 \$4,695,000 4+5 MODERN</p>		<p>rev</p>
		<p>ABSOLUTELY GORGEOUS NEW CONSTRUCTION</p> <p>Stunning architectural with breathtaking views! Perfect for entertaining with open floorplan, spacious living and dining rooms, 12 ft. high ceilings,French oak hardwood floors throughout. Master suite/ lux master bath, designer finishes and walk-in closet. 3 additional en-suite bedrooms, office, media/theater room with surround sound. Modern kitchen with Thermador appliances, glass countertops, custom cabinets. Rooftop deck, firepit, gated courtyard entry. Huge basement. Great BHPO location!</p>
<p>MLS#14-739465 Dominique Jeramaz 310-531-2910 CITY REAL ESTATE</p>		<p>Cbl,Dshwshr,Frzr,Micro,Rng/Ovn,Other</p>

<p>9903 ANTHONY PL Open 11-2 592C4 \$2,790,000 5+4 CONTEMPORARY</p>		<p>rev</p>
		<p>SPACIOUS CONTEMPORARY VILLA</p> <p>THIS FABULOUS CONTEMPORARY HOUSE IS LOCATED BEHIND THE GATES AT THE END OF CUL-DE-SAC.IN MOVE-IN CONDITION, THE HOUSE WAS REMODELED BY PREVIOUS OWNER W/ THE BEST CUSTOM FINISHES. KITCHEN AND MASTER BATH HAVE MINOTTI CABINETS. PROFESSIONAL STAINLESS STEEL APPLIANCES.MASTER W/ A LARGE BALCONY LOOKING OUT TO THE VIEW W/SAUNA AND JACUZZI TUB.THE HOUSE IS GREAT FOR ENTERTAINING AND ALL THE WINDOWS OPENS TO A LARGE GRASSY YARD AND PL.BESIDES THE 5 BEDROOMS THERE IS AN OFFICE/DEN UP THE STAIRS.</p>
<p>MLS#14-726301 Afa Shafa 310-281-3967 COLDWELL BANKER-BH S</p>		<p>Blf-Ins,Dshwshr,Dryer,Grbg Disp,Rng/Ovn</p>


03 Sunset Strip - Hollywood Hills West *Single Family*

<p>8613 HOLLYWOOD Lunch 11-2 593A4 \$5,500,000 4+5 3sty-MODERN</p>		<p>NEW</p>
		<p>URTH CAFFE LUNCH! MODERN WITH A POOL, 11-2PM & 5-7PM</p> <p>Modern architectural approx 5,000SF of living, breathtaking downtown LA views. Gated, Terrazzo tile. Open floor-plan for the living, family, dining, media, and kitchen all overlooking the beautiful views through the sleek low profile windows and sliders. Patio area with deck and pool, landscaping. Spacious master suite features a patio overlooking the pool and walls of glass leading out to the most spectacular city views. Master bathroom boasts double vanity, large tiled shower, and modern bath</p>
<p>MLS#14-772475 Ness Krief 310-430-0667 VIRTUAL REAL ESTATE</p>		<p>Blf-Ins,Dshwshr,Dryer,Frzr,Grbg Disp</p>

<p>2025 HERCULES DR Open 11-2 593B3 \$2,900,000 4+4 CONTEMP MED</p>		<p>NEW</p>
		<p>GREAT VALUE!</p> <p>Large Contemporary Mediterranean home with great city and ocean views. Amazing sun-filled yard & pool area with lots of space for entertaining, high ceilings, fountains, & full outdoor kitchen with BBQ. Top of the line finishes and large open rooms. 2 master suites upstairs + 2 additional bedrooms & theater. Large exercise/bonus room w/ sauna. The second floor terrace opens to stunning city & ocean views. Great family home.</p>
<p>MLS#14-772529 J. Mandile A. Lobel 424.230.7807 THE AGENCY</p>		

TUESDAY

X 8810 HOLLYWOOD BLV		Lunch	11-2	NEW
\$2,050,000	3+3	CONTEMPORARY		



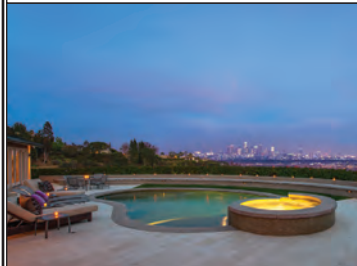
BEAUTIFULLY RENOVATED EMOTIONAL MODERN, GORGEOUS CITY VIEWS

Intensified by gorgeous city, ocean & canyon views, this beautifully renovated emotional modern encompasses urban sophistication & design. A two story living room with walls of glass makes a dramatic statement The kitchen is accented with Viking & Miele appliances and Caesar Stone counter tops. The spacious sexy master extends onto an outdoor "Sky Bar", also perfect for entertaining. There is a private Spa, two additional bedrooms & three baths. This home is absolute metro & cool, a must see!

Perry/Helbling 323-397-6948
BERKSHIRE HATHAWAY

www.TheArtOfListing.com

1422 DEVLIN DR		Open	11-2	592H5	rev
\$5,250,000	3+3.5	CONTEMPORARY			



Crest Real Estate has just produced an exciting development plan for this extraordinary view site on a Devlin Dr promontory surrounded by newer homes having sold from to \$10-\$20 million. Plan is avail. upon request with two views of the projected residence pictured above. Currently, there is move-in quality home from the 60's, remodeled 10 years ago on this site in impeccable condition and producing \$216,000 gross annual rental from a tenant in place for three years, now on month to month basis.

MLS#13-661863
Bennett Carr 310.777.5151
SOTHEBY'S INT REALTY

8618 FRANKLIN AVE		Open	11-2	592J4	NEW
\$1,999,000	3+3	POST & BEAM			



ARCHITECTURAL WITH CITY VIEWS ABOVE THE SUNSET STRIP

Stunning remodeled and expanded mid-century post & beam above the Strip on a cul de sac street w/ city views. This 3 bed/3bath home has a great combination of open space, expanses of glass, & walls for hanging art. An open plan features an entertainer's kitchen, with a dining & living area that open to a spacious deck, all overlooking the views. 2 beds & baths on the main level could be used for guests & workspace, while a master suite on the lower level opens to a private garden.

MLS#14-764905
Tom Tostengard 323.872.4710
BERKSHIRE HATHAWAY H

PropertiesWithPotential.com

2260 MARAVILLA DR		Open	11-2	593D3	rev
\$4,950,000	4+4	CONTEMPORARY			




GLAMOROUS OUTPOST ESTATES VILLA

This glamorous Outpost Estates Villa located on one of the most desirable streets has jetliner views from the entire home overlooking the city, combining Old Hollywood with a contemporary lifestyle. This chic home has been completely renovated by a top designer. This sexy home contains numerous state of the art upgrades including gray stained French oak wood flooring throughout.

MLS#14-769179
J.Babajian/M.Abramov 310-623-8800
RODEO REALTY - BH

www.2260MaravillaDrive.com

X 8524 RIDPATH DR		Lunch	11-2	592J4	NEW
\$1,175,000	3+2	1sty-CALIFORNIA BUNGALOW			




CALIFORNIA LIFESTYLE WITH POOL

Bright & Private behind gates. Updated kitchen with breakfast nook flows to two very large decks, with a large pool perfect for So Cal Lifestyle. Master suite plus two bedrooms with updated baths, side garden with soothing waterfall off the 3rd bedroom/ office completes this retreat. Features include travertine floors, granite counters in kitchen, glass mosaic tiles/natural stone in baths, & bamboo floors in public areas.

Blanche D'Souza 310 990 0087
KELLER WILLIAMS BRT

fridge,wash/dryer,fridge ,microwave

2220 ASTRAL PL		Open	11-2	593B3	rev
\$2,695,000	3+4	CONTEMPORARY			



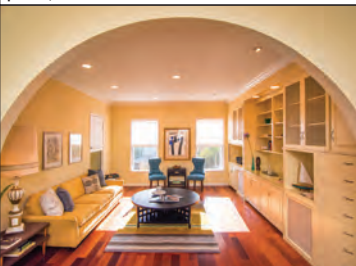
JAW-DROPPING VIEWS FROM RUNYON CANYON OUT TO THE OCEAN!

Newly renovated three bed & three & a half bath home with jaw-dropping views from Runyon Canyon out to the ocean! The views fill the home through an amazing sliding glass wall by Fleetwood creating a fluid indoor/outdoor space - ideal for entertaining. During the long LA summer cool off in the pool surrounded by a completely private courtyard. The light & airy open floor plan boasts a designer Italian kitchen by Effeti with generous island, high-end appliances, & espresso machine.

MLS#14-767455
Josh & Matt Altman 323.791.9398
HILTON & HYLAND

Blfns,Dshwshr,Frzr,GrbgDsp,Ntwrk,Othr

2808 OAK POINT DR		Refresh.	11-2	NEW
\$799,000	2+1.5	MID-CENTURY		



TRANQUIL & UPDATED HILLSIDE HOME WITH MID-CENTURY CHARM

Tranquil & updated Hillside home w mid-century charm. Bright & open w hrdwd flrs, recess lghtng, dramatic step down living rm w arched entry, built in bookshelves & high ceil, a dining area, 1/2 bath & a bright kitch opening to an outdoor patio w terraced gardens for entertaining & al fresco dining. 2 sizable sunny bdrms w canyon vus, spacious closets & lrge bathrm w double vanity. New tankless H2O heater, new roof & prking for 2 cars. A peaceful retreat mere mins from Hwood, Studios & freeways.

Elisa G. Riif 310-308-4287
NOURMAND BH

www.2808OakPoint.com

1687 MARMONT AVE		Open	11-2	593A4	rev
\$2,649,000	3+3	MODERN			




NEW MODERN GEM ON COVETED STREET ABOVE FAMED CHATEAU MARMONT

Brand New Modern Gem on coveted street above the famed Chateau Marmont. Set behind gates for privacy this jewel box is an ideal retreat minutes to fine dining and world class shopping. Jetliner views from all public rooms captured by pocketing Fleetwood Doors. Glamorous infinity edge pool and large terraces for entertaining. High ceilings and vast open spaces create a dramatic loft like environment. State of the art gourmet kitchen. Master Suite with marble bath and large walk in closet.

MLS#13-724427
Drew Fenton 310.858.5474
HILTON & HYLAND

Blfns,Dshwshr,Frzr,GrbgDsp,HoodFn,Othr

7007 LOS TILOS RD		Open	11-2	593D3	rev
\$8,500,000	4+4	MODERN			



Gary Johns International Style masterpiece on a 41,026 sq ft Hollywood Hills promontory. This "Modernist" Estate with Neutra and Schindler elements has unrivaled panoramic views. The living room and master suite have floor to ceiling windows and wrap-around balconies. Cabinets and accent wall panels are in Birdseye Maple. The kitchen is in stainless steel and opens to the family room and garden with views reminiscent of the French Riviera. Includes Lautner plans for pool studio and more

MLS#14-762791
Nick Segal, Rick Ojeda
PARTNERS TRUST BEVER

7829 ELECTRA DR		Open	11-2	593B3	rev
\$2,050,000	4+3	2sty-MEDITERRANEAN			




MT. OLYMPUS VIEW PROPERTY W/ POOL

Classic Mediterranean 4 bedroom and 3 bathroom view home in the Hollywood Hills. One of the amazing homes in Mt. Olympus just minutes from the Sunset Strip. 1st level: one bedroom, one bath, living room w/ fireplace, media room, dining room, laundry room w/ pantry and cooks' kitchen with brand new Viking appliances. 2nd level: Master Suite w/ fireplace, 2 additional bedrooms and 1 bath and entertainers deck with panoramic city, mountain and ocean views. Private garden w/ heated pool & fire pit.

MLS#14-764835
Dustin Hall 310.625.1971
BERKSHIRE HATHAWAY

www.7829Electra.com

TUESDAY

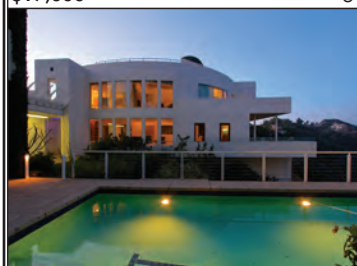
2860 PACIFIC VIEW TRL		Open	11-2	593C1	rev
\$1,585,000	2+2	CALIFORNIA BUNGALOW			
					
<p>SWEeping CITY VIEWS, LONG GATED DRIVEWAY, 17,000 SF LOT</p> <p>Absolutely Charming 2BD + 2BA Bungalow hidden up a Long, Gated Driveway in a Magical Setting with Sweeping City Light Views and a Lush Garden with mature Trees and Beautiful Views. You can even peek at the Hollywood Sign from the Master Bedroom or the brick patio. First time on the market in over 30 years! Ideal celebrity hide-away. Quick commute to Warner Brothers, Universal, Disney, Sunset-Gower, and Paramount. Walking distance to Runyon Canyon Park. Move-in condition! Room for a Pool.</p>					
<p>MLS#14-769667 Robert Eilbacher 323-863-5030 ROBERT EILBACHER</p>					

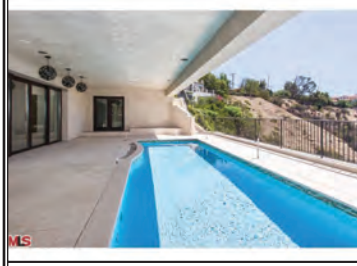
8518 APPIAN WAY		Refresh.	11-2	592J3	rev
\$1,300,000	3+2	ARCHITECTURAL			
					
<p>Charming light & bright Architectural with a fine blend of warm contemporary textures. Set high above the street surrounded by oak trees, private gardens, yard & patios. Spacious 2nd story master suite with incredible views to the San Gabriel Mountains. Formal dining area opens to living room with fireplace and yards. Secluded and private reader's nook with skylight. Bring your fussiest Buyer's. This is a gem in the Wonderland School District. Great privacy for those who want to get away. L</p>					
<p>MLS#14-770327 Thomas O'Rourke 310.770.0221 BERKSHIRE HATHAWAY H</p> <p>Blf-Ins,Cbl,Dshwshr,Dryer,Grbg Disp,Othr</p>					

2810 OAK POINT DR		Open	11-2	593C1	rev
\$849,000	2+1.5	CONTEMPORARY			
					
<p>WARM CONTEMPORARY IN THE HOLLYWOOD HILLS</p> <p>Stunning, sophisticated and redone with exquisite taste. Sunken living room enjoys high ceilings with exposed beams. Renovated kit opens to a romantic entertaining patio, feat. native plants, natural stone surfaces, FP, & plenty of seating. Upstairs are 2 lrg bedrooms, one with peaceful views to the professionally landscaped backyard, and the other with built-in desk & custom closets. With newer kitchen, baths & flrs, & newer systems, this property is a significant value in prime Cahuenga Pass.</p>					
<p>MLS#14-771207 Bryant Reichling 323-395-9084 SOTHEBY'S INT'L RLTY</p> <p>www.2810OakPoint.com</p>					


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

3944 KENTUCKY DR #3		Lunch	11-2	563B6	NEW
\$799,000	2+3	CONTEMPORARY			
					
<p>DESIGNER TOWNHOUSE</p> <p>LR has 20 ft ceilings. Poggenpohl kitchen, carrera marble slab floors, stainless steel counter tops and Miele appliances. Walk-in temp controlled bottle wine cellar. Powder room has floor to ceiling Oceanside Glasstile. Master bath has steam shower, spa tub, and polished concrete walls. Second Bed has own bath and walk-in closet. Upstairs loft features private patio. Home is also a "smart" townhouse wired for control 4 and color kinetics. 2 side by side parking spaces with direct access to unit.</p>					
<p>MLS#14-771481 Lisa Kaufman 323-207-5472 RODEO REALTY INC.</p> <p>Rng/Ovn,Fridg</p>					

03 Sunset Strip - Hollywood Hills West		Lease			
2210 ASTRAL DR		Open	12-2	593B3	NEW
\$17,000	3+4	ARCHITECTURAL			
					
<p>Located on a private street up Nichols Canyon, Astral House is one of the most iconic residences in all of Los Angeles and features explosive views of the city from nearly every window. Built by and for a well-known Curator of Modern Art, the Brent Saville-designed house is a clear example of architecture as art and a brilliant client/architect collaboration. Every inch of the house was designed with the landscape, plot, sunlight, city lights, and surrounding hills in mind.</p>					
<p>MLS#14-773059 Valerie Fitzgerald 310-285-7515 COLDWELL BANKER-BH N</p> <p>Dshwshr,Dryer,Grbg Disp,Hood Fan,Rng/Ov</p>					

04 Bel Air - Holmby Hills		Single Family			
1921 BEL AIR RD		Open	11-2	592A4	NEW
\$5,250,000	7+8				
					
<p>PRICED FOR QUICK SALE</p> <p>THIS GRAND SCALE TUSCAN VILLA FEATURES BRIGHT, AND TRANQUIL SETTING WITH PANORAMIC VIEWS. A BEAUTIFUL 2 STORY ENTRY INTRODUCES CUSTOM DESIGNED FLOORS OF STONE AND LIGHT FACETED WOOD. A VERSATILE LIVING ROOM W/FIREPLACE OPENS TO AN IMPRESSIVE TERRACE. ADDITIONAL GUEST QUARTERS ARE ALSO LOCATED ON THIS LEVEL. THE LAVISH DOWNSTAIRS AREAS INCLUDE A DEN/MEDIA ROOM, GAME ROOM/BAR, MAID'S ROOM, AN OFFICE/ GUEST ROOM W/SEPARATE ENTRY, ALONG W/A POOL & SUN DECK. PRICED FOR A QUICK SALE.</p>					
<p>MLS#14-769425 Bachir Oueida 310-722-7727 NELSON SHELTON & ASS</p> <p>BBQ,Dshwshr,Dryer,</p>					

10660 SOMMA WAY		Open	11-2	592A6	NEW
\$3,195,000	3+4	2sty-CONTEMPORARY			
					
<p>SECLUDED RETREAT IN BEL-AIR</p> <p>Situated atop a promontory in prime Bel Air, this beautifully renovated home is the ultimate private retreat. Fabulous indoor/outdoor flow with dining terraces and patios surrounded by mature trees and verdant greenery. Whether it's dining al fresco in the garden or enjoying the serene canyon views from above, this is the perfect pied-à-terre to enjoy the Southern California lifestyle, just seconds to the famed Hotel Bel Air.</p>					
<p>MLS#14-768759 Maya Hazen 310-902-5060 JOHN AAROE GROUP</p> <p>Antna,Blf-Ins,Cbl,Dshwshr,Dryer,Other</p>					

11630 BELLAGIO RD		Lunch	11-2	631H1	NEW
\$2,695,000	5+4	2sty-OTHER			
					
<p>SEE FULL PAGE B/W AD AREA# 4, LUNCH SERVED!!!</p> <p>Built in the "Country Colonial" farmhouse style made popular by its noted architect, Gerard Colcord, this beautiful home has had its original 1940s allure lovingly preserved. Colcord's signature exposed heavy beam FP lintel, peg-and-groove wood floors & more. Gated. Flagstone motor court. Towering pines. 5 FPs, outdoor access from many rooms via Dutch doors, and multi-pane bay windows. Veranda w/fireplace, overlooking lawn, gazebo, and pool w/waterfall. A perfect oasis of country in the city.</p>					
<p>MLS#14-771837 AARON MONTELONGO 310-600-0288 SOTHEBY'S</p> <p>APPX 27,000+ SQ FT LOT</p>					



TheMLS™ App
Updated Every 15 Minutes

Available for iOS & Android.
Search for Homes in Southern California.
Now With "Member Only" Features!



TUESDAY

X 600 CASCADA WAY		Lunch	11-2	NEW
\$2,379,000	3+3.75	TRADITIONAL		




DELIGHTFUL TRADITIONAL RANCH IN LOWER BEL AIR

Polished, gated 3 Bedroom, 3 1/2 Bath plus Den Lower Bel Air Traditional Ranch w/ era architectural elements gleaming throughout. Spacious Living Room & Den w/ fireplaces. Beautiful sky-lit Cook's Kitchen w/ high quality stainless steel appliances, Carrara marble counter tops & functional center island. Family Room. Large bonus area off kitchen. Den w/ beamed ceilings & wet-bar area. All 3 bedrooms are lovely including spacious Master. Outdoor living area. Grassy front & backyard w/ waterfall.

Larry Young 310.777.2879
BEVERLY HILLS

www.LarryYoungWestside.com

1906 N BEVERLY GLEN BLV		Open	11-2	592	NEW
\$1,095,000	2+3.5	2sty-ARCHITECTURAL			




TRANSCENDENCE & GUEST HOUSE

Just 2 miles north of Sunset Blvd in a woodsy setting. House is set back on this street-to-street parcel comprised of two lots. Main house has 2 bedrooms and 1 1/2 baths plus hardwood floors, galley style kitchen & large skylights in living room. Detached A-Frame guest house with loft and hardwood floors and 3/4 bath. Grounds include entertaining area with spa tub and groomed hillside. 90077 Zip Code and Warner Ave Elementary.

Steven Foonberg 310-474-1013
BEVERLY GLEN REALTY

www.StevenFoonberg.com

1993 STRADELLA RD		Refresh.	11-2	591/H3	NEW
\$2,275,000	4+4.5	3sty-MID-CENTURY			



BEL AIR MID-CENTURY

A rare offering, this 1963 post + beam home in upper Bel Air boasts commanding canyon views, bright open floor-plan + a freshly resurfaced championship tennis court. Primary living space ideal for entertaining with an open layout that encompasses living, dining and kitchen areas. Large master suite with private deck. 2 guest bedrooms, each w/ en-suite bath. 4th bedroom currently used as a home gym. A tranquil, sophisticated retreat.

Geoff Clark 323-459-3845
DEASY/PENNER + PARTN

See Full Page B/W AD

610 ESTRELLITA WAY		Open	11-2	631H1	red
\$2,595,000	3+4	TRADITIONAL			




FABULOUS NEW PRICE! BEAUTIFUL BEL AIR TRADITIONAL

Picturesque Traditional home on a quiet cul-de-sac in lower Bel Air. Immaculately remodeled with meticulous detail & craftsmanship & featuring panoramic city & ocean views. Spacious living rm & dining rm. Family rm & kitchen combine to create a great room that opens onto private patio. Gorgeous master suite & 2 add'l bdrm suites. Backyard is a dream w/BBQ, outdoor kitchen, gated salt water pool & spa, lush hillside, dining tent, outdoor fireplace, & meditation area, all overlooking views.

MLS#14-759989
Jade Mills 310-285-7508
COLDWELL BANKER-BH S

BBQ,Blf-Ins,Dshwshr,Grbg Disp,Hood Fan

2072 ROSCOMARE RD		Open	11-2	591H3	NEW
\$2,199,000	4+5	MODERN			




NEW MODERN BEL AIR ESTATE

Gorgeous Modern new construction in the heart of Bel Air. Grand open floor plan with 15' + high ceilings make this 4+5 perfect for living and entertaining. Chefs kitchen with GE Monogram appliances and oversized island opens to the entire house. Smart house with music alarm camera iPad integration built-in. Bi-fold stackable doors connect interior/ exterior living spaces and extends user of an expansive covered patio with lush green landscape. Roscomare school distr. A Must see

MLS#14-771509
Justin Omid Monempour 310-560-2424
EPI REALTY

Blf-Ins,Dshwshr,Grbg Disp

2256 ROSCOMARE RD		Open	11-2	591H3	red
\$1,575,499	3+2	MID-CENTURY			




POST MODERN GEM IN BEL AIR

One of kind completely redesign/rebuild.... No expense has been spared. Simply beautiful! Vaulted ceilings, skylights, open floor plan are hallmarks of the architect's design and seamless transition between the indoor and outdoor spaces. The sun drenched living room overlooks the patio for entertaining, fire pit, grassy yard and features soaring ceilings with central fireplace, updated gourmet kitchen! Walking distance to Roscomare Elementary School.

MLS#14-758963
David Pinkham 310 435-8616
JN SAAD REALTY

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

2418 ROSCOMARE RD		Open	11-2	NEW
\$1,799,000	4+3	1sty-CONTEMPORARY		



A MAGICAL OASIS WITH STUNNING VIEW

Stunn view prop perched on top of Roscomare Valley. Tastefully redone w/attention to detail.Flawless open fir plan w/great use of space.Large chef's kitch w/center isl and views to the backyard.Magical oasis awaits you in the back w/ endless unobstructed views of mounts, city & reservr. Beaut pool with cabana & sitting areas.Walkways to terraced lush yard w/fruit trees, exotic plats & veg gardens make this a slice of paradise in the little villge of Roscomare Valley.Walk to the market and more.

Nadia Saad 310-897-0951
WISH SOTHEY'S INT.

Stove,oven,hood,fridge, dishwasher

10550 FONTENELLE WAY		Open	5-8	592A5	rev
\$17,800,000	7+8	2sty-MEDITERRANEAN			



TWILIGHT OPEN 5-8PM

3.5-acre private knoll in lower Bel-Air. Set on a double-lot, this resort-like sanctuary is an exquisite, paparazzi proof mountaintop oasis. Panoramic views extend out to the ocean. This entertainer's home has a 1/3-mile long private driveway, ability to park over 50 cars & features a second 1.2 acre buildable parcel, hiking trails, sushi bar, indoor/outdoor pool, private guest apartment, 3 kitchens and wine cellar. This is a rare opportunity to own large view + acreage parcel in lower Bel-Air.

MLS#14-743829
Michael Rodgers 310-777-6282
BERKSHIRE HATHAWAY

www.falconviewbelair.com

05 Westwood - Century City Single Family

2724 ANGELO DR		Open	11-2	592B1	NEW
\$1,095,000	3+3	2sty-CONTEMPORARY			



FABULOUS CONTEMPORARY VIEW HOME-BEL AIR RIDGE

Dramatic contemporary view home- prestigious Bel Air Ridge. Clean, sleek living room w/soaring ceilings, sky lite, architectural details. Lovely green exposures from 1st fl windows and spectacular views from rear of home and spacious master upstairs. Formal dining and open kitchen to family room, lead to entertainer's patio areas. Two large bedrooms upstairs plus master- includes large bath and walk-in closet-and light and views to canyon and beyond. Custom features-Community Amenities.

MLS#14-772527
S.Stewart and M. Shore 310-701-0712
COLDWELL BANKER-BH S

Blf-Ins,Dshwshr,Grbg Disp,Hood Fan,Micro

2114 OVERLAND AVE		Open	11-2	632C5	NEW
\$1,095,000	4+3	SPANISH			



AN AMAZING OPPORTUNITY IN PRIME WESTWOOD!

In prime Westwood this lovely 4BD + 3BA home is set on a large lot w/ generous frontage & spacious yard w/ fruit trees, loggia, & so much potential! The great room boasts coved ceilings, fireplace & flows to the kitchen w/doors to the lovely patio. 3 bdms on the 1st level + pvt. suite upstairs w/lots of light, walk-in closet & pvt. balcony. In top rated Westwood Charter school district & close to UCLA, Westwood Village, Beverly Hills, freeway access & more. Make this special home your very own!

MLS#14-772747
Sally F Jones/ Janet F. 310-691-7888
JOHN AAROE GROUP

www.2114overland.com

TUESDAY

468 LORING AVE	Open	11-2	632C1	rev
\$6,150,000	5+5	2sty-CONTEMPORARY		



LITTLE HOLMBY STYLISH TRADITIONAL - OPEN HOUSE TUESDAY!

Private, gated & stylish, 5 bed/5 bath 4400sf Traditional home on a 18,600sf lot. Glossy white hardwood/stone floors thruout. A chef's kitchen w/ vaulted ceilings flows into family room/breakfast nook. The master suite features: outside views, a sumptuous bathroom, sitting area & large walk-in closet. 3 addtl bedrooms complete upstairs. Also includes: 1 bed/bath guest house, outdoor loggia, den/office, 2 car garage/motor court. This designers dream will satisfy even the most discerning tastes.

MLS#14-759247
Linda May 310-777-6247
COLDWELL BANKER-BH N

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

10326 ALMAYO AVE #102	Refresh.	11-2	632E4	NEW
\$638,000	2+2	CONTEMPORARY		



CONTEMPORARY LIGHT&BRIGHT 2+2 CONDO PARKING PASSES IN LOBBY

Open flowing floor-plan with high ceilings + large, open living room with handsome fireplace, wet bar and sizable adjacent dining area. Spacious kitchen with refrigerator and newer dishwasher + granite counter tops. Generous master bedroom with walk-in closet + inside laundry area & two tandem parking spaces with additional storage. HOA includes earthquake insurance & just minutes to all of the trendy area shops!

MLS#14-772415
Clifford Rowe 424-203-1890
TELES PROPERTIES

Grbg Disp,Rng/Ovn,Fridg

842 DEVON AVENUE	Open	11-2	632C2	rev
\$3,999,000	4+6	2sty-SOUTHERN COLONIAL		



STATELY COLONIAL ON COVETED LITTLE HOLMBY STREET

Stately Southern Colonial on one of the most coveted streets in Little Holmby. Perched on a commanding hilltop boasting modern conveniences while maintaining original details. Over-sized street-to-street lot great for entertaining. Gracious entry leads to formal living & dining rooms. Gourmet kitchen w/ island & top-of-the-line appliances. Wood-paneled den w/ fireplace, rear staircase & downstairs office. 4 bedroom en-suites, including master w/ fireplace. Close to Holmby Park & Warner School.

MLS#14-765997
Steven Moritz 310-871-3636
SOTHEBY'S INT'L RLTY

www.842devon.com

10960 ASHTON AVE, UNIT 410	Refresh.	11-2	NEW
\$528,000	2+1.75	4sty-CONTEMPORARY	



NEWLY REMODELED PENTHOUSE W/LOFT IN WESTWOOD!

OPEN & LIGHT-FILLED SOUTH-FACING UNIT. 1BD/1BA UP & 1BD/1BA DOWN. UNIT BOASTS VAULTED CEILINGS & A RE-IMAGINED KITCHEN W/ NEW CUSTOM CABINETS, QUARTZ COUNTERS & DOUBLE-SIDED GLASS-DOOR UPPER CABS, BKFST BAR, NEW GE SS RANGE & MICRO, SS SINGLE-BASIN SINK, & SS BOSCH D/W. THIS REAR UNIT ALSO FEATURES H/W LAMINATE FLRS, GAS FP, CENTRAL AC, NEW BATH VANITY, QUARTZ COUNTER, & GLASS BASIN IN LOWER BATH & LARGE SPA TUB IN UPPER BATH, IN-UNIT W/D HOOKUPS, BALCONY, & 2 GATED PKG SPACES (TANDEM). LOW HOD!

MLS#14-772939
Austin Chen 310.948.2629
HORIZON REALTY

10567 WELLWORTH AVE	Open	12-2	632C3	rev
\$2,395,000	4+4	MEDITERRANEAN		




Wow-hard to find charming Spanish family home in great Westwood location just south of Wilshire. Large living room with bay window, fireplace and hardwood floors open to formal dining room. The kitchen is updated-remodeled with granite countertops white cabinets plenty of cooking space open to large family room with fireplace. Great backyard for kids or entertaining with eating and lounge areas and flat screen TV. An office with large open windows and maids+bath complete the 1st floor.

MLS#14-768815
Valerie Fitzgerald 310-285-7515
COLDWELL BANKER-BH N

Blt-Ins,Dshwshr,Hood Fan,Micro,Rng/Ovn

1840 CAMDEN AVE #108	Open	11-2	632B5	NEW
\$525,000	2+2	TRADITIONAL		



IMMACULATE FRONT FACING UNIT

BEAUTIFULLY REMODELED FRONT FACING UNIT WITH EXCELLENT LAYOUT & FLOW. A GENEROUS LIVING ROOM WITH BUILT-IN BOOKCASE & FIREPLACE OPENS TO BALCONY. GORGEOUS KITCHEN WITH GRANITE COUNTERTOPS & STAINLESS STEEL APPLIANCES. THE MASTER SUITE HAS MULTIPLE CLOSETS, ONE OF WHICH IS A WALK-IN, AS WELL AS AN EN SUITE BATH. HOA DUES INCLUDE EARTHQUAKE INSURANCE. TWO CAR SIDE-BY-SIDE PARKING & EXTRA STORAGE. ATTRACTIVE COURTYARD BUILDING IN A GREAT LOCATION.

MLS#14-772939
Kathy A. Douglas 310-820-9320
BERKSHIRE HATHAWAY

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

05 Westwood - Century City Condo / Co-op

10820 HOLMAN AVE #202	Open	11-2	632B4	NEW
\$789,500	2+2	2sty-OTHER		



2+2 CONDO PRIME WESTWOOD LOCATION!

Enjoy this furnished light and open floor plan 2 Bedroom & 2 Bath Condo is in the Prime Westwood Location. The unit boasts with High Ceilings , Amazing Plantation Shutters throughout, fabulous Hardwood Floors and a upgraded Kitchen with Beautiful Granite Counter. The Master En-Suite with a Walk In Closet connected to the Master Bath with His and Her Sink and Separate Tub and Shower. Washer Dryer in the unit with a Laundry area, Ample Closets , 2 Separate Parking Spaces.

MLS#14-772907
Holly Hakimian 310-699-9363
KELLER WILLIAMS RLTY

Dshwshr,Dryer,Elvtr,Grbg Disp,Micro,

10375 WILSHIRE #12G	Open	11-2	632-C2	rev
\$2,649,000	3+6			




5000SF WITH 3+6+DR+LIBRARY+VIEWS = JUST RED - \$2,649,000

Fantastic Reduction & Extraordinary Opportunity! Best Buy on Wilshire Corridor in the beautiful Wilshire Terrace Full Service co-op. Two units were joined together to create a fabulous corner living space. Needs TLC and ready for a new owner to create an incredible living space. Large elegant rooms include oversized LR and Master Suite w/ double baths, guest bedroom, third bedroom suite for family or staff, library, large at-home office and beautiful outdoor terrace. Welcome Home!!

MLS#14-760627
Michele Hall 310-850-1357
COLDWELL BANKER- BW

10787 WILSHIRE #202	Open	11-2	632B3	NEW
\$689,000	3+2			



DESIGNER DONE CONDO

Extensively remodeled from floor to ceiling spacious 3 bedroom, 2 bath on the Wilshire Corridor. Designer done condo boasts new wide plank maple hardwood floors, new modern kitchen with quartz countertops and custom backsplash.

MLS#14-772273
Ryan Sokolowski 310-344-0898
BERKSHIRE HATHAWAY

Blt-Ins,Grbg Disp,Hood Fan,Rng/Ovn

10590 WILSHIRE BLVD #804	Open	10-2	632C3	rev
\$559,000	2+2	8sty-CONTEMPORARY		

Reduce for quick sale. BOM . Motivated Seller wants offers now. Designer's own. Prime Westwood location near UCLA. Beautiful one level 2 Bedrooms, 2 Baths Plus Office space. All amenity building

MLS#14-733249
Martha Freeman 310-963-4006
Blt-Ins,Dshwshr,Dryer,Grbg Disp,M
NELSON SHELTON & ASS

10590 WILSHIRE BLVD #1504	Open	11-2	632C3	bom
\$950,000	2+3	15sty-ARCHITECTURAL		

BOM . Gorgeous corner Unit w/Views. 2+ 2.5 . Open living space (approx 2,400 sf) open floor concept in living, dining, den areas. 2 fireplaces . All amenity building, newly remodeled common areas.

MLS#14-761647
Martha Freeman 310 963 4006
Blt-Ins,Dshwshr,Dryer,Elvtr,Grbg
NELSON SHELTON & ASS

TUESDAY

06 Brentwood Single Family

13117 GARDEN LAND RD	Open	11-2	591C2	NEW
\$1,095,000	2+2	1sty-RANCH		

CHARMING CUSTOM RANCH – EXCEPTIONAL PRIDE OF OWNERSHIP

Private and off the road, this cheery home sits on a corner lot in a tranquil cnyrn setting. Continuous wndws on 3 sides of the spacious/bright LR/DR, broad brick FP/hearth & sliders opening to garden patio make this space quite special. Galley kitch w/gen. counter/cabinet space +eat-in brkfst area. Adjoining is step-down sun rm (den) opening to addtl brick patio area/spa. Master ste w/extra built-in closets & lrg bath. Detached studio w/kitchenette & ¾ bath. 2car carport w/easy parking on St.

MLS#14-772675
Joan Caplis/Susan Stark 3107482208
CB BW / GIBSON INTL.

www.13117GardenLand.com

2252 THE TERRACE #15	Open	11-2	591E3	bom
\$1,375,000	2+3	2sty-TRADITIONAL		

BACK ON THE MARKET!

Back On The Market! Behind gates in Mountaingate, The Terrace is a light bright corner unit townhome with wrap around patios has high ceilings, grand entry and an open floor plan from family room, living room and dining room. The spacious family room has beautiful windows with distant views An elegant master boasts his and hers closets and a spacious master bath with beautiful finishes. There is a second bedroom with en suite bathroom. Spacious laundry room & direct entry from two car garage

MLS#14-760085
Paula Ross Jones 310 255 5449
SOTHEBY'S INTERNATIO

Co Listed with Benjamin Meyerson

06 Brentwood Lease

1425 N TIGERTAIL RD	Open	11-2	591-E7	rev
\$3,695,000	5+7	2sty-CONTEMP MED		

OCEAN AND CANYON VIEWS!

Incredible offering! Contemp-Med view hm, situated on one of the most prestigious Brentwood streets in Crestwood Hills. 5 bds, 6.5 baths, 5,500 SF plus guest apt, grand formal entry, large master suite, formal dining rm, spac modern kitchen w/chef's appls, formal living rm, family rm, sports crt, large swimming pool & entertainer's deck overlooking the ocean & canyon. Wonderful traditional floor plan, high ceilings & incredible view exposure throughout. A view-home opportunity not to be missed!

MLS#14-769183
MB Woods/ J. Schenardi 310-571-1358
COLDWELL BANKER

www.1425Tigertail.com

06 Brentwood Lease

400 N BOWLING GREEN WAY	Open	11-2	631G2	NEW
\$13,500	5+6	MEDITERRANEAN		

AVAILABLE IMMEDIATELY | ALSO FOR SALE \$4.5M (NOT IN MLS)

Beautiful Newer Construction Mediterranean home offers an excellent floor plan for a family and entertaining. Impressive high ceilings, walls of windows and natural light. Kitchen and large family room opens out onto the beautifully landscaped backyard perfect for entertaining large parties. Excellent location in the heart of Brentwood. Also offered for sale \$4,500,000 (not in the MLS).

MLS#14-772925
Adam & Ally Jaret 310-562-4073
TELES PROPERTIES

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

06 Brentwood Condo / Co-op

1176 WELLESLEY AVE #204	Open	11-2	631H5	NEW
\$1,475,000	2+3	CONTEMP MED		

SOPHISTICATED CONTEMPORARY TOWN HOME!

Sophisticated contemporary front corner town home! 2 level home is remodeled w/designer finishes feat: hwflrs, large LR w/balcony, DR w/trey ceiling, breakfast bar, chef's kitch boasting Viking appliances, custom cabinetry, La Cava faucets, Caesarstone kitch counters, gorgeous powder all on the first flr. 2nd level features junior master, laundry rm, generous sized mstr suite w spa like bath: marble vanity, Porcelanosa tile, Italian fixtures,custom flrs, soaking tub. Low HOAs. 2 car parking.

MLS#14-771257
Heather Bilyeu 310.924.4664
HILTON & HYLAND

Blt-Ins,Dshwshr,Frzr,GrbgDsp,HoodFn,Othr

09 Beverlywood Vicinity Single Family

9031 DAVID AVE	Open	11-2		NEW
\$1,199,000	3+2.5	TRADITIONAL		

BEGUILING TRADITIONAL HOME IN BEVERLYWOOD

A 3 BR / 2.5 BA traditional home in Beverlywood with crowned moldings & hardwood floors. The den opens to the formal dining room with original fixtures. Modern improvements including new kitchen appliances, exquisitely tiled bathrooms as well as the spacious master bedroom suite enhance the home without compromising its original charm. There is a side patio perfect for a morning coffee, as well as a large entertaining space. Located in the award winning Castle Heights school district.

MLS#14-766375
Benjamin S. Lee 310-858-5489
COLDWELL BANKER-BH N

06 Brentwood Condo / Co-op

171 N CHURCH LN #619	Open	11-2	631H1	NEW
\$650,000	2+3	CONTEMPORARY		

SOPHISTICATED SKYLINE BRENTWOOD TOWNHOUSE

Just Listed! Brentwood Townhouse Rocks Metropolitan Views! Enter on upper flr w an open flr pln including a lovely kitchen & eat in bar, a guest powder rm, a roomy dining area, & living rm w a gas burning fireplace leading to a flr to ceiling glass office/reading area! Downstairs is an oversized mstr BR w seating area & a big walk-in closet + another closet. Mstr BA feat a lrg tub & separate shower. Guest BR ste w priv full BA, a closet for your side by side washer & dryer. Great outdoor patio.

MLS#14-772001
Jason Reitz/Ryan Brown 310-801-7065
ROCK REALTY GROUP KW

www.171ChurchLn.com

06 Brentwood Lease

1762 STEARNS DR	Open	11-2	633A5	rev
\$1,200,000	4+3	1sty-SPANISH		

BEAUTIFUL & TOTALLY UPDATED HOME IN PRIME FAIRCREST HEIGHTS!

Charming Spanish style home is the complete pkg in Faircrest Heights. Sizible step-down lvg rm w/ fp. Open concept din + fam rm w/ sliding drs leading to priv bkyard w/ deck. Off din rm is galley-style kitch w/ granite ctr-tops and new appliances and a brkfst area. All bdrms + 3 ba are off central hway-all bdrms have generous closet space, baths have detailed tile-work, granite counters. Serv entr off kitch w W/D hookup. New firing, windows etc. This generously accomm home won't last long!

MLS#14-766375
Zizi Pak 310-724-7100
RODEO REALTY - BEVER

Clng Fan,Hood Fan,Rng/Ovn

Do RIGHT by Your Sellers

Put their Property in the MLS

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

TUESDAY

09 Beverlywood Vicinity Condo / Co-op

1101 REXFORD DR #303	Open	11-2	632G3	NEW
\$795,000	2+2	TRADITIONAL		



BRIGHT REMODELED CONDO IN GREAT LOCATION!

Beautifully remodeled condo in desirable location featuring new modern kitchen & tasteful bathrooms. Sunny & bright, this top floor corner condo has high ceilings & large windows w/great views, formal dining & living room area & private master suite. Building features include 2 tandem parking spaces in the garage and a recreation room on the ground floor. Close distance to BH, CC and Pico/Beverly shops and restaurants.

MLS#14-772583
Jeremy Ives 310-858-1902
TELES PROPERTIES
www.1101RexfordDrive303.com

723 WESTMOUNT DR #203	Lunch	11-2	592J7	rev
\$579,000	2+2	CONTEMPORARY		



COME FOR LUNCH 11-2... PARKING WILL BE PROVIDED!

PRIME TRI-WEST 2 BED 2 BATH SINGLE LEVEL CONDO WITH RECENT UPDATES IN THE HEART OF WEST HOLLYWOOD. OPEN AND BREEZY FLOOR PLAN FLOODED WITH NATURAL LIGHT. LIVING ROOM & MASTER SUITE EACH OPEN TO PRIVATE BALCONY OVERLOOKING POOL AND PACIFIC DESIGN CENTER. STAINLESS STEEL APPLIANCES, GRANITE COUNTER TOPS, WASHER/DRYER HOOK-UPS IN UNIT. SECURED GATED SIDE BY SIDE PARKING W/ELEVATOR, POOL & GYM! JUST UP THE STREET FROM URTH CAFE, PACIFIC DESIGN CENTER, SHOPS, AND RESTAURANTS.

MLS#14-771073
Gwen Tanguay 310-390-6655
REDWOOD REALTY
Parking will be Provided!

09 Beverlywood Vicinity Income

1636 S HAYWORTH AVE	Open	11-2	633A5	NEW
\$869,000				



FAIRCREST HEIGHTS SPANISH DUPLEX

Spacious side by side duplex in one of the hottest neighborhoods in the City. This home has loads of original charm and turn key for premium rent. Both units will be delivered vacant. Close to great restaurants, shops and easy freeway access. Live in one and rent the other or make into one large Single Family home. Great investment opportunity.

MLS#14-772291
Matthew Yim 323-251-1481
COLDWELL BANKER-BH N
Dshwshr,Dryer,Hood Fan,Micro,Rng/Ovn

10 West Hollywood Vicinity Income

800 HUNTLEY DR	Refresh.	11-2	592J6	NEW
\$1,499,000		SPANISH		




THE COMPOUND AT HUNTLEY AND SHERWOOD

Trophy triplex in prime West Hollywood at the corner of Huntley & Sherwood. Walled and gated compound with a free standing casita plus a side by side duplex. The 1 bedroom plus den casita has a modern open feel and a grass side yard. The duplex features a 1 bedroom unit and a second unit with 1 bedroom, den with fireplace and a sheltered back deck. Upgraded, updated and remodeled, all of the units have hardwood floors, central heat/air, washer & dryer and security systems.

MLS#14-762667
Bill Lustig 310.770.0283
JOHN AAROE GROUP

09 Beverlywood Vicinity Lease

1482 S REXFORD DR	Open	11-12	632G4	red
\$4,900	5000	3+2	1sty-SPANISH	



REDUCED! SEE THE PHOTOS IN THE MLS! SUPRA-BOX AT FRONT DOOR.

There is nothing like this HUGE, COMPLETELY REMODELED, Stunning 1st Floor Apartment located in this 1929 Beverly Hills Adjacent Duplex which is now for Lease for a minimum of one year. Lower Unit is approximately 2,257 Sq. Ft. Completely Remodeled & Updated. NEW Updated Plumbing & Electrical, Vaulted & Coffered Ceilings, Hardwd Flrs, Wd-Burning FP in Living Room, A/C & F. A. Heat, Updated Bathrms, Gourmet Kitchen w/ Stainless Steel Appls, Laundry Rm, a BKF Rm+ F. Dining Rm plus 3 Large Bedrms.

MLS#14-767965
Craig A. Brick 310-275-1908
BEV. HILLS RLTY GRP
Blt-Ins,DW,Wshr,Dryer,Grbg Disp,Rng/Ovn

1220 N POINSETTIA DR Open 11-2 593C5

\$1,485,800	Triplex	1sty-SPANISH	rev
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STUNNING ARTIST'S TRI-PLEX WWW.1220POINSETTIA.COM

Rarely does there ever come on the market a property as meticulously restored as this stunning prime WEHO triplex compound remodeled to perfection. Two side-by-side 1 bedroom, 1 bath units plus expansive studio unit will all be delivered vacant upon close of escrow. The entire property is walled & gated, complete w/ lush gardens, perfectly manicured walkways, artistic fountains & private spa making for an amazing enchanting oasis near trendy shops, restaurants & city services. A must see!

MLS#14-762667
Omega Group-Randy Wright 310.927.6818
KELLER WILLIAMS
www.OmegaGroup.LA

10 West Hollywood Vicinity Condo / Co-op

1230 HORN AVE #511	Open	11-5	592H5	NEW
\$439,000	1+1	CONTEMPORARY		



ZEN LIKE LARGER 1 BEDROOM PLUS DEN/ OFFICE (970 SQ. FT.)!

This zen like larger 1 bedroom plus den/office (970 sq. ft.) is in the best area of West Hollywood. Horn Plaza sits at the most commanding location above Sunset Blvd. While in close proximity to all the best restaurants and nightlife that Sunset Blvd and West Hollywood offer, you have a respite from the city in this hillside home. You face a peaceful hillside view of green while overlooking a blue sparkling pool for year round swimming, hot tub & sauna. Horn Plaza has on site management.

MLS#14-772509
Tom Scrocco/Randy Isaacs 310-887-0255
COLDWELL BANKER - SS
www.RandyAndTomHomes.com

7714 FOUNTAIN AVE Refresh. 11-2 593B5

\$1,079,000	CALIFORNIA BUNGALOW		rev
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OPPORTUNITY KNOCKS IN HEART OF WEHO

Can't find well-priced SFR in WEHO? Show & sell this unique, versatile property now! Live in charming 2 bd. CA bungalow w newer kitchen/bath, & enjoy 1000 sq.ft renovated creative space, currently Seller-run gift/wine shop w Beer & Wine license(included) in the front. Both spaces delivered vacant! Or forgo shop & rent one or both units out for extra income! Large tree filled yard/lot with driveway w xInt parking + two garages! City says zoned for 3 units! Ez to show & definitely priced to sell.

MLS#13-723427
Zachary Means 310-888-3850
SOTHEBY'S REALTY
Rng/Ovn



Most Accurate Real Estate Source

11 Venice Single Family

X 229 LINNIE CANAL	Lunch	11-2	671-H6	NEW
\$5,000,000	4+4.5	ARCHITECTURAL		



ARCHITECTURAL TROPHY CANAL HOME

Most stunning Canal home ever builtw/meticulous design & function. Enjoy modern touches throughout, complemented by warm finishes & attention to every detail including being equippedw/an elevator in this new construction home. Enter into an elegant open floor planw/floor to ceiling windows that overlook the coveted Venice canals. NOTHING else like this home-live here & enjoy what Venice living is all about.

Tami Pardee PARDEE PROPERTIES	310-907-6517	Refrigerator, dishwasher, range/oven,
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1347 VIENNA WAY	Open	11-2	NEW
\$1,879,000	3+1	1sty-CALIFORNIA BUNGALOW	



WELCOME TO SHANGRI-LA!

Rare opportunity to acquire this magnificent property situated on a 10,896 sq ft lot. Balinese influenced landscaping with rare and exotic bamboos, palms, tropical plants & fruit trees, waterfall, koi ponds. The 1939 updated bungalow w/ large covered front porch features hardwood floors, formal dining room, a 2-sided wood burning fireplace, a metal seam roof, large 300 sq ft deck. etc. A true indoor-outdoor living design creates perfect living. After all, life is too short to not have it all!

Laurie Woolner POWER BROKERS INTL.	310.699.0980	washer/dryer, stove, dishwasher
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550 GRAND BLVD	Open	11-2	671H6	red
\$1,995,000	2095000	3+4 ARCHITECTURAL		




WWW.550GRANDBLVD.COM

Masterfully designed by Equinox Architecture, this high style home in the heart of Venice has much to offer and shows beautifully! This home incorporates numerous green elements with walls of glass and light filled rooms. While being bright and open, this home provides a feeling of comfort and privacy. In the desirable Windward Circle, you are only blocks to the beach and Abbot Kinney.

Joe Noel KELLER WILLIAMS-SM	MLS#14-767171 310-621-1097	Dshwshr, Dryer, Grbg Disp, Intrcm, Micro
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2355 EASTERN CANAL CT	Open	11-2	671H6	rev
\$3,485,000	4+3	ARCHITECTURAL		




ARCHITECTURAL CANAL GEM

Situated on a prime, South facing corner lot - this Venice Canal home is one of a kind! Designed by Vaughan Trammell Architect, AIA, this home fronts the best location on the canals. Privately situated off the roof patio is a 40' salt-water lap pool w/ solar heaters & automatic cleaning system. Yard is fully enclosed, landscaped w/low maintenance plants, & built-in Argentinian BBQ. This stunning home is truly one of a kind on the best canal in Venice

Tami Pardee PARDEE PROPERTIES	MLS#14-729991 310-907-6517	Dshwshr, Grbg Disp, Rng/Ovn, Fridg
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2428 FREY AVE	Open	11:30-2	671J6	rev
\$1,389,000	2+1	1sty-TRADITIONAL		




PRIME VENICE LOCATION!

Fully remodeled two bedroom, one bath gem in the heart of the silver triangle. Open floor plan with hardwood floors. Living room with wood burning fireplace. Private yard. Short distance to the beach!

Peter & Ty Bergman BERGMAN/GIBSON INT'L	MLS#14-764421 310-821-2900	Dshwshr, Grbg Disp, Rng/Ovn
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11 Venice Condo / Co-op

X 615 HAMPTON DR, UNIT C301	Lunch	11-2	671-G5	NEW
\$1,345,000	Prict	ARCHITECTURAL		



SOPHISTICATED LIVE/WORK LOFT

Extremely rare & sophisticated architectural live/work loft with expansive roof deck. Flooded with natural light, this stunning unit has an open floor plan with an expansive 2-story volume, polished concrete & hardwood floors, gallery walls & state of the art lighting, modern architectural finishes & details, & many high-end designer upgrades. The gourmet chef's kitchen is appointed with a professional Viking range, wine fridge and ss appliances. Perfect for small creative office use!

Tami Pardee PARDEE PROPERTIES	310-907-6517	Refrigerator, dishwasher, range/oven,
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12 Marina Del Rey Single Family

4146 LYCEUM AVE	Open	11-2	NEW
\$849,000	2+2	1sty-CALIFORNIA BUNGALOW	




SUNNY BUNGALOW W/OPEN LAYOUT, FABULOUS DECK & YARD!

Idyllic bungalow framed by picket fence & beautifully landscaped yard. Sunny living/dining area w/bay window & hardwood floor opens to kitchen w/modern fixtures, stainless steel appliances & large center island. Upgraded master bath w/over-sized shower. Private backyard retreat w/spectacular lattice deck - perfect for dining & entertaining. Finished, detached garage. 2 car secured parking in driveway. Walking distance to park, elementary school, restaurants, shopping & more!

Keller Williams JESSEWEINBERG.COM	800.804.9132	Jesse Weinberg & Associates
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12 Marina Del Rey Condo / Co-op

X 3119 VIA DOLCE, UNIT 302	Lunch	11-2	NEW
\$1,165,000	3+2.5	ARCHITECTURAL	



ULTIMATE URBAN BEACH LIVING

Ocean breezes greet you at this 2-story townhome in the heart of Marina del Rey- seconds to the beach, shops, restaurants and Abbot Kinney! Located in the prestigious Latitude 33 Boardwalk Collection w/ access to the concierge and fitness center. Enter into a bright and airy open floor plan with sleek hardwood floors and strategically placed windows that infuse the home with light. Master suite is spacious w/ a beautiful shower/tub and walk in closet. Complete urban beach living at it's finest!

Tami Pardee PARDEE PROPERTIES	310-907-6517	Refrigerator, dishwasher, range/oven,
----------------------------------	--------------	---------------------------------------

4616 GLENCOE AVE, UNIT 5	Open	11-2	NEW
\$747,000	2+2.5	TRADITIONAL	



PRESTIGIOUS VILLA VALLARTA! IMMACULATE & INVITING TOWNHOME!

In the heart of Marina Del Rey is this stunning Townhouse. The impressive great room boasts vaulted ceilings & opens to a large patio. The dining room connects to the open kitchen & family room. Spacious master suite w/ built-in closets & a private sun deck! Both bdrms are ensuite. 2 car garage w/ additional storage & laundry area. Lushly landscaped gated community w/ 4 pools, 4 spas, 2 racquet ball courts & guest parking. Close to park, Friday Farmers Market & the New Marina Marketplace!

Sally FJ/ Meredith S. JOHN AAROE BH	310-923-5811	www.4616glencoe5.com
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NEW! The MLS Stats


Get Statistics for ANY Listing Search.


Get statistics that really matter to you and your clients with the MLS Stats option in the Listing Search! It's Easy; Create a Listing Search, click Run Stats, select a Report, then Print or Email to create custom statistics from any Listing Search!

TUESDAY

4141 GLENCOE AVE #212	Open 11:30-2	672B6	NEW
\$699,000	1+2	CONTEMPORARY	
	As calm and quiet as one can find at the Elements. This secluded gem is tucked into the rear Southwest corner of the building for complete privacy. This is a very unique floor plan for this building. You will be wowed by a gourmet kitchen with Viking Appliances, Granite counter tops and a beautiful custom built island. The master bedroom suite has been tastefully separated from the living space w/a permit. The master suite has an entire wall of floor to ceiling cabinets.		
MLS#14-764271			
Robert Valandra	310-428-7172	Rng/Ovn	
THE FLYING V REALTY			

3254 PURDUE AVE	Refresh. 11-2	672C1	NEW
\$1,395,000	3+2	1sty-TRADITIONAL	
	A VERY SPECIAL HOME		
Located on a lovely tree lined street in the heart of Westdale. Open concept living room with vaulted ceiling and den opens to the back yard through banks of French doors. Dream kitchen with slab counters, stainless appliances and dining bar. Formal dining room with open beam ceiling. Master suite with fireplace and master bath with double sinks and steam shower. The back yard is a tranquil retreat onto itself with a stone patio for entertaining and a picturesque pond and recycling brook.			
MLS#14-772637			
Anne Leeds	(310) 487-0733		
GIBSON INTERNATIONAL			

18 PRIVATEER ST #1	Open 12-2	701J1	bom
\$1,349,000	2+2	MODERN	
	INCREDIBLE OCEAN VIEWS!		
Incredible ocean views from balcony and rooftop deck! Multi-level townhouse, remodeled and highly upgraded 2 bed/2 bath+ loft. Ocean views from every room. Living room with maple floors & fireplace, soaring ceilings, granite kitchen w/stainless appliances, built-in microwave, newer cabinets. Master with fireplace, lots of closet space, master bath w/granite counters, loft for den, all with ocean views. Balconies on every level, spectacular views from rooftop deck. A must see!			
MLS#14-754825			
Peter & Ty Bergman	310-821-2900		
BERGMAN/GIBSON INT'L			

3289 KELTON AVE	Open 11-2	672E1	NEW
\$930,000	2+2	TRADITIONAL	
	ROMANTIC WESTSIDE VILLAGE HOME...		
Lovely Westside Village Home - Beautifully decorated, old world charm, hardwood floors, beamed ceilings, master bedroom has French door to front balcony & tree top views, 2 bedrms + office, formal dining room, huge open family room with breakfast area, stone floors & skylights. Large laundry room, gated property, Hillside setting, tiered patios - relax with a book, enjoy the birds chirping & the wonderful array of trees this neighborhood has to offer. Clover Ave Elementary School District.			
MLS#14-772551			
Renate Lichter	(310)990-5520		
RE/MAX ESTATE PROPER			
CIng Fan,Dshwshr,Dryer,Grbg Disp,Rng/Ovn			

13 Palms - Mar Vista Single Family

3540 REDWOOD AVE	Open 11-2		NEW
\$1,995,000	4+4	MODERN	
	ARCHITECTURALLY INVITING MODERN		
Elegantly designed & meticulously built new construction modern home in the prime "Wood Streets" area of Mar Vista. Completed w/ integrity, from the steel frames to the landscaping, the pride of craftsmanship is abundant. Functionally designed for entertaining yet provides for separate, more intimate public areas. High-end finishes & appliances showcase the quality meant for a sophisticated owner. Welcome Home.			
MLS#14-768149			
Mark Kitching	310-902-0221		
PARTNERS TRUST - OP			

3645 GREENFIELD AVE	Open 11-2	672E2	NEW
\$749,000	2+2	SPANISH	
	OPEN HOUSE CANCELLED		
CARAVAN CANCELLED! 1927 Spanish style, red-tiled roof charmer sitting atop a slight knoll with wonderful curb appeal. Lovingly cared for. Leaded glass windows. Fireplace. Hardwood floors. Glass door knobs. Covered ceiling. Large, sunny & bright kitchen. Large dining area. Detached guest house w/full kitchen and 3/4 bathroom plus private patio/yard area. Detached office with closet. Separate laundry room with large loft space. Just a few houses south of Charnock. Lovely street..			
MLS#14-768149			
Joan Moon	310-895-0990		
RE/MAX ESTATES			
Dshwshr,Dryer,Grbg Disp,Rng/Ovn,Fridge			

3278 MALCOLM AVE	Open 11-2	632E7	NEW
\$1,789,000	4+3	OTHER	
	WESTSIDE VILLAGE BEAUTY		
Perched atop a tranquil tree-lined street on the hills of coveted Westside Village, this home offers you a retreat you are sure to fall in love with. Upon entry, you will experience an exceptionally designed home inside and is perfect for anyone who loves to entertain. The kitchen is immaculate and perfect for any chef. The backyard is a must see with pond and water feature. The house also boast a grand family room and office with built-ins.			
MLS#14-770485			
David Fein	310-922-5701		
GIBSON INTERNATIONAL			
Blf-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg			

3462 MOORE ST	Refresh. 11-2	672A3	red
\$2,075,000	4+4	ARCHITECTURAL	
	PRICE REDUCTION!		
Absolutely stunning, sun-drenched architectural, situated on a beautiful tree-lined street. Impeccable quality & craftsmanship with no expense spared. This 4 bedroom, 4 bath, 3,040 sq. ft., view home features a spacious backyard & 2 car detached garage. The gourmet island kitchen is striking w/ Cortiva counter-tops & quarter-sawn teak cabinetry. Other features include Brazilian Teak floors, 2 fireplaces & volume ceilings. There are 3 bedrooms & 3 baths upstairs & a guest suite downstairs.			
MLS#14-755573			
David Fowler	310-383-5926		
RE/MAX ESTATE PROPER			
BBQ,Dshwshr,Dryer,Grbg Disp,Hood,Other			


14 Santa Monica Single Family

3200 CORINTH AVE	Open 11-2	672C1	NEW
\$1,489,000	3+2		
	WWW.3200CORINTHAVE.COM		
This craftsman inspired home was remodeled and highly improved on by the current owners. There are three bedrooms, an office and a family room with beamed and vaulted ceilings. The formal living room, with wood burning fireplace, opens up to a true chef's kitchen. The black walnut center island, with Fisher & Paykel dishwasher for crystal and fine china, helps the busiest entertainer keep the house and their things looking lovely.			
MLS#13-721531			
Sherri Noel	310-994-8721		
KELLER WILLIAMS - SM			
stove,dshwshr,fridge			

225 GEORGINA AVENUE	Open 11-2	671C1	NEW
\$7,949,000	3+4	1sty-TRADITIONAL	
	FIRST OPEN EVER TENANTS FINALLY OUT		
OWNER/USER OR A DEVELOPER'S DREAM... Does not get better than this. Located in the best location in Santa Monica. Sweet & super charming home loaded with natural light with eat-in kitchen, formal dining room, large living room and great den. Plus 2 bedroom detached guest house! Near ocean and beach with large lot, grassy yard, pool & basketball court!			
MLS#13-721531			
Sharon Alperin	310-888-3708		
SOTHEY'S INT'L REAL			
www.225georgina.com			

TUESDAY

X 239 14TH ST	Lunch 11-2	NEW
\$4,450,000	5+5.5 CAPE COD	



MAGICAL EAST COAST TRADITIONAL

Originally built in 2006 using the finest quality and attention to detail with many additional upgrades done in 2014. Light and airy living room off entry with fireplace and charming window seat. Extra wide hallway leads past the romantic dining room with attached wine room to the very large chef's kitchen, breakfast area & family room open to two separate yards. Wonderful office/study with custom wood built-ins. Extra lush backyard with historic oak tree and large Nantucket-style patio.

M Edlen/Nancy Bitan 310-230-7373
CB - PAC PAL

Built-ins, frig, stove, 2 dishwashers

1254 24TH ST #2	Open 11-2	631G7	NEW
\$899,000	2+3	MODERN	



FANTASTIC SANTA MONICA ARCHITECTURAL TOWNHOME

Welcome to the Santa Monica architectural townhome of your dreams. Designed by noted area architect, William Brantley, this unique space features a soaring ceiling in the main living area combined with an elegant floor plan that allows for an abundance of natural light. The unit features a cook's kitchen, Viking appliances, hardwood floors, beautiful built-in cabinetry as well as a private patio. The unit features two bedrooms with designer finished bathrooms and a large loft area.

MLS#14-773081
Thomas Hillal 310-300-3362
NOURMAND & ASSOCIATE

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

2117 6TH ST	Open 11-2	671F3	rev
\$2,399,000	2+1.5	1sty-SPANISH	



VINTAGE, SPANISH HOME W/ 2 RENTAL UNITS - OCEAN VIEWS!

Vintage, Spanish hm + 2 income units in Ocean Park. Head-on ocean vws frm hme & both units. SF hm has 2 bds, 1.5 ba, frml liv rm, din rm, fam rm, hrdwd flrs, 2 frplces, vintage full ba, vintage ceiling design & sunny kit. This west-facing property sits perched up on a hill for privacy, views and glorious ocean breezes. At north end of Ocean Park & away from flight path of Santa Monica Airport. Rental units, above garages are 1.charming 1 +1 & equally charming studio, both w/ head-on ocn vws.

MLS#14-767215
Kate Bransfield 310-395-1133
COLDWELL BANKER-MONT

Dshwshr

937 12TH ST #211	Open 11-2	631E7	NEW
\$625,000	1+1	TRADITIONAL	



GREAT LOCATION! BEAUTIFUL 1+1 CONDO SOUTH OF MONTANA AVE!

Excellent 1bd + 1ba, apx. 860 sf just south of Montana! Bright w/natural light. Move-in ready. Open kitchen w/ plenty of cabinet space & breakfast bar. Oversized living rm w/frplce, dining area & balcony. Master features a walk-in closet (currently used as an office!) Central AC & heat, laundry inside unit, rec lighting, plenty of storage & subterranean parking. Bldg w/controlled access, exercise room, conference rm & 2 priv storage units. Low HOA dues include water & earthquake insurance!

MLS#14-773033
Brett Silver 310-458-4024
PARTNERS TRUST SM

Built-ins

1006 PINE ST	Open 11-2	671G3	rev
\$2,295,000	4+3	CRAFTSMAN	



MAGICAL 1914 CRAFTSMAN

Magical 1914 Craftsman maintained beautifully & reimagined w/ all of the modern conveniences! Sit on your front covered patio & enjoy a lemonade while you look out onto the best block of the "Tree Streets" in Sunset Park. Backyard is your own private oasis w/ a deck, hot tub and mature flora. Garage can be used as an exercise room or alternate living space. A delightful "Ribbon Tree" in the yard holds blessings, wishes and joy from previous visitors. Must See!

MLS#14-770943
Tami Pardee 310-907-6517
PARDEE PROPERTIES

Dshwshr,Rng/Ovn,Fridge

14 Santa Monica			<i>Income</i>
2117 6TH ST	Open 11-2	671F3	rev
\$2,399,000	2sty-SPANISH		




VINTAGE, SPANISH HOME W/ 2 RENTAL UNITS - OCEAN VIEWS!

Vintage, Spanish hm + 2 income units in Ocean Park. Head-on ocean vws frm hme & both units. SF hm has 2 bds, 1.5 ba, frml liv rm, din rm, fam rm, hrdwd flrs, 2 frplces, vintage full ba, vintage ceiling design & sunny kit. This west-facing property sits perched up on a hill for privacy, views and glorious ocean breezes. At north end of Ocean Park & away from flight path of Santa Monica Airport. Rental units, above garages are 1.charming 1 +1 & equally charming studio, both w/ head-on ocn vws.

MLS#14-767607
Kate Bransfield 310-395-1133
COLDWELL BANKER-MONT

Dshwshr,Dryer,Rng/Ovn,Wshr

2502 PEARL ST	Open 11-2	671J2	rev
\$1,395,000	2+1	CALIFORNIA BUNGALOW	



CHARMING UPDATED BUNGALOW

Charming bungalow on a 7300+ sq ft corner lot in Sunset Park! Enter into a living area infused w/ light from large windows w/ hardwood floors. Home has 2 BD & a bath w/ tub & shower. Kitchen has stainless steel appliances & copious storage. Additionally there is a den/office & a lanai that open to the private garden accessed by French doors. Backyard has a deck & mature trees & detached 2 car garage. Property has renderings & plans for new 1800 sq ft architectural home w/ pool (no permits).

MLS#14-769167
Tamra (Tami) Pardee 310-907-6517
PARDEE PROPERTIES

Dshwshr,Dryer,Grbg Disp,Hood Fan,Other


14 Santa Monica			<i>Land</i>
354 24TH ST	Open 11-2	631E5	NEW
\$5,000,000	Land		



Rare chance to build your dream home on a 90' wide, flat, hedged lot on the westerly side of one of Santa Monica's best streets, within walking distance of the Brentwood Country Mart. This is the large, secure flat lot in a prime location that is so elusive in Santa Monica. It is bounded by other large lots. Enjoy the afternoon sun in the backyard and views of the mountains from the second floor of your new home. Not another lot like it.

MLS#14-772511
Cynthia Bouza
CYNTHIA A. BOUZA

14 Santa Monica			<i>Condo / Co-op</i>
1131 20TH ST #2	Open 11-2	631F7	NEW
\$1,279,000	2+2.5	CONTEMPORARY	



ABSOLUTELY EXQUISITE NORTH OF WILSHIRE TOWNHOME

Sophisticated and flawlessly renovated townhouse with top of the line designer finishes throughout. Gorgeous living/dining area with high ceilings opens up to a large sunny patio. Striking kitchen with Caesarstone counters and professional grade appliances-Sub Zero Fridge, Wolf Range, and Miele Dishwasher. Luxurious master suite with vaulted ceiling and a balcony. Hardwood floors, recessed lighting, inside laundry, 2 fireplaces, direct access to private garage, and EQ insurance.

MLS#14-772859
Mike Schwartz 310-985-2301
COLDWELL BANKER-MONT

www.1131-20th.com

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THE INDEPENDENT ESCROW COMPANY WITH THE BEST SERVICE IN TOWN

We've been in the same Beverly Hills location for 25 years and are looking forward to serving you for the next 25!

9454 WILSHIRE BOULEVARD SUITE 901 | BEVERLY HILLS | 310.273.7106

TUESDAY

15 Pacific Palisades Single Family

14999 LA CUMBRE DR	Open	11-2	631B7	NEW
\$9,995,000	6+8	SPANISH		



AUTHENTIC SPANISH IN PRIME HUNTINGTON PALISADES

Prime Huntington Palisades on rare double lot approximately 28,290 sq/ft in a park-like setting. Enter this Authentic 1930's Spanish Estate featuring 6 bedrooms and 8 bathrooms, original charming details and archways throughout. Spacious Living room with vaulted ceilings, fireplace & formal dining room. Kitchen with breakfast room and two down stairs bedrooms all situated around expansive courtyard setting and sun-filled backyard. 4 upstairs bedrooms with natural light and tree vista views.

MLS#14-771547				
Gary Glass	310.820.9343	Blt-Ins,Dshwshr		
BERKSHIRE HATHAWAY				

935 LAS LOMAS AVE	Lunch	11-2	630J4	NEW
\$9,450,000	4+3.5	RANCH		



APPROXIMATELY 2.1 ACRES!

Ideal for development or for the creation of a special estate or compound, this property blends serenity and privacy on approximately 2.1 acres. It is conveniently located in the heart of Pacific Palisades, has not changed hands for over 70 years, and truly presents a "once-in-a-lifetime" opportunity. The site runs street-to-street from Las Lomas Avenue to Maroney Lane. Enter off Las Lomas, exit to Maroney Lane.

MLS#14-771711				
John Closson	310.230.3704	Blt-Ins,Dshwshr		
BERKSHIRE HATHAWAY				

13766 W SUNSET BLV	Open	11-2		NEW
\$4,350,000	5+7	2sty-MEDITERRANEAN		



RENOVATED MEDITERRANEAN IN DESIRABLE RIVIERA LOCATION

Fantastic gated Mediterranean. Open floorplan, large rms. Motorcourt entrance, completely pvt from street. Grand lvg & dng rooms, renovated eat-in kit/great rm w/high end appl, breakfast area. Intimate library, expansive game/media rm, 3 large bdrm suites down. Upstairs offers a gym & 2 more bdrm suites, including an expansive master w/sitting rm, his/hers walk-in closets, his/hers baths, fp. Incredible resort-style grounds. Mature landscaping, open patio, yard, pool. Great Riviera location.

MLS#14-772139				
Carrie Berkman Lewis	310.435.5714	www.954FiskeStreet.com		
PARTNERS TRUST BH				

954 FISKE ST	Open	11-2	631B5	NEW
\$2,499,000	4+4	2sty-TRADITIONAL		



PACIFIC PALISADES VILLAGE CONTEMPORARY TRADITIONAL

Set just blocks from the Palisades Village on a quintessential tree-lined street, sits this lovely light filled 4 bedroom/4 bathroom contemporary traditional w/ updated/newer interior finishes. Perfect location that's just moments to schools, stores, restaurants, beach, bike path & hiking. First level has an over-sized living room, dining room, powder room, bedroom suite & kitchen w/ family room/breakfast area that opens to a beautiful landscaped & private grassy yard. 3 add'l bedrooms up.

MLS#14-772139				
David Kelmenson	3105001430	www.954FiskeStreet.com		
PARTNERS TRUST BRENT				

574 MOUNT HOLYOKE AVE	Open	11-2	631A6	NEW
\$2,150,000	5+4	CONTEMPORARY		




CLOSE TO THE VILLAGE!

Enjoy indoor / outdoor living in this 5 bedroom 4 bath home with permitted guest quarters. This home has 3 large decks surrounded by glass to maximize the views of the mountains, canyons and ocean! Upstairs master suite has a deck and a remodeled bath with spa tub and mountain views. Back yard garden with a spa tub. Walk to the Village and all that the Palisades has to offer! Tract 9300

MLS#14-772931				
John Portman	818-645-3681	Dshwshr,Rng/Ovn,Fridg		
PALISADES REALTY				

654 PALMERA AVE	Open	11-2	630J5	red
\$1,995,000	2099000	4+4 CONTEMPORARY		




REDUCED TRI LEVEL 4 BED HOME!

Palisades home w/Canyon Views Energy efficient; solar powered; high efficiency HVAC & tankless water heating system.Hardwood floors; Chefs Kitchen; Large deck on lower level, overlooking the canyon,. Entry level: Living room w/fireplace; chefs kitchen, dining area; outside dining balcony; guest bedroom or office w/bath. Middle Level - Master bedroom w/bath & family bedroom w/bath; Lower level - Den or media room opens to a large deck; guest bedroom & full bath & private entrance..

MLS#14-736209				
Joni Migdal	310 877-9292	Dshwshr,Dryer,Grbg Disp, solar panels;		
GIBSON INTERNATIONAL				

1436 CALLE DEL JONELLA	Open	11-2	630E1	rev
\$3,195,000	5+7	TRADITIONAL		



BEAUTIFUL EAST COAST TRADITIONAL

Palisades Country Estates- High ceilings, fr doors, wood flrs. Remodeled w granite throughout, bright kitchen w sub-zeros & Viking range & sunny breakfast area. Fam rm opens to pvt back yard. Master suite w fireplace & spacious bath. 4 bedrms, guest suite w/ kitchenette & private entrance. 2 bedrms have lofts adding approx. 500 sf. 2nd family room upstairs. Outdoor spaces incl. bbq, bar, living rm w high end appliances, built in heaters. Hillside batting cage & terraced play areas.

MLS#14-760533				
Hugh Evans	310.500.1331	Dshwshr,Frzr,Rng/Ovn,Fridg		
PARTNERS TRUST BW				

15 Pacific Palisades Condo / Co-op

1671 MICHAEL LN	Open	11-2	590/F7	NEW
\$875,000	2+2.5	2sty-MEDITERRANEAN		




2 BEDROOM, 2.5 BATH, PRIVATE END UNIT

This spacious 2 Bedroom, 2.5 Bath Townhouse is a VERY private end unit. This desirable floor plan has a family room that is open to the kitchen and 2 master suites upstairs. The private 2 car over-sized, direct access garage has ample storage space and the laundry area. Great on-site HOA amenities include: pool, spa, sauna, exercise room and membership in a 2nd HOA - Palisades Drive Recreation Association - that includes a private playground and dog park.

MLS#14-757413				
E Sangermano / R Troup	310-451-4949	Refridgerator, Washer, Dryer		
CB - BRENTWOOD				

628 PALISADES DR	Open	11-2	630G5	red
\$1,329,000	3+4	CONTEMP MED		



REDUCED - OPEN 07/01 - 11AM - 2PM

BRIGHT AND OPEN TOWNHOME LOCATED IN THE DESIRABLE, GATED COMPLEX OF SEA RIDGE. FIND YOURSELF AT HOME AS YOU ENTER INTO VAULTED CEILINGS AND THE LIVING AND DINING AREAS THAT OPEN UP TO A BALCONY WITH TREETOP AND MOUNTAIN VIEWS. ALONG WITH A SPACIOUS KITCHEN THE MAIN FLOOR OF THIS THREE BEDROOM, THREE AND A HALF BATH TOWNHOME OFFERS A MASTER SUITE WITH A WALK-IN CLOSET AND EN SUITE MASTER BATHROOM FEATURING A SPA TUB AND SEPARATE SHOWER.

MLS#14-757413				
Jody Fine	310-230-3770	Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg		
BERKSHIRE HATHAWAY H				

17366 W SUNSET BLVD #202	Open	11-2	630G6	rev
\$1,190,000	3+3	CONTEMPORARY		



PRICE REDUCED...SELLER WANTS OFFERS!

Don't miss the most sought after model in Edgewater Towers with three bedrooms and three baths. Private corner location with aquamarine blue water ocean views by day and on the other side of the unit twinkling mountain lights by night. Walk across the street to "Surfers Beach", or go around the corner to the stores, restaurants and public transportation. Be sure to take a stroll through the nine acres of private shady tree packed nature trails.

MLS#14-744575				
Mike Craig	310.230.2491	BBQ,Blt-Ins,Cbl,Cing Fan,Dshwshr		
COLDWELL BANKER-PAC.				

16 Mid Los Angeles Single Family

2012 S VICTORIA AVE	Open	11-2	633E6	NEW
\$1,399,000	6+4	2sty-CRAFTSMAN		



EXCEPTIONAL ARTS & CRAFTS LANDMARK IN WELLINGTON SQUARE


Rare intact 1909 Arts & Crafts home with original light fixtures, extraordinary oak trim and paneling, beamed ceilings, oak and maple flooring, stained & leaded glass, and signed murals throughout. Los Angeles Historic Cultural Monument, this sophisticated residence also is pending Mills Act. Move-in condition after a just-finished substantial restoration/rehab. Spacious 4,224 sq ft home on 11,624 sq ft lot (80x145). Home was moved from Adams Blvd. in the 1920s to its present location.

MLLS#14-772869

David Raposa 323-573-4202

CITY LIVING REALTY Dishwasher

1853 BUCKINGHAM RD	Open	11-2	633E5	NEW
\$900,000	5+3	2sty-CRAFTSMAN		



LAFAYETTE SQUARE CRAFTSMAN BUILT IN 1919

Trust sale. This Craftsman/West Coast Prairie style architectural gem is in need of restoration, but the wood work and built-in cabinetry are stunning. This property offers spacious size rooms, a 4 plus car garage, fruit trees, and lovely grounds. This property is located in a HPOZ area.

MLLS#14-772131

Rhonda Payne 213-503-5282

RODEO REALTY

1834 S OGDEN DR	Open	11-2	NEW
\$775,000	3+1		



PRICED TO SELL GEM IN PRIME PICFAIR VILLAGE!

Lovingly and Thoughtfully Remodeled Classic Traditional Home perched on a knoll on a majestic tree lined street in Picfair Village! This one is a can't miss with 3BR,1BA, newly refinished hardwood floors, new kitchen, remodeled bathroom, a large yard and a great curb appeal. ONE OF MOST HIGHLY COVETED AND CHARMING BLOCKS IN PICFAIR VILLAGE. Original details moldings, windows, and period doors. Central AC and 2 car garage. Great price for the neighborhood!

MLLS#14-770165

Jerry & Rachel Hsieh 424.242.8856

KW - LOS FELIZ www.1834Ogden.com

2000 S RIMPAU	Open	11-2	633D6	NEW
\$647,000	4+1.5	SPANISH		



REMODELED SPANISH STUNNER WITH LUSH LANDSCAPING

Perched on a hill in burgeoning Mid City sits a 1920's Spanish stunner w amazing curb appeal. Lush landscaping surrounds this light-filled vintage home w modern amenities. Remod kitch w stainless appl & O-Keefe & Merrit stove, spacious living rm w frepl, formal dining, large backyard, remod bath w double sinks & spa tub, Hrdwood flrs, newer roof, updated systems & finished garage. Near the acclaimed new City Language Immersion Charter, Midtown shopping center, parks, Farmer's Market & Expo line.

MLLS#14-772091

Elisa G. Riff 310-308-4287

NOURMAND BH www.2000SRimpau.com

18 Hancock Park-Wilshire Single Family

107 N LUCERNE	Open	11-2	633F1	NEW
\$1,499,000	3+2	TRADITIONAL		



FABULOUS LARCHMONT LOCATION

Charming traditional home with large living room convenient dining room and central family room, Master plus two. Location and charm aptly describe this traditional 3 bed, 2 bath house in Windsor Square next to Hancock Park. Only one block from fabulous Larchmont Village, this house is close to delicious restaurants, shopping and Chevalier's book store to browse in. A wonderful community to live in, close to the Studios, the City and Beverly Hills.

MLLS#14-767903

Diana Knox 323 640 5473

PARTNERS TRUST Cbl,Dshwshr,Dryer,Grbg Disp

621 N MCCADDEN PL	Refresh.	11-2	593E7	NEW
\$1,299,000	2+2	SPANISH		



NEW LISTING IN PRIME HANCOCK PARK!

Charming 2 bedroom + den + 1.5 bath classic Spanish home in prime Hancock Park on large lot. Original details and character. Coved ceilings, French doors, Large Fireplace, New paint, refinished hardwood floors, new HVAC, and new main sewer line. This bright and beautiful home is ready for move-in or bring your designer and remodel it to perfection. Large backyard with room for a pool. Excellent location near top LA restaurants, entertainment, and shopping.

MLLS#14-772131

ST. JAMES + CANTER 310.291.1029

BERKSHIRE HATHAWAY WWW.621MCCADDENPLACE.COM

18 Hancock Park-Wilshire Income

429 N NORTON AVE	Refresh.	11-2	593G7	NEW
\$769,000	Duplex	1sty-SPANISH		



LARCHMONT VILLAGE DUPLEX

Severely charming and beautifully renovated one story duplex in Larchmont Village above Beverly Boulevard. Painstakingly restored in 2005 with Spanish tiles, new plumbing, heating, completely remodeled kitchen and baths, hardwood floors throughout each unit and getting good rents for the area. Spacious 2 BD, 1 BA and the other is a 1 BD, 1 BA, garage parking for two cars and lots of on street parking also. A short distance to the trendy shops and restaurants that line Larchmont Boulevard nearby.

MLLS#14-770165

Richard Battaglia 323 422 7886

JOHN AAROE GROUP Blf-Ins,Cbl,Clng Fan,Dshwshr,Dryer,Other

19 Beverly Center-Miracle Mile Single Family

6276 DREXEL AVE	Refresh.	11-2	NEW
\$2,999,000	5+5	CAPE COD	



NEW CAPE COD! MUST SEE!

Stunning new construction East Coast Traditional Masterpiece! This amazing home boasts over 3,700 sf, 5 bedrooms, 5 baths plus a den. Gorgeous coiffured ceilings, wainscoting, custom wood work & moldings, beautiful Oak floors and custom tile work throughout. Oversized open kitchen with custom cabinetry, huge center island, marble counters & high end SS appliances. Sparkling pool/spa and built in BBQ area.

MLLS#14-772091

Milstein/Silver 310.867.5598

KW BEVERLY HILLS www.MilsteinSilver.com

REMINDER

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


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



TUESDAY

TUESDAY

816 S OGDEN DR	Open	11-2	633B3	NEW
\$1,275,000	3+2	1sty-SPANISH		




UPDATED MIRACLE MILE SPANISH - OPEN TUES 11-2

DON'T MISS OUT ON THIS BEAUTIFULLY UPDATED 3-BED/2-BA SPANISH HOME ON A QUIET STREET IN THE HEART OF THE MIRACLE MILE. ENTER INTO AN ENORMOUS LIVING RM W/FIREPLACE & HIGH BARREL CEILING. THE HOME IS A PERFECT BLEND OF MODERN & PERIOD DETAILS, INCLUDING WOOD FLOORS, COVED CEILINGS, & UPDATED SYSTEMS. THE BEAUTIFUL REAR YARD IS A TRANQUIL & PRIVATE OASIS, & THE HOME IS HEDGED & GATED FOR PRIVACY. A SHORT WALK TO THE LACMA CAMPUS W/ITS MANY CULTURAL VENUES AS WELL AS THE FUTURE SUBWAY METRO HUB.

MLS#14-772259
Brad Downs 310-435-3225
RODEO REALTY - BH

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

1233 S CURSON AVE	Open	2-5	633-B4	NEW
\$1,050,000	3+2.5	1sty-SPANISH		



ECO-FRIENDLY SPANISH IN WILSHIRE VISTA

AUTHENTIC, BEAUTIFULLY REMODELED SPANISH W/ GUEST STUDIO. LARGE FAMILY ROOM WITH ORIGINAL CORNER FIREPLACE. KITCHEN BOASTS CUSTOM CABINETRY & GRANITE. REMODELED BATHROOMS; MASTER WITH FRAMELESS WALK-IN SHOWER. SPACIOUS MASTER SUITE OPENS TO LUSH, LANDSCAPED YARD & PATIO INCLUDING HOT TUB. ECO-FRIENDLY W/SOLAR PANELS & DROUGHT-FRIENDLY FAUX GRASS. NEWER PLUMBING, ROOF, ELECTRICAL, & CENTRAL AIR.

Morgan Pasco 310.606.3887
MORGAN REAL ESTATE

Solar, Range/Oven, Refrig, DW, Micro

6523 W OLYMPIC BLV	Open	11-2		NEW
\$899,000	3+2	1sty-SPANISH		



SPANISH GEM IN CARTHAY CIRCLE

Spanish-style gem with great curb appeal in desirable Carthay Circle. This single story home offers 3 bedrooms, 2 baths, architectural character throughout, dual pane French windows, high ceilings, stone fireplace, hardwood floors, dining room, breakfast nook, enclosed front patio, and generous sized back yard with two-car garage. Located a short distance from Beverly Hills boutiques & restaurants; it's a fixer and a wonderful opportunity to create your dream home.

MarcNoah/SharonAlperin 310.968.9212
SOTHEBY'S SUNSET

464 N FULLER AVE	Open	11-2	593C7	rev
\$3,795,000	6+7	3sty-CONTEMP MED		



NEW MIRACLE MILE CONTEMPORARY SPANISH WWW.464FULLER.COM

Spectacular new custom designed home features over 6300 sq ft, six bedrooms, six and one-half baths. This home is positioned on an 8551 sq ft corner lot complete with swimmer's pool, spa, water features and huge flat grassy walled and gated yard. Amazing direct entrance lower-level complete with rec room, home theater, and potential 7th bedroom-guest apartment. This one-of-a-kind home is located in highly desired Miracle Mile neighborhood.

MLS#14-769273
Omega Group-Rande Gray 310.614.2839
KELLER WILLIAMS

www.OmegaGroup.LA

6316 W 5TH ST	Open	11-2	633B2	rev
\$3,195,000	5+5.5	2sty-CONTEMPORARY		



AMAZING DESIGNER HOME WWW.6316 5THSTREET.COM

Exceptional cutting edge new construction design in prime Beverly Grove location. Expansive open plan with stunning designer finishes and attention to detail, this home features an Italian kitchen with Miele appliances, 5 spacious bedrooms, 5.5 designer bathrooms, private bedroom balconies, and design features expected by today's lifestyle buyer. Outdoor living room, private entertainer's backyard, gorgeous infinity edge pool and spa. This is a must see property!

MLS#14-771713
Omega Group-Rande Gray 310.614.2839
KELLER WILLIAMS

www.OmegaGroup.LA

19 Beverly Center-Miracle Mile	Income
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1222 S SYCAMORE AVE	Open	11-2	633D4	NEW
\$1,239,000	2sty-COUNTRY ENGLISH			



MAJESTIC TROPHY DUPLEX IN MIRACLE MILE!

Trophy property has: Acacia Hardwood Floors, Fantastic Curb Appeal. Tree Lined Street, & A POOL!! New roof, copper plumbing, electrical, central air & heat, new kitchens w/ maple cabinets, granite countertops, tumbled stone backsplash & fireplace, gas ranges w/ convections ovens, washers & dryers in unit, travertine floors, pull out shelving in kitchen cabinets, glass showers, whirlpool tubs. A true gem that blends the best of Old World Charm w/ modern upgrades.

MLS#14-772613
Jerry & Rachel Hsieh 424.242.8856
KW - LOS FELIZ

www.1222Sycamore.com

1311 HAUSER BLV	Open	11-2		NEW
\$1,029,000	Duplex	2sty-SPANISH		




HANDSOME SPANISH DUPLEX DELIVERED VACANT

Spanish Duplex in desirable area - Move in Condition - 2 Bed/1 Bath each unit - hardwood floors, fireplaces, formal dining, large remodeled kitchens, tastefully remodeled baths w/claw foot tubs, spacious bedrooms - improvements include: Central A/C, double paned windows throughout, updated electrical and plumbing to name a few. Wonderful backyard complete w/veggie gardens, outdoor lounging area, bonus room attached to 2 car garage. Super Clean Duplex. BOTH UNITS DELIVERED VACANT.

STACEY BABBITT 310-804-6027
COLDWELL BANKER/BHS

Refrigerator, Stove, Dishwasher, Stack

1154 S POINT VIEW ST	Open	11-2	633A3	rev
\$1,465,000		CONTEMP MED		



CARTHAY SQUARE 4 BED, 3 BA DUPLEX


Delightful and meticulously maintained Carthay duplex centrally and conveniently located in the prestigious quiet historical Carthay Square. Includes Mediterranean & contemporary touches w/3 bd, 2 ba in main house & sunny attached 1 bd, 1 ba guest house overlooking private, romantic garden. Dazzling skylights illuminate the revitalized interiors w/French windows & ceiling fans that welcome an ethereal breeze. Close to the Grove.

MLS#14-768057
Greenberg/Weinstock 310 968 0605
BERKSHIRE HATHAWAY

1154SouthPointView.com

19 Beverly Center-Miracle Mile	Lease
---------------------------------------	-------

6651 W 5TH ST	Refresh.	11-2	633A2	NEW
\$11,500	4+5	VILLA		



GORGEOUS TUSCAN VILLA LEASE

Gorgeous 2 story Tuscan Villa located just minutes away from the Beverly Center. Beautifully designed and decorated with an open floor plan, chef's kitchen with granite counter tops, grand formal living room, entertainment den, all with quality imported from Italy. Upstairs holds a stunning master bedroom with a spacious master bath which includes a steam shower and jacuzzi bathtub. The house is also available for lease furnished at \$13,000/month.

MLS#14-772227
Jade Mills/Zachary Okyle 310-720-4486
COLDWELL BANKER-BH S

Blf-Ins,Cbl,Cent Vac,Dshwshr,Dryer,Other

20 Hollywood	Condo / Co-op
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6250 HOLLYWOOD BLVD #14B	Open	11-2	593F4	NEW
\$1,550,000	2+3	CONTEMPORARY		

W RESIDENCES - LOWEST PRICED 2-BEDROOM PENTHOUSE available now. Floor-to-ceiling glass throughout with views of the Hollywood Hills and Griffith observatory. Almost 500 sf of outdoor living.

MLS#14-738841
Cbl,Dshwshr,Elvtr,Frzr,Grbg Disp,Other
Laurel Turner 323-476-1858
POWERPLAY DEST. PROP

TUESDAY

6250 HOLLYWOOD #12H	Refresh.	11-2	593F4	rev
\$1,970,000	2+3	MODERN		



THE BARKLAY BUTERA PENTHOUSE A THE W HOLLYWOOD

The "Rockin' Luxury" Penthouse designed by Barclay Butera is now available for purchase at the stylish W Hollywood Residences! SW corner suite w/ views of Century City, Pacific Ocean and spectacular sunsets from the living area and terrace. Private amenities for owners only include rooftop pool, dog park, screening room, concierge staff, 24 hour valet and much more. This suite can be purchased furnished. Enter hotel from Argyle st.
COMPLIMENTARY VALET PARKING FOR OPEN HOUSE TOURS

MLS#14-762691
Michelle Montany 323-476-1826
POWERPLAY DEST. PROP

4001 CLAYTON AVE	Open	11-2	594-B4	NEW
\$795,000	3+2.5	CALIFORNIA BUNGALOW		



FANTASTIC INVESTOR OPPORTUNITY!


Great location with hilltop views. Investor opportunity fixer on large lot with swimmer's pool. Probate sale. Subject to court confirmation.

Shar Penfold (323) 356-1311
COLDWELL BANKER - HP

Open Sunday, July 6th 2-5PM

21 Silver Lake - Echo Park Single Family

2034 OAK GLEN PL	Open	11-2	594E5	NEW
\$1,349,000	4+3	2sty-TRADITIONAL		



FEATURE PACKED HI-TECH RESIDENCE

Feature packed hi-tech design residence by DAS Solutions. Outdoor theatre, five large outdoor entertaining areas on over half acre double lot. The 2,259 sq foot house has been beautifully updated with intelligent lighting, thermostats, indoor/outdoor sound systems, all controllable from the homes in-wall touchscreens, smartphone, or tablet. This 4 bedroom, 3 bath home has custom dark French Oak floors, stainless steel appliances and Restoration Hardware baths. This is a must see home!

Jim Shogren 3105927443
RODEO REALTY INC.

5015 LOS FELIZ	Refresh.	11-3	593J3	red
\$1,699,000	1849000	4+5	2sty-TRADITIONAL	




REDUCED \$100,000 GREAT OPPORTUNITY

HUGE \$100,000 REDUCTION! Update and make this a special home for years to come. Exceptionally quiet and private, classic center hall plan of 3500 sq.ft. with spacious, elegant rooms, high ceilings. Above and back from the street almost 13000 sq. ft lot. Grand living room w/ fp, classic formal dining room, den and fam. rm w/ fp. 3 bd/2ba up and mds w/ba down. Large kitchen. Lots of closet space throughout. Pvt. pool, dressings rooms and pool house. Wonderful for indoor/outdoor entertaining.

MLS#14-756739
Kenneth Church 323-762-2519
KELLER WILLIAMS LARC

Dshwshr

2100 BRANDEN ST	Refresh.	11-2	594E6	NEW
\$638,000	2+1	2sty-CALIFORNIA BUNGALOW		



ECHO PARK HILLTOP BUNGALOW

Unique 1923 Bungalow on a hilly section of Echo Park. 2+1+office. Hardwood floors, great city views, walled and gated privacy. Garage/ studio and 2 levels of garden areas plus driveway. Walled and Gated for privacy.

MLS#14-772635
Joanne Mckenzie 310 888-3742
SOTHEYB'S INTERNATIO

Rng/Ovn,Fridg

4140 PARVA AVE	Open	11-2	594B2	rev
\$2,495,000	5+4.5	CONTEMP MED		



SELLER'S MOVED OUT. MERIDITH BAER'S MOVED IN. COME RE-VISIT.


This contemporary hillside villa is a party waiting to happen! Top level Kitchen/Living/Dining/Den & Great Rm are laid out in a circular flow w/ 9-14' ceilings. An amazing center island cooks kitchen with breakfast bar is often the hub of activity. The lush backyard features 2 waterfalls, a Koi pond, flat grassy pad and accent lighting. Close to Griffith Park & restaurants, cinemas & shops in Los Feliz Village. In short, an amazing home & an incredible value in one of LA's hottest neighborhoods.

MLS#14-766983
Michael Tunick 323-646-3893
BERKSHIRE HATHAWAY

www.4140ParvaAve.com

22 Los Feliz Single Family

5625 PARK OAK PL	Open	11-2	593H2	NEW
\$1,695,000	3+3	MODERN		



NEWLY REMODELED MODERN HOME

Newly remodeled 3 bedroom, 3 bathroom modern home in one of the most desired Los Feliz neighborhoods, "The Oaks". Tucked away at the end of a cul-de-sac, this home sits high atop a long gated driveway, encompassing city views, a bright setting with great natural light, and an open floor plan. The master suite features an expansive walk in closet, sleek marble and tile master bath with double vanity and a deep soaking tub.

MLS#14-772495
Juliette Hohnen 323.422.7147
HILTON & HYLAND

Dshwshr,Grbg Disp,Fridg

2771 GLENDOWER AVE	Refresh.	11-2	593J2	bom
\$3,995,000	4+5	2sty-MEDITERRANEAN		



EXQUISITE VILLA WITH EXPLOSIVE VIEWS, POOL & YARD

Walled for complete privacy, this remodeled retreat has views from downtown to the Ocean. Over 5,300 sq. ft, this villa blends the emotion of Old World architecture with 21st Century technology. Wonderfully proportioned, the main floor is comprised of spacious living, family, dining, breakfast & office rooms w/ floor-to-ceiling doors that open to expansive balconies. Lower level has master & 3 en-suite bedrooms with original handmade tile. Next level is media/ game rm. Nest & audio/visual sound

MLS#14-762875
Brenda Catalano 310-777-6240
COLDWELL BANKER-BH N

www.losfelizvillawithaview.com

28 Culver City Single Family

10955 WESTWOOD BLV	Open	11-2	NEW
\$1,389,000	3+3	2sty-MODERN	



FLAWLESS REMODEL IN LINDBERG PARK/ STUDIO VILLAGE

Elegant & graceful home, completely remodeled to perfection. 2,400 sq ft w/ everything you need: formal living & dining rooms, gourmet custom kitchen, family room & home office area. Sundrenched master suite upstairs with walk-in closet, spa-like bath & enclosed balcony. Fenced & landscaped front, side and back yards. Walking distance to Lindberg Park, Farragut Elementary/CCMS/CCHS & La Ballona Creek bike path. Close to shops & restaurants, 1 mile to vibrant Downtown CC & destination food-scene.

Heather Coombs Perez 310-259-7419
CAVANAUGH REALTORS

2 fridge, W/D, DW, 2 ovens, range w/hood

NO TAX RETURN NEEDED TO QUALIFY!



CHRIS FURIE | BRE 1004991 | NMLS 357449
DAMON GERMANIDES | BRE 1794261 | NMLS 317894
310-859-0488
www.insigniamortgage.com

9595 Wilshire Blvd., Suite 801 Beverly Hills, CA 90212
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TUESDAY

11245 FRANKLIN AVE	Open	11-2	672F4	NEW
\$974,999	5+3	2sty-TRADITIONAL		




GOT KIDS?

First time on market in 62 years, original owners. 3 generations have loved and enjoyed this fantastic home. Desirable Carter built 2 story 5 bedroom 3 bath + Large den on quiet street. Culver City schools and services. Well maintained and modestly updated over the years, original charm in tact. Very desirable large family floor-plan perfect for big family or extended family.

MLS#14-772501
 Jeff Lovell 310.486.3080
 KW-SANTA MONICA SackerLovell.com

5154 DAWES AVE	Open	11-2	672 F5	NEW
\$796,000	3+2	1sty-CONTEMPORARY		



SUNKIST PARK

New York vibe meets Culver City functionality. Two bedrooms and two bathrooms - both bathrooms have been updated. Living spaces have been opened up with kitchen, dining, and living room combined into one open space. Step down den with high beamed ceilings and skylight. FA heat and air conditioning. Culver City schools and services.

Dannie Cavanaugh 310-837-7161
 Cavanaugh Realtors

11349 MALAT WAY	Open	11-2	672H5	NEW
\$725,000	2+1	1sty-CRAFTSMAN		



Charming, spacious home located on a quiet cul-de-sac. Recently updated featuring brand new kitchen and appliances, new windows, new copper piping, and new carpet! Plus updated heater, water heater and paint. Extra/ permitted bonus room with french doors that open to the backyard. Located within walking distance to El Rincon Elementary School and Blanco Park. Great home at a great price!

MLS#14-772889
 Jon Grauman 323-882-8533
 THE AGENCY

28 Culver City Condo / Co-op

6515 GREEN VALLEY CIR, UNIT 302	Open	11-2	672 H7	NEW
\$525,000	3+2	1sty-OTHER		



NEWLY RENOVATED 3-BEDROOM PENTHOUSE!

Newly renovated, top-floor 3-bedroom condo in a resort style complex. Spacious unit w/ over 1,500 sq.ft of living space. Chef's kitchen w/ Bosch appliances. Spa-like master bath complete w/ over-sized tub, rain shower, and dual sinks & vanities. Large service area w/ laundry hook-ups. Sprawling grounds feature 3 pools, 2 hot tubs, sauna, gym, & more. The central location is just minutes from vibrant Downtown Culver City, Marina Del Rey, & all points on the Westside. Culver City school district.

T Nathanson / J Paine 310.560.5088
 GIBSON INTL / KW-SM www.6515GreenValley.com

29 Westchester	Single Family			
6322 W 78TH PL	Refresh.	11-2	702G1	NEW
\$1,479,000	4+4	TRADITIONAL		




LUXURY LIVING IN NORTH KENTWOOD

Gracious, relaxed living in Kentwood. Reminiscent of the California wine country yet tucked in a quiet North Kentwood cul de sac, this classic home features dramatic open floorplan w/rich hardwoods, stone fireplaces, family/media room w/beamed clgs & doors opening to huge patio & outdoor kitchen. Gourmet kitchen w/Italian granite counters & cherry cabinetry. Fabulous outdoor space w/fireplace & sports court. Romantic master w/high ceilings & spa bath. Kentwood living at its finest!

MLS#14-771857
 Alice Plato 310-704-4188
 COLDWELL BANKER-VENI Rich Hardwds, 4 Fireplaces, Done!

30 Hollywood Hills East	Single Family			
3214 CRAIG DR	Open	11-2	563-D6	NEW
\$850,000	2+2	SPANISH		



REMODELED SPANISH CHARMER WITH MOUNTAIN VIEW NEAR STUDIOS

Completely enclosed mini-compound. Ideal for studio executives, writers, directors and actors who seek a private home just minutes from the major studios and the heart of Hollywood. Architectural features include, barrel ceiling in living room and arched windows. Formal dining room opens to Large deck which is also wonderful for entertaining and stargazing. Outdoor spa in landscaped setting. Two car finished garage. Co-listed with Sotheby's Int'l Realty Jacqueline Tager (323) 697-3040

Gerl Spira 310 463-4403
 GESP REALTY SS Appliances, Wine Fridge, Washer/Dryer

6300 MULHOLLAND HWY	Open	11-2	593F1	red
\$1,849,000	2075000	3+3.5		




REDUCED FAR BELOW SELLER COST!

Incredible City, Ocean and Lake views! Gated Contemporary + Recording Studio

MLS#13-717223
 Jodi Rubin 310-254-7123
 SOTHEBY'S BigViewHome.com

2421 N GOWER ST	Lunch	11-2	593F2	red
\$849,000	2+3	2sty-ARCHITECTURAL		



LOFTY HOME IN BEACHWOOD CYN W/ VIEWS

REDUCED!! Architectural Loft Living nestled in Beachwood Canyon with city light views. Home was completely rebuilt in 2008. All newer systems. Soaring 20 ft ceilings in great room/ kitchen with picture window city light views. Features: 2 bedrooms and 2.5 baths, hardwood floors, 2nd story balcony overlooking great room, wired for sound, rear sundeck with spa and two car garage, washer/dryer, front deck with BBQ. All newer systems include copper plumbing, 200A electrical

MLS#14-760557
 Shawn S. Kormondy 323-638-7567
 KELLER WILLIAMS HOLL Dryer,Rng/Ovn,Fridg,Wshr

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™).



6415 RODGERTON DR	Open	11-2	593F1	rev
\$2,195,000	4+4	3sty-ARCHITECTURAL		



CONTEMPORARY CREATIVE SANCTUARY

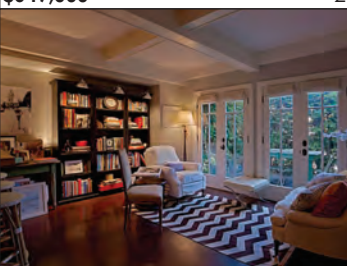
Nestled in a hillside in historic "Hollywoodland", this architectural masterpiece is a modern interpretation of the classic homes that characterize the iconic enclave. The open, light filled living spaces have a sophisticated loft like atmosphere with expansive wall space, perfect for a world class art collection. Sliding walls of glass erase the boundaries between indoors and out, opening to expansive decks and a large sunken spa.

MLS#14-767745
Mintz, Rutstein, Holcomb 310-500-3921
PARTNERS TRUST BH

www.6415RodgertonDrive.com

30 Hollywood Hills East Condo / Co-op

2267 N GOWER ST	Open	11-2	593F3	NEW
\$649,000	2+1	SPANISH		



GROUND FLOOR 2 BEDROOM + 1 BATH UNIT IN THE TORRE DEL MORRO

Ground floor 2 Bdrm (or 1 + convertible Den w/ walk in closet) Garden unit w/direct access to east & south facing outdoor spaces. Built in 1933, beautifully re-designed in 2005, The Torre Del Morro offers modernist living in an historic Andalusian Style Beachwood Canyon, Old Hollywood building. French Doors open to fragrant landscaped, private gardens. Gourmet Miele Kitch w/ direct access 1 car garage. Designer finishes throughout; cement floors. Indoor laundry. Built-ins & customized cabinets.

MLS#14-772039
Ron Holliman 310-777-6216
COLDWELL BANKER-BH N

North of Franklin to Helios & Gower St.

31 Playa Del Rey Single Family

8251 BILLOWVISTA DRIVE DR	Open	11-2	702B3	NEW
\$974,000	3+2	MID-CENTURY		



A PERFECT BLEND OF INDOOR & OUTDOOR LIVING!

An open entrance enhances the living room, balcony & dining area ~ Stainless steel appliances with updated wood cabinetry ~ Granite counter tops & back-splash ~ Recessed lighting & hardwood floors ~ Master bdrm with vaulted ceiling, spa tub & shower, walk-in closet ~ Sliding doors open to your rear multi-leveled patio

MLS#14-772199
Tom Marvich 310-281-5555
BERKSHIRE HATHAWAY

www.8251Billowvista.com

31 Playa Del Rey Condo / Co-op

8180 MANITOBA ST, UNIT 202	Open	11-2	702/C3	NEW
\$519,000	2+2	CONTEMPORARY		



TURNKEY 2ND FLOOR CORNER UNIT IN THE PACIFIC CLUB

Spacious and open throughout, the unit features hardwood floors, recessed lighting, plantation shutters, updated kitchen, an oversize master suite with sumptuous bath, two balconies, and in-unit laundry. Community amenities include sparkling pools and spas, fitness center, racquetball court, pool table, ping pong, library, steam showers, saunas, and well-manicured grounds. Minutes to the beach, bike paths, local restaurants and LAX.

MLS#14-772293
Jeff and Dave Kaptain 310-432-6508
KW BEVERLY HILLS

fireplace, in-unit laundry, balconies

41 Park Hills Heights Condo / Co-op

5356 VILLAGE GRN	Lunch	11-2	673B1	NEW
\$430,000	2+2	MID-CENTURY		



ONE OF A KIND TWO STORY PRISTINE, PRIVATE

2 bdrm & 1.5 bath unit in Village Green. Beautifully renovated with high quality materials, glass tiles and slate stone tiles in bath rooms, hard wood floors in living, dining, and bed rooms. Tastefully upgraded elegant stainless steel kitchen, peaceful patio perfect for entertainment. Enter through "Court #6" from the back of the complex. National Landmark "Village Green" complex is located on 64 acres of lush lawns trees, and serenity. Renowned for it's Mid Century design and landscaping.

MLS#14-772147
Julia K. Goodman 310.801.8448
BERKSHIRE HATHAWAY

Blf-Ins,Clng Fan,Dshwshr,Dryer,Grbg Disp

41 Park Hills Heights Income

4105 GARTHWAITE AVE	Open	11-2	673G3	NEW
\$665,000				



RARE GEM IN HISTORIC LEIMERT PARK

This well maintained Charming Traditional 4 unit two story Building sits on one of the MOST COVETED TREE LINED STREETS IN LEIMERT PARK. Spacious 1 Bed 1 Bath units with Formal Dining Rooms. All of the original character still exist such as HW Floors and Crown Mouldings. The Buildings exterior has just been recently painted to highlight all of its architectural details. 2 UNITS CAN POSSIBLY BE DELIVERED VACANT!!!!. If driving by you will see 4109 as the address on the front of the building.

MLS#14-760591
Kevin D Thrower 323-829-7433
KELLER WILLIAMS REAL

None

42 Downtown L.A. Condo / Co-op

1855 INDUSTRIAL ST #506	Open	11-2	634H6	NEW
\$799,000	0+1	5sty-ARCHITECTURAL		



FRONT FACING EXTRA LARGE TOY FACTORY LOFT UNIT!

Downtown L.A. Arts District Historic & Sought after building. This Rare 5th Flr Front Facing XL Southern View Unit measures almost 1600 sq ft ! Front facing loft inc. hardwood flrs thru out, custom track lighting, floating columns, 11' soaring ceilings, over-sized, operable windows & plenty of storage cabinets. Modern finished kitchen & modern bath inc. front loading washer & dryer. Incredible amenities including 24-hour security, gym, rooftop pool with cabanas, fire pit & panoramic views

MLS#14-772661
Steven & Zee Spezzano 213-494-3888
KELLER WILLIAMS

The Integrity Team

60 Tarzana Single Family

18915 PASADERO DR	Open	11-2	560H5	NEW
\$1,799,000	5+4	SPANISH		



Stunning Modern Spanish Villa with sweeping valley views, South of the Boulevard in Tarzana Highlands. Rebuilt in 2010 with highest quality materials including gorgeous walnut flooring, custom tiling and bespoke cabinetry throughout. Outstanding interior layout & indoor/outdoor flow, perfect for entertaining.

MLS#14-772293
Alan Taylor
JOHN AAROE GROUP

BBQ,Blf-Ins,Dshwshr,Rng/Ovn,Other

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

61 Lake Balboa Single Family

6809 SHOSHONE AVE	Open 10:30-11	531B6	red
\$495,000	539000	3+3	
UPDATED THREE BDRM HOME WITH POOL & SPA			
<p>1 Story Traditional in 2,101 Sq. Ft. 3 Large Bdrms, 3 Bthrms, PLUS a fully enclosed Bonus/Sun Rm with A/C which could act as a Den or Bdrm. A Living Rm, Formal Dining Area, Kitchen with Updated Appliances & a Washer & Dryer & a large Breakfast Rm complete the picture. Hard Wood, Tile & Carpeted Floors. Also, a LARGE Heated Swimming Pool with a Jacuzzi type Spa. Finally, a 2 car Detached Garage. SUPRA-BOX at FRONT DOOR.</p>			
			
<p>MLS#14-759187 Craig A. Brick (818) 995-1908 BEV. HILLS RLTY GRP.</p>		<p>Blt-In,Stv,Oven,Refr,Gd,Dwshr,Wshr/Dryer</p>	

62 Encino Single Family

5061 GAVIOTA AVE	Open 11-2	561F3	NEW
\$1,899,000	5+5	CONTEMP MED	
MAGNIFICENT ENCINO ESTATE			
<p>Majestic Encino estate of superior quality enhanced with gated motor court,verdant backyard oasis,spa,saltwater pool,fountains.State-of-the-art dream kitchen;family rm/theater perfect for screenings & movie nights.Romantic master suite with frpl, sitting area,custom walk-in-closets,sumptuous bathroom with over-sized full steam shower,tub, ample cabinets. three additional upper level bedrooms including a Jr.master suite.This remarkable property a triumphant statement of stellar quality & style</p>			
			
<p>MLS#14-772011 Patty Ray (818)-406-1853 JOHN AAROE GROUP</p>		<p>BBQ,Blt-Ins,Cbl,Dshwshr,Grbg Disp,Other</p>	

16303 MANDALAY DR bom

16303 MANDALAY DR	Open 12-3	561E6	bom
\$1,695,000	3+3	1sty-RANCH	
IT'S ALL ABOUT THE VIEW! REMODELED W/ POOL & YARD ON 1 LEVEL			
<p>B.O.M. *VIEWS OF VALLEY FLOOR & CITY LIGHTS *GREAT WESTSIDE ACCESS *LANAI SCH DISTRICT *Remodeled 1 Story Hm *Gated Trad. in Move-in Condition *Home, Heated PL & Yd, all on 1 Level *Gourmet Kitchen w/ Custom Cabinets & Dacor/Viking Appliances *High Ceilings thru-out w/ 8 Foot Windows *5 Electric Skylights, each w/ an Electric Shade *Security Sys. w/ Cameras & Monitors *In-Hm Reverse Osmosis Water Sys *Hm Air Filtration Sys w/ Ultraviolet Air Purifier *Automatic Window Shades to control Sunlight*</p>			
			
<p>MLS#14-765175 Craig A. Brick (310) 275-1908 BEV. HILLS RLTY GRP</p>		<p>Blt-Ins,ConVec OvnS,DW,Wine Refrig,Skyli</p>	


72 Sherman Oaks Single Family

13818 WEDDINGTON ST	Open 11-1	562C2	NEW
\$2,495,000	5+5	1sty-MEDITERRANEAN	
WHAT A GREAT PLACE TO HAVE A 4TH OF JULY BBQ.			
<p>What a wonderful house for an outdoor party! Situated on almost 30,000 sq. ft. this home features a N/S tennis court and sports court, a sparkling pool and spa and great grass area for you and your kids and dogs to play. The house is equally spacious with almost 5,000 sq. ft. of living space offering 5 BR.-, 5 BA., a huge formal dining room and wine cellar. Recently remodeled and restaged, don't miss it.</p>			
			
<p>Tim McLaughlin (818)-414-2553 WISH/SOTHEBY'S</p>			


OPEN HOUSE STATUS LEGEND


NEW - new (Automatic Status) **rev** - review (Automatic Status)
NEW* - new not yet listed **bom** - back on market
red - reduced

(Automatic Status - The MLS®/CLAW will automatically assign the New or the Review status.)

4024 WITZEL DR	Open 12-2	562B6	red
\$1,499,995	+799000	5+4	
JUST REDUCED MOTIVATED SELLERS MOVING OUT OF STATE			
<p>JUST REDUCED! MOTIVATED,SELLERS MOVING OUT OF CALIF. NEW GREAT PRICE! Stylish & Sophisticated 2 sty. Contemp. Prime S.O. South of the Blvd.Unobstructed City & Mtn Views. Complete remodel 1st flr in 2008'.Newer fully equipped gourmet kitch/ granite,.Newer dk wood flrs in main rms & kitch. valtdceilings, recess lts,Travertine flrs in powder & mastr ba.Great for entertaining true Calif setting. Tropical backyd. Five decks & 1 patio. Plus 1,500 sq ft of unpermitted space in addition to sq ft above.</p>			
			
<p>MLS#14-749533 Deborah Moore (310)-432-5727 KELLER WILLIAMS BEVE</p>		<p>Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other</p>	

14633 ROUND VALLEY DR	Open 11-2	562A5	rev
\$3,395,000	5+6	VILLA	
PRIVATE AND ELEGANT TUSCAN MASTERPIECE			
<p>Incredibly private and elegant five bed & six bath Tuscan masterpiece nestled in the hills overlooking stunning city lights and canyon views. A gated & private motor court invites you to enter through the formal 2-story foyer with a sweeping grand staircase and luxe iron details. The interior combines traditional styling with modern life - the great room opens to the gourmet chef's kitchen with breakfast room as well as the outdoor entertaining spaces and their jetliner views.</p>			
			
<p>MLS#14-768361 Josh & Matt Allman (323).791.9398 HILTON & HYLAND</p>		<p>Blt-Ins,Cbl,Dshwshr,Elvtr,GrbgDisp,Other</p>	

13532 RAND DR	Open 11-2	562C6	rev
\$1,699,000	4+4	TUDOR	
NEW PRICE! TUDOR ESTATE WITH PANORAMIC CANYON & CITY VIEWS			
<p>Situated on a promontory, this 4 bed, 4 bath Tudor estate looks out on panoramic canyon & city light views & is walled & gated to ensure complete privacy. While the grounds radiate the warmth of a Tudor cottage, the interior is completely up to date. With views in virtually every room, double paned argon filled Anlin premium windows & sliding glass doors welcome the view into the lofty interior spaces with recessed lighting, crown molding, & antique fireplace.</p>			
			
<p>MLS#14-764855 Josh & Matt Allman (323).791.9398 HILTON & HYLAND</p>		<p>BltIns,Dshwshr,GrbgDsp,HoodFn,Micro,Othr</p>	

15033 MARBLE DR	Open 11-2	561H6	rev
\$1,075,000	3+2	MODERN	
STUNNING MODERN HOME			
<p>Stunning modern home S. of the Blvd. Completely remodeled, clean lines, open floor plan, hardwood flooring throughout, exposed brick walls, wood burning fireplace, built-ins, attention to detail with mid-century elements. The living, dining and kitchen all open to the back yard with sliding doors and walls of glass creating an indoor-outdoor flow. Private backyard w/large patio for dining, entertaining, a BBQ w/gas line, and endless views of the city and canyon. The kitchen includes hip cabinet</p>			
			
<p>MLS#14-770657 Andrea Gressinger (310).940.1024 KELLER WILLIAMS-SANT</p>		<p>Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr</p>	

73 Studio City Single Family

4511 SIMPSON AVE	Open 11-2	562H4	NEW
\$1,195,000	4+4	TRADITIONAL	
WONDERFUL TRADITIONAL			
<p>Completely redone Traditional home on a beautiful tree-lined street with exceptional curb appeal. Wonderful open floor plan features top of the line gourmet kitchen with center island. Light filled living spaces and beautiful original architectural details. Four spacious bedrooms and three and a half baths. The over-sized Master Suite includes a sitting area, a spa-like bath with large walk in closets ,and French doors that open up to the yard.</p>			
			
<p>MLS#14-766889 Jana Jones & Fred Holley COLDWELL BANKER-BH S</p>		<p>Dshwshr,Dryer,Grbg Disp,Hood Fan,Micro</p>	

3664 AVENIDA DEL SOL	Open	11-2	562E6	rev
\$1,390,000	5+4	CONTEMPORARY		



PERCHED OVERLOOKING A PEACEFUL GREEN CANYON

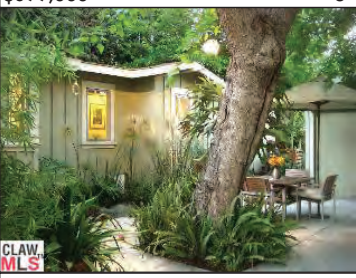
Perched overlooking a peaceful green canyon with views of the sparkling Valley lights below this five bedroom custom-built contemporary boasts an open floor plan and is flooded with soft natural light. This expansive residence offers free-flowing space and soaring ceilings in the gallery style living room, which provides an impressive setting perfect for entertainment. The chef's kitchen with an eat-in breakfast room showcases a large island, beautiful granite counter tops and ample storage.

MLS#14-753069
J & M Altman, C Bailey 310.729.8595
HILTON & HYLAND

Cent Vac, Dshwshr, Grbg Disp, Rng/Ovn, Fridg

93 Eagle Rock Single Family

4984 VINCENT AVE	Open	11-12	NEW
\$699,000	3+2		




MODERNIZED CA BUNGALOW

Meticulously restored and modernized Ca Bungalow, "circa 1916". Updated everything! Great flow. This is truly a "home" from the ground up. Bolted and retrofitted, new copper from street thru the house, new electrical, skylights, rebuilt garage, gated and private with a flat grassy back yard. Close to everything Eagle Rock has to offer. Great schools, dining, night life, and a sense of community. An elegant Chinese elm lovingly shades an outdoor patio perfect for bbq's. Tranquil cul-de-sac st.

CLAW, MLS
Charlie Clark 323-304-5276
SOTHEBY'S REALTY

1333 Ladera Heights Single Family

5128 S CHARITON AVE	Open	11-2	673A5	NEW
\$1,149,000	4+4	CONTEMPORARY		



UPPER LADERA HEIGHTS BEAUTY

Beautiful Lewis Home with canyon views. This 4 bd 3.50 bath home offers gorgeous Maplewood flooring, open living room with a high ceiling, and a dining area. There is a stunning Great room with frplc and 2-sty ceiling, and windows over looking the rear grounds. The eat-in kitchen also has a breakfast bar & a built-in gas cook-top, & built-in oven with microwave. This property has a 3-car garage, a security system, and a wood burning grill and fireplace on the patio.

MLS#14-772991
Rhonda Payne/Norma Strea 213-503-5282
RODEO REALTY INC.

BBQ, Bilt-Ins, Dshwshr, Dryer, Grbg Disp



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myNHD.com

Think Green

WEDNESDAY OPEN HOUSES

31 Playa Del Rey Condo / Co-op

8163 REDLANDS ST #66	Open	11-2	702C3	NEW
\$359,000	1+1	Isty-CONTEMPORARY		



TOP FLOOR UNIT WITH GREAT VIEWS IN PLAYA DEL REY

Do not miss this light, bright & airy penthouse unit in the Tuscany Village. This rare top floor unit features great N/W open sky & treetop views, a large balcony to enjoy morning coffee, dinner & sunset views. Great natural light & ocean breeze throughout the year, allows this lucky owner to enjoy Playa del Rey beach living at its best. This unit is walking distance to the beach, coffee shops, restaurants and more. Quiet friendly building that features indoor pool & spa & secured entrance.

MLS#14-772857
Brian Maser 310-795-8010
MASER CONDO SALES

www.MaserCondoSales.com

81 Glendale Single Family

1025 GENEVA ST	Open	10-1	564F3	NEW
\$779,000	3+2	SPANISH		



CHARMING 1920'S CLASSIC ROSSMOYNE SPANISH HOME

Just Listed! Completely Remodeled & Move-In Ready. Spanish Beauty Offers All The Original Architectural Detailing w Modern Updates + Huge Park-Like Backyard! A Vintage Spanish Barrel Ceiling Living Rm w Recessed Lights, Classic Arched Plate Glass Window & Hardwood Flrs which Opens To Your Formal Dining Rm & Breakfast Nook. Remodeled Chef's Kitchen. Mstr Ste w Great Closets. 2 Guest BR w The Third Being Used As A Den/Office w French Doors Spilling Out To Private Deck. Minutes From Downtown.

MLS#14-771997
Jason Reitz 323-656-1800
ROCK REALTY GROUP KW

www.1025Geneva.com

BY APPOINTMENT

18 Hancock Park-Wilshire Single Family

245 N GOWER ST		633G1	NEW
\$1,649,000	3+3	2sty-OTHER	

Grand scale 2 story Colonial Revival with bright colors and open concept! 3 bedrms, 2.5 bths plus den. Hrdwd flrs, cntrl air, redone kit with granite, formal din, den and separate breakfast rm.

MLS#14-758261
Bruce Walker 310-623-8722
Bilt-Ins, Dshwshr, Grbg Disp, Rng/Ovn, Fridg
RODEO REALTY - BEVER

72 Sherman Oaks Single Family

4136 WESLIN AVE		562C5	NEW
\$1,649,000	4+5	2sty-SPANISH	



BOASTING INCREDIBLE VIEWS! GATED 2-STORY SPANISH

Gated 2-story Spanish, featuring 4 bedrooms and 5 baths. The open dining/living room w/fireplace is ideal for entertaining. The kitchen is a chef's dream with Sub-Zero, Viking, and Bosch stainless steel appliances, granite countertops and designer tile. French doors lead out to decks on both levels. The master bedroom offers a walk-in closet, bath with double sinks, steam shower and soaking tub. Two other ensuite bedrooms, laundry room and office with separate entrance complete the lower level.

MLS#14-738723
Sharon Haims 818-599-7103
WISH SOTHEBY'S INTL

BBQ, Built-Ins, Phone & Alarm Systems



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