

TUESDAY

01 Beverly Hills Single Family

926 BEVERLY DR	Open	11-2	590C1	NEW
\$14,950,000	6+9	CONTEMP MED		




MASTERFULLY CONSTRUCTED MEDITERRANEAN VILLA

Situated alongside the historic Beverly Hills Hotel is the masterfully constructed Mediterranean Villa, The Beverly. Recently completed, the extraordinary residence boasts 3 levels of classic luxury and tasteful influences of contemporary life. Its 6 bedrooms, 9 bath, 7 car garage, and formal grand entrance, greet visitors into the 11,950 sqft main house. Gourmet kitchen with top of the line copper island and la Cornue stove, large center island, with views of the backyard.

MLS#14-775351
Josh & Matt Altman 323.791.9398
HILTON & HYLAND

BBQ,Dshwshr,Dryer,Elvtr,Grbg Disp,Other

928 N BEVERLY DR	Open	11-2	592E7	NEW
\$7,995,000	4+6	SPANISH		



GATED BEVERLY HILLS SPANISH

Beautiful updated Spanish in the heart of Beverly Hills just North of Sunset Blvd. 3 bedrooms plus Maids and 6 baths. Large grassy yard with pool. Newly remodeled kitchen, spacious living room and dining room, all with french doors opening to the lovely yard. Gated and secure. Approved plans (Track one) for 11,000 sq.ft. house.

Jade Mills/JustinMandile 310-285-7508
COLDWELL BANKER-BH S

Alarm, Gated, Dishwasher, Refrigerator

1031 COVE WAY	Open	11-2	1sty-VILLA	NEW
\$6,250,000	4+5	Isty-VILLA		




THE ULTIMATE RESORT IN PRIME BEVERLY HILLS

Affording total privacy and seclusion, this exceptional California villa will tug at your heartstrings. Beautifully positioned around a sparkling pool and situated on one of the most desired streets in Beverly Hills. Luxurious living room with unique fireplace, huge great room, formal dining room, lavish master suite with elegant Brazilian marble bath, office and two additional BR's. High ceilings and expansive spaces flow easily from one to another. An exceptional California lifestyle.

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

Built-ins

116 N PALM DR	Open	11-2	632H2	red
\$3,595,000	5+7	2sty-CONTEMP MED		



PRICED TO SELL!!!

NOW \$400,000 LESS THAN ORIGINAL PRICE . . . PRICED TO SELL! Grand, brt, move in cond 5Br+6.5Ba 2 sty Medit, north of Wilshire, 7,500 sq ft lot, tastefully rebuilt in 1987. Grt open floor plan w/high ceilings, hardwood floors, skylights, & 3 fireplaces. Lrg living rm. Lrg family rm. Lrg formal dining rm. Beautiful mstr suite w/balcony, wet bar, & 2 walk-in closets. Mstr bath w/spa tub & steam shower. Nice grassy private yd. Square footage appears to be larger than those in public records.

MLS#14-751681
Steven Geller 310 777-6237
COLDWELL BANKER-BH N

MOVE-IN CONDITION 5BR+7BA N OF WILSHIRE

1002 N BEVERLY DR	Refresh.	11-2	592E6	rev
\$9,380,000	6+7	2sty-TRADITIONAL		




AMAZING VALUE ON AN AMAZING LOT!

EXTENSIVELY REMODELED/EXPANDED GRACIOUS TRADITIONAL ESTATE. COVETED OVER-SIZED CORNER LOT JUST N. OF SUNSET. SUNLIT RMS W/TASTEFUL NEUTRAL FINISHES. BEAUT W/DRS, FRENCH DRS, WAINSCOTING, MLDGS, HI CLNGS. HUGE FORMAL RMS. MASSIVE FAM RM W/BAR/FP & SEP OFFICE/LIBRARY. STUNNING & SPACIOUS CENTER-ISLE KITCH W/TOP BLT-INS. PHENOMENAL MASTER W/FP/BALC/DUAL WALK-INS/LUXE BA. TREMENDOUS FRONT & REAR YARDS W/LAWNS/BIG PL/FULL GUEST HOUSE OVER 3 CAR GARAGE. GATED CURB APPEAL WITH A PREMIER BH ADDRESS!

MLS#14-770997
MICHAEL J. LIBOW 310-285-7509
COLDWELL BANKER-BH S

WWW.1002BEVERLY.COM

722 N LINDEN DR	Refresh.	11-2	632E1	rev
\$6,100,000	5+5	2sty-TRADITIONAL		



MLS#14-772651
LIBOW/SYED 310-285-7509
COLDWELL BANKER-BH S

COVETED WESTEND FLATS ADDRESS!

TRUST SALE! 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 + QUAINT DEN W/FP. EXTRAORDINARILY DEEP BACK YARD W/LAWNS/POOL/SPA/CABANAS. RIPE WITH ENDLESS POSSIBILITIES FOR THE CREATIVE!

WWW.722LINDEN.COM

205 S PALM DR	Open	11-2	632H2	rev
\$2,195,000	3+3	TRADITIONAL		



MLS#14-740493
Michael Mikail 310-617-6272
RODEO REALTY - BEVER

PRIME BEVERLY HILLS SOUTH LOCATION

Enter this charming family home through elegant & spacious living room with stylish fireplace, original Hardwood floors, recessed lighting and formal dining room. Perfect floor plan with remodeled sun-filled kitchen with custom cabinetry, granite counter tops and newer appliances. Kitchen opens to enormous Family Room/Den and Breakfast nook leading to the private back yard with pool, spa and decorative stones. New roof in 2011 and new A/C in 2012. Walking distance to the finest shops.

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

467 S LA PEER DR	Open	11-2	632H3	rev
\$2,099,000	5+4	2sty-MEDITERRANEAN		



MLS#14-776703
Steven Geller 310-777-6237
COLDWELL BANKER-BH N

SPECTACULAR MOVE-IN COND, SPACIOUS (3,298SQFT) 5BR+4BA

Gorgeous, move-in condition 5Br+3.5Ba Medit, remodeled in 2005 w/finest & materials & great attention to detail. Lrg living rm w/fireplace. Generous formal dining rm. Gourmet kit w/2 refrigerators, 2 dishwashers, 2 sinks, a pro dbl oven range, granite counters. Kit opens to lrg fam rm w/ French Doors to yd. Opulent Mstr Ste w/balcony, huge walk-in closet. Mstr bath w/spa tub. Garage converted to beautiful rm w/hardwd floors & French doors. Central A/C, Hardwood Floors, Security System.

Gourmet Kit, Fab Mstr Suite, Lrg Fam Rm

01 Beverly Hills Condo / Co-op

143 N ARNAZ DR, UNIT 203	Open	11-2	632-J2	NEW
\$1,195,000	2+3	MEDITERRANEAN		



GRAND, PRESTIGIOUS & QUIET

Grand, prestigious & quiet Mediterranean condo unit in the heart of Beverly Hills. Spectacular European entryway leads to a gorgeous living room and dining room with hardwood floors throughout, soaring high 10 foot ceilings, crown moldings, fireplace, and spacious open floor plan great for entertaining. Gourmet chef's kitchen with stainless steel appliances, granite counter-tops and breakfast bar. Enjoy the Beverly Hills lifestyle, walk to shops, restaurants and Arnaz Park just right next door!

Robert Howell/Erika Kita (310) 702-7381

175 N LA PEER DR	Open	11-2	632H2	red
\$1,100,000	2+3	CONTEMPORARY		

Price reduced. Beautiful townhouse in Beverly Hills. 2BD + 3BA, large kitchen with breakfast room. Inside washer & dryer. Side-by-side parking. Beverly Hills School District. Entrance on Clifton

MLS#14-771243
Abrishame & Motavassel 310-927-9226
N of Wilshire, corner Clifton
NELSON SHELTON

OPEN HOUSE STATUS LEGEND

NEW - new (Automatic Status)

NEW* - new not yet listed

red - reduced

rev - review (Automatic Status)

bom - back on market

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

TUESDAY

02 Beverly Hills Post Office Single Family

9555 LIME ORCHARD RD	Open	11-2	592F1	NEW
\$7,895,000	5+6	FRENCH		
BEAUTIFUL & GATED DESIGNER DONE FRENCH ESTATE				
<p>Gorgeous French style home behind guarded gate in Hidden Valley Estates just completed total designer remodel w/ no expense spared. Fabulous living room, dining room & kitchen w/ built-in appliances & sparkling white Carrera marble. Decadent master w/ French wall moulding, balcony, huge walk-in closet, & beautiful master bath. Sophisticated charm surrounds the romantic estate w/ a floral courtyard in front featuring a lily pond, dining area & lush backyard lawn w/ a large pool & deck.</p>				
MLS#14-777301				
Williams & Williams		3106915935		
Blt-Ins,Cent Vac,Dshwshr,Dryer,Frzr				

2664 HUTTON DR	Open	11-2	592C2	NEW
\$6,795,000	7+7	CONTEMPORARY		
STUNNING CONTEMPORARY ESTATE				
<p>Hidden up a private drive in BHPO, this spectacular estate combines polished refinement with a clean inviting design. Blending architectural elements with contemporary styling, this stunning home has reinvented the art of living with expansive rooms that seamlessly transition to outdoor spaces creating the ultimate in California sophistication. The relaxing landscaped exterior is ideal for entertaining & is enhanced by verdant canyon views, pool/spa, large deck, huge outdoor bar & built-in bbq.</p>				
MLS#14-776803				
Brian Joy Fran Chavez		310-800-1124		
www.2664huttondrive.com				

3114 ABINGTON DR	Open	11-2	592C1	NEW
\$3,950,000	4+5	VILLA		
Beautiful, private, resort-like tennis court estate with stunning attention to detail.				
MLS#14-778359				
Kay Pick		310 617 0900		
Blt-Ins,Cbl,Dshwshr,Dryer,Grbg Disp COLDWELL BANKER BHN				

1666 SUMMITRIDGE DR	Open	11-2	592D4	NEW
\$1,999,000	5+4.5	TRADITIONAL		
BEAUTIFUL HOME IN BHPO				
<p>This 3,629 square foot 5 bedroom, 5.5 bath home has the best of everything. Completely remodeled in 2006. Hardwood floors throughout, Waterworks/Ann Sacks tiles & custom cabinetry. Spacious, open floor plan with vaulted ceilings and a gorgeous wood-paneled office. 4 bedrooms up w/lovely family sitting area. Backyard is lush & private w/moving lagoon-like pool & spa. Situated steps from the Franklin Canyon hiking trails & minutes to Coldwater Cyn Park and BH proper. Warner Ave School.</p>				
MLS#14-772187				
Jennifer Fentim		310-488-4814		
BBQ,Blt-Ins,Cent Vac,Dshwshr,Grbg Disp				

2115 BENEDICT CANYON DR	Open	11-2	592B3	NEW
\$1,995,000	3+3	CONTEMPORARY		
CHARMING, SECLUDED CONTEMPORARY NESTLED IN BENEDICT CANYON				
<p>Charming, secluded contemporary at the foothills of Benedict Canyon. Gated & hidden behind walls of ivy, downstairs boasts hardwood floors, a large living room w/ fireplace, kitchen w/ breakfast bar, & dining room w/ French doors to backyard. 3 bdrms upstairs, including a luxurious master w/ a walk-in closet & large bath. Tranquil outdoor spaces such as a garden featuring a sculptural fountain & long backyard deck against the lush hillside are perfect for relaxing or entertaining.</p>				
MLS#14-777255				
Williams & Williams		310.691.5935		
Blt-Ins,Dshwshr,Dryer,Frzr,Grbg Disp				

12055 SUMMIT CIR	Lunch	11-2	592G1	rev
\$10,000,000	7+7.5	CONTEMP MED		
EXTRAORDINARY PRICE REDUCTION				
<p>Reduced by \$2,880,000 to sell fast! Seller found replacement property and is very motivated! Please submit all offers by August 10th. Elegantly designed, 7 bedroom, 7.5 bath Estate located in the exclusive guard-gated community, the Summit. Newly reconstructed Contemporary Mediterranean has been customized and expanded with exquisite attention to detail and quality. Approximately 10,000 sq ft with jetliner city views! Private resort-like backyard, patios, pool.</p>				
MLS#13-698643				
E. Nelson & D. Ciento		310-345-9306		
NELSON SHELTON				
JOIN US FOR LUNCH				

1441 SUMMITRIDGE DR	Open	11-2	592D5	rev
\$4,495,000	4+5	MODERN		
ABSOLUTELY GORGEOUS NEW CONSTRUCTION				
<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>				
MLS#14-739465				
Dominique Jeramaz		310-531-2910		
CITY REAL ESTATE				
Cbl,Dshwshr,Frzr,Micro,Rng/Ovn,Other				

1815 FRANKLIN CANYON DR	Open	11-2	592E4	rev
\$2,995,000	5+5.5	TRADITIONAL		
BEAUTIFUL HOME IN BHPO				
<p>This 3,629 square foot 5 bedroom, 5.5 bath home has the best of everything. Completely remodeled in 2006. Hardwood floors throughout, Waterworks/Ann Sacks tiles & custom cabinetry. Spacious, open floor plan with vaulted ceilings and a gorgeous wood-paneled office. 4 bedrooms up w/lovely family sitting area. Backyard is lush & private w/moving lagoon-like pool & spa. Situated steps from the Franklin Canyon hiking trails & minutes to Coldwater Cyn Park and BH proper. Warner Ave School.</p>				
MLS#14-772187				
Jennifer Fentim		310-488-4814		
WEA				
BBQ,Blt-Ins,Cent Vac,Dshwshr,Grbg Disp				

2133 EL ROBLE LN	Open	11-2	592F3	rev
\$1,649,000	4+3	TRADITIONAL		
<p>Updated with admirable taste, clean lines, and wonderful style! Enter into a combined living and dining room with fireplace that overlooks an enclosed patio and pool. An updated kitchen provides direct access to the home's ample two-car garage. Brand new wood floors. The master suite features an en-suite bathroom and a walk-in closet. Two other bedrooms share access to a 3/4 bathroom. An upstairs studio features a separate entry, a full bathroom, walk in closet, and laundry.</p>				
MLS#14-775625				
Josh Flagg		RODEO REALTY - BEVER		
Blt-Ins,Dshwshr,Dryer,Grbg Disp,Rng/Ovn				

03 Sunset Strip - Hollywood Hills West Single Family

1853 SUNSET PLAZA DR	Open	11-2	592J4	NEW
\$11,250,000	4+6	CONTEMPORARY		
HOLLYWOOD HILLS MASTERPIECE				
<p>NEW Hollywood Hills Contemporary! Panoramic, Unobstructed Views on every floor. Boffi Vanities/Fixtures, Boffi Kitchen w/Miele & Wolf appliances, Surround/In wall Sound System, DomVision Home Automation, In-Wall IPads, DeltaLight light fixtures, Electronic Shades. 18ft ceilings, Gym/Yoga Studio, Sauna, Steam Shower, Outdoor Pool/Lounge, Oversized Deck for Entertaining, State-of-the-Art Theater Room, Dining Room...ALL FACING OUT TO A SPECTACULAR VIEW!! Hollywood living at its finest!</p>				
MLS#14-777229				
Benjamin Bacal		310-717-5522		
RODEO REALTY - BEVER				
Dshwshr,Dryer,Frzr,Grbg Disp,Micro,Other				


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

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

TUESDAY

9219 FLICKER WAY	Open	11-2	592H5	NEW
\$5,600,000	5+6	SPANISH		
	THE ULTIMATE PIED-À-TERRE			
A chic villa in the Bird Streets. Enter through a lush private courtyard to a large skylight entry opening to a dramatic LR w/beamed ceilings, imported stone fireplace & a view of Century City. Formal DR, office, amazing screening/media/great room, & gourmet kit. Master suite w/sitting area, luxe master bath, sauna, & walk-in closet. French doors & windows throughout overlook sparkling pool & garden. Over 6,000 sf of living space, including a full 1 BR & 1 bath guest house.				
MLS#14-775403				
Kurt Rappaport WEA	310-860-8889	Blf-Ins,Dshwshr,Rng/Ovn		

8929 HOLLYWOOD HILLS RD	Open	11-2	592H2	NEW
\$1,199,000	3+2	MID-CENTURY		
	HIDDEN LAUREL CANYON GEM WITH POOL			
Private 3bed 2bath w/ pool in Laurel Canyon. Tucked away behind gates and greenery is an oasis of fun, relaxation and mid-century style. Beautiful windows, skylights and French doors throughout provide light, openness, and easy access to the flat yard and pool. Throw open the doors and let the barrier between inside and out disappear. Built in 1952, this house has changed hands 3 times in 25 years without coming to market. With its charming Hollywood history and magical vibe it won't last long.				
MLS#14-777367				
Heather & Learka TELES PROPERTIES INC	424-202-3208	Dshwshr,Rng/Ovn,Pool,Spa		

1527 MARMONT AVE	Open	11-2	593/A4	NEW
\$2,249,000	3+3.5	3sty-ARCHITECTURAL		
	MODERN SUNSET STRIP HIDEAWAY			
Perched on one of the most famous streets above the Sunset Strip with the lights of Los Angeles sparkling below. Great indoor/outdoor flow with multiple balconies, cascading water fountain and hilltop overlook. Gourmet kitchen with 10 foot ceilings and Caesarstone countertops. Master suite has downtown city views with fireplace and walk-in closet. All three bedrooms have full bathrooms. Hardwood floors throughout. Definitely a must see...				
Sky Reiss KELLER WILLIAMS		213-422-5645		

2509 THAMES ST	Open	11-2	593A2	NEW
\$849,000	2+2	CONTEMPORARY		
	REMODELED CONTEMPORARY ESCAPE IN THE HILLS			
Completely remodeled contemporary nestled in the hills above Sunset Strip offers an open floor plan, hardwood floors throughout & tranquil canyon views. Cozy great room feat. beautiful, classic kitchen w/ modern finishes & Viking appliances. Living room is perfect for enjoying SoCal's indoor-outdoor lifestyle w/ access to the long balcony overlooking the canyon & a fireplace. Master feat. en-suite bath & access to balcony. Pristine bathrooms w/ sparkling white marble & elegant fixtures.				
MLS#14-778489				
Robby Sutton HILTON & HYLAND	310.625.0812	Blf-Ins,CIng Fan,Dshwshr,Dryer,Frzr		

8634 HILLSIDE AVE	Open	11-2		NEW
\$2,095,000	3+3			
	SUNSET STRIP - PANORAMIC VIEWS			
Experience living in one of the most sought after neighbourhoods, The Sunset Strip, with panoramic views that stretch from twinkling city lights to the ocean and Catalina Island. With an open layout, this light filled modern masterpiece boasts designer finishes. The expansive master suite features; glass doors leading out to the wrap-around balcony, vaulted ceilings, dual walk-in closets, remote controlled shades and a Bisazza tiled bath which contains double sided showers with Hansgrohe fixture				
Josh & Matt Altman HILTON & HYLAND		323.791.9398		
www.thealtmanbrothers.com				

8017 HIGHLAND TRL	Open	11-2	593B3	red
\$1,699,000	+850000	3+4	VILLA	
	REDUCED AND PRICED TO SELL			
Space, light and volume define this contemporary villa in the lower Hollywood Hills. Expansive main level has a large great room with fireplace, spacious dining area and custom designed kitchen. Balconies overlook the City. Private master with walk-in closet, updated spa-style bath, and large private sun deck. Large scale second bedrooms. Well-appointed in a quiet location; away from it all yet ideally suited to complement a Sunset Strip lifestyle, close to restaurants, shops and nightlife.				
MLS#14-767361				
Sam Plouchar THE AGENCY	424-230-7803	Blf-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan		

3446 IONE DR	Open	11-2	GLAM!	NEW
\$1,888,000	3+3.5	2sty-CONTEMP MED		
	HOLLYWOOD GLAM IN THE HOLLYWOOD HILLS			
How many homes offer volume, views, and value? Soak up breathtaking city and mountain views from most rooms. Spend special occasions in a two-story living room. Work culinary magic in a chef's kitchen. Screen movies and hang-out in a family room with built-in media components. Entertain in a lounge with built-in wet bar. And that's just the first floor! Upstairs are three suites including an elegant master with a balcony, two walk-ins, and a big bathroom with tub and step-in shower. 3-car pkg.				
JEFF YARBROUGH L.A. LUXE GROUP / KW		323.854.4300		
www.3446ione.com www.LALuxeGroup.com				

1500 VIEWSITE TER	Open	11-2	592J4	rev
\$5,200,000	3+4	MODERN		
	MODERN MASTERPIECE COMPLETELY REDONE			
Sexy modern masterpiece completely redone w/unparalleled jetliner views from downtown to the ocean. Fully automated smarthouse w/Vantage Home Automation System, security cameras & Siedle Keyless Entry. Walls of pocketed Fleetwood glass doors & dark grey Terrazzo floors seamlessly blend the indoors w/the outdoor entertaining areas, al fresco dining, flat screen TV's, sparkling pool w/waterfall & infinity spa, pool bath & outdoor shower.				
MLS#14-775541				
Zach Goldsmith HILTON & HYLAND	310.908.6860	Blf-Ins,Intrcm		

2757 LA CUESTA DR	Open	11-2		NEW
\$1,595,000	3+2	2sty-CONTEMPORARY		
	STUNNING CONTEMPORARY VILLA IN THE HOLLYWOOD HILLS			
Gorgeous 3 bedroom, 2 1/2 bath Contemporary home nestled in the Hollywood Hills. Beautiful courtyard entry with high walls, mature trees and room for alfresco dining. Living room with hardwood floors, fireplace and walls of glass. Open kitchen with granite counters, and top of the line appliances. Dining area and wonderful family/media room with large balcony. Powder room. Spacious master suite with walk-in closet, sumptuous master bath and romantic balcony. Serene living in the Hills!				
K Scaduto, S Frankel COLDWELL BANKER-BH N		310-850-7992		
www.stevefrankel.com				

1130 N WETHERLY DR	Open	12-2	592H6	rev
\$3,695,000	4+5	TRADITIONAL		
	1130 N WETHERLY DR			
Very cool, hip remodeled Traditional home with contemporary flair and classic finishes. Private and tucked behind a gated motor court which opens to a pool centered courtyard with multiple areas for relaxing or entertaining with fire pit, living room seating, dining and barbeque. The mail house has wonderful living entertaining spaces, large living room with bar, chef's kitchen and dining all with city views.				
MLS#14-761405				
Valerie Fitzgerald COLDWELL BANKER-BH N	310-285-7515	BBQ,Dshwshr,Rng/Ovn,Fridg		

TUESDAY

8590 HOLLYWOOD	Open	11-2	592J4	rev
\$2,749,900	3+4.5	3sty-SPANISH		



DISTINCTIVE SPANISH TROPHY PROPERTY
WWW.8590HOLLYWOOD.COM

Spectacular 1925 Spanish w/ designer finishes, gorgeous views and private pool. Ideal floor plan has been meticulously restored/renovated. Many original elements throughout such as custom wrought iron, Portuguese tiled floors, barrel ceiling living room, custom woodwork, designer kitchen and baths. Two distinctive over sized master suites allow for varied use of spaces. Incredible pool, large patios w/ outdoor dining and kitchen spaces. A must see!

MLS#10-443563
Omega Group-Todd Michaud 310.429.8191
KELLER WILLIAMS

www.OmegaGroup.LA

8409 YUCCA TRL	Open	11-2	593A4	rev
\$1,600,000	5+4	SOUTHWESTERN		



SOUTHWESTERN ARCHITECTURAL BUILT FOR THE LA LIFESTYLE

Award-winning Architectural by noted environmental architect/designer James Chuda, nestled in the Laurel Canyon hills features non-toxic building materials & energy conservation concepts. Spruce beamed ceilings; Oak flooring; walls of glass; canyon views; al fresco dining terraces. Flexible floor plan w/ 5 BDs & 4 BAs in approx. 3560 sq.ft. Master Suite w/ wood burning FLP; spa tub & steam shower. Wonderland Park School. One-of-a-kind home for the most discerning buyer! A Truly Unique Property!

MLS#14-771947
Joan Yarfiltz/John Steiner 213-610-4448
KELLER WILLIAMS BH

Cent Vac,Dshwshr,Grbg Disp

1800 OUTPOST DR	Open	11-2	593D4	rev
\$2,595,000	4+4	2sty-SPANISH		



VILLA DE FLORA - OUTPOST ESTATES!

Breath-Taking Spanish Revival! 4 bed/3.5 bath Beautifully-Restored Estate on an oversized 13,000+ sq/ft flat lot. Gorgeous courtyard with mature landscaping welcomes you this Outpost Estates Jewel. Oversized living room w/beamed ceilings opens to a courtyard and pool area. Ample dining room flows into the Chef's Kitchen which boasts Viking (r) appliances and granite countertops. Walk to every amenity! This is luxury living in the middle of the city.

MLS#14-770071
Roger Perry 310-600-1553
RODEO REALTY - BH

Blf-Ins

2860 PACIFIC VIEW TRL	Open	11-2	593C1	rev
\$1,585,000	2+2	TRADITIONAL		



AMAZING CITY VIEWS, LONG DRIVEWAY, AND PARK LIKE GROUNDS

Absolutely Charming 2BD + 2BA home 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 artist's 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.

MLS#14-769667
Robert Eilbacher 323-863-5030
ROBERT EILBACHER

03 Sunset Strip - Hollywood Hills West Lease

7346 PACIFIC VIEW DR	Open	11-2	593C1	rev
\$2,399,000	4+5	CONTEMPORARY		



NESTLED OFF MULHOLLAND DR - CONTEMPORARY ENTERTAINING HOME

Nestled among the celebrity studded hills off Mulholland drive on a secluded impasse street stands this great 3,882 Sf contemporary entertaining home. Remodeled from top to bottom, this 4 bedroom 4.5 baths home boast the latest in design with updated bathrooms, custom floors, and designer colors throughout. With soaring views of the valley from almost every room in the house this home exudes tranquility and privacy.

MLS#14-775043
A Lascano, B Farrugia 424.253.5489
HILTON & HYLAND

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

1455 BELFAST DRIVE	Open	11-2	592J5	rev
\$24,000	4+4	TRADITIONAL		



EXTRAORDINARY EAST COAST FOR LEASE

Extraordinary East Coast retreat in lower Sunset Strip. This updated sleek home has been published in numerous publications. Sophisticated designer furnishings as well as a versatile floor plan offer a true hotel like feel in the heart of the city. A large private backyard with a pool and pool house as well as numerous patios in a manicured setting. Gracious sized rooms with updated marble bathrooms. Brand new state of the art European kitchen with all new Miele appliances and herb garden.

MLS#14-754737
Tracy Maltas/Cory Weiss 310.722.2267
DOUGLAS ELLIMAN

04 Bel Air - Holmby Hills Single Family

8056 MULHOLLAND DR	Open	11-2	592J1	rev
\$2,399,000	3+3	1sty-TRADITIONAL		



GATED WITH SPACIOUS BACKYARD AND POOL

Price adjusted to sell! Enticing single story family home with an abundance of privacy on a mostly flat large lot. Features 3 bedrooms, 3 bathrooms, living room, family room/den, formal dining and an office that can be converted into a studio that opens out to a large patio. Many upgrades including some newly remodeled bedrooms, copper piping, heated bathroom floors, miele appliances, black faced sub zero refrigerator, and a sub zero wine cooler.

MLS#13-711373
Rick Ojeda 310-500-1343
PARTNERS TRUST BH

Dshwshr,Hood Fan,Micro,Rng/Ovn,Fridg

2100 S STRATFORD CIR	Refresh.	11-3	591G4	NEW
\$18,795,000	8+11	VILLA		



SPECTACULAR BEL AIR ESTATE, BEL AIR CREST

16,700 SF on 3.5 acres. Enter into a 900 SF great hall w/ a 35 feet high glass dome ceiling flowing into a 2,000 SF light filled, entertainment style living room. Formal dining room for twenty, butler's pantry & state of the art chef's kitchen. 8 beds 8 full baths & 3 powder rooms. Olympic sized pool. Room for tennis court, amphitheater, pool house, etc. House needs some final finishes. New construction. *Let front gate know that you are attending 2100 Stratford's Broker's Open House.*

MLS#14-770057
Cathi Wilson 310 666-2309
SOTHEBY'S INTERNATIO

Great opportunity build onto flat land

8810 HOLLYWOOD BL	Refresh.	11-2	592J4	rev
\$2,050,000	3+3	2sty-CONTEMPORARY		



BEAUTIFULLY RENOVATED EMOTIONAL MODERN W/ 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!

MLS#14-773291
Perry/Helbling 323-397-6948
BERKSHIRE HATHAWAY

www.TheArtOfListing.com

MB ESCROW INC


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


430 AMAPOLA LN	Open	11-2	NEW
\$15,750,000	6+6.5		
			
VILLA AMAPOLA			
Designed by Weston and Weston in 1928, this Spanish Colonial Revival jewel exudes the essence of historic Bel Air. Set on a lush 40,381 sqft lot behind gates on a prestigious cul-de-sac in the Estate section of lower Bel Air, Villa Amapola transports one to a rare world of authentic period details mixed with a dramatic and awe inspiring setting. Private and elegant, the villa was designed for both grand scale entertaining and intimate gatherings. Available for lease at 35,000/mo			
D. Fenton, R. Hilton		310.858.5474	
HILTON & HYLAND			

11630 BELLAGIO RD	Lunch	11-2	631H1	rev
\$2,695,000	4+4	2sty-OTHER		
				
SEE FULL PAGE B/W AD AREA# 4				
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.				
MLS#14-771837		AARON MONTELONGO 310-600-0288		
SOTHEBY'S		APPX 27,000+ SQ FT LOT		

10640 TARANTO WAY	Open	11-2	592A5	NEW
\$6,795,000	5+8	CONTEMPORARY		
				
THE ULTIMATE IN PRIVACY & TRANQUILITY!				
This Classical home w/contemporary influences is just minutes from the world class Hotel Bel Air. Gated entry, motor court, regal staircase, & classical pillars provide a gracious ambiance. The 1st level features a formal living room, formal dining room, gourmet kitchen, family room, office & guest bdrm suite. The 2nd level boasts 3 full bdrm suites + media room, incl. The enormous master suite. Wonderful pool/spa, pool house w/sauna, lower level gym & bath & lots of parking for guests!				
MLS#14-767811		Sally Forster Jones 310-691-7888		
JOHN AAROE GROUP		www.10640taranto.com		

2001 ROSCOMARE RD	Open	11-2	591H4	rev
\$2,388,000	5+5	ARCHITECTURAL		
				
STUNNING BEL AIR ARCHITECTURAL				
Art and living intersect in this Marshall Lewis AIA designed masterpiece. The space is perfectly setup for entertaining with open layout, dramatic touches and extraordinary light. Some highlights include 5 bedrooms and 4 1/2 bathrooms, gourmet kitchen, serene canyon views, custom built-in cabinetry, gym area, wine cellar, dual master closets, outdoor patio and elevator. Roscomare Road Elementary. House is approximately 4,100 square feet (buyer to verify).				
MLS#14-777239		Adam Asherson 310-490-4334		
COLDWELL BANKER-BH N		Blf-Ins,Dshwshr,Dryer,Elvtr,Frzr,Other		

1221 ROBERTO LN	Open	11-2	NEW
\$2,995,000	5+4	CAPE COD	
			
BEL AIR MINI COMPOUND			
Gated 5+4 Cape Cod stunner in upper Bel Air. Expansive one story home w/formal entry centered around grassy bckryrd w/sparkling pool & lrg brick patio. Great rm w/exposed wood beamed ceilings & custom shelving +Den. Kit w/lrg ctr isl w/Viking appl, abundant storage, walk-in pantry & built-in blast area. Formal DR w/parquet wd flrs overlooks grassy frnt yrd. Master feat fp, bathrm w/spa tub & lrg walk-in closet. Frnch drs,to bckryrd w/cyn, cty & ocean views. Atchd 2-car grg w/storage.			
Mike Nourmand/Adam Sires		310.498.1024	
NOURMAND&ASSOCIATES		www.1221Roberto.com	


600 CASCADA WAY	Open	11-2	591H7	rev
\$2,379,000	3+4	RANCH		
				
DELIGHTFUL & POLISHED TRADITIONAL IN LOWER BEL AIR				
Polished, gated 3 Bedroom, 3/4 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 & backyards w/ waterfall.				
MLS#14-771093		Larry Young 310.777.2879		
BERKSHIRE HATHAWAY		www.600CascadaWay.com		

04 Bel Air - Holmby Hills Condo / Co-op

1560 ROSCOMARE RD	Lunch	11-2	591H5	NEW
\$1,799,000	5+3	TRADITIONAL		
				
FINELY REMODELED TRADITIONAL				
Beautifully remodeled Traditional. With the use of quality materials w/ fine taste this home has a great floor plan. Warmed by hardwood floors and a fireplace w/ built-ins, beamed ceilings, recessed lighting, French doors, wainscoting & skylights. Eat-in Kitchen w/ a center island & Viking cook top/refrigerator. Large upstairs Master Suite w/ walk-in closet. Master Bath w/ spa tub/steam shower set in glass tile. Amazing backyard w/ patio leading to grassy yard, play area, deck & trails.				
MLS#14-777635		L.Young/N. Saad 310.777.2879		
BHHS / SOTHEBY'S		www.1560RoscomareRoad.com		

2726 CLARAY DR #6	Refresh.	11-2	592A1	NEW
\$1,187,000	2+3	CONTEMPORARY		
				
High ceilings, skylights, and sunlight. Back yard and private pool. 2,600. sq ft. 2 story, Contemporary home in the well run community of Bel Air Ridge. French doors along living room, dining room lead you outside to pool. Large den private patio can function as study/TV room or convert to 3rd bedroom. Large master bedroom, bath, walk-in closet upstairs and separate bedroom w full bath. A community in the hills. Very close to the invaluable Glen Center Low HOAs.				
MLS#14-775853		Emily Karaszewski 323-533-0609		
SOTHEBY'S INT'L		BBQ,Dshwshr,Dryer,Rng/Ovn,Fridg,Other		

10431 SEABURY LN	Refresh.	11-2	592A3	NEW
\$619,000	2+1	1sty-ARCHITECTURAL		
				
BEL AIR 90077 ZIP CODE FOR UNDER \$620K!				
Amazing opportunity awaits in Bel Air 90077 zip code for under \$620k!! Light and bright this property features 2 bedrooms and one bath. The kitchen is open to a spacious living room with a fabulous wood burning fireplace. Also situated off of the kitchen is an additional room that could be utilized as an office or dining room. A tranquil outdoor patio space for bird watching and relaxing complete the offering. Off street parking for 2 cars. Minutes to Beverly Hills, Westwood and Sherman Oaks.				
MLS#14-778409		Sharalee Flesche 310-967-9025		
BEVERLY GLEN REALTY		Cing Fan,Rng/Ovn		

2345 ROSCOMARE RD #403	Refresh.	11-2	591H2	NEW
\$575,000	2+2	COUNTRY FRENCH		
				
SOPHISTICATED TOP FLOOR UNIT WITH VIEWS, UPPER BEL-AIR				
"BEST UNIT IN THE BUILDING" BEAUTIFULLY RESTORED,CLEAN LINES, SWEEPING VAULTED CEILINGS, SPACIOUS BRIGHT AND AIRY LIVING ROOM WITH FLOOR TO CEILING MARBLE SLAB FIREPLACE. IMPRESSIVE OPEN FEELING WITH VIEWS OF CANYON FROM EVERY ROOM. LG MASTER BEDROOM, LG WALK IN CLOSET, UPDATED BATHROOMS. PEACEFUL HILLTOP RETREAT WITH POOL, GYM, SAUNA & REC RM. WALKING DISTANCE TO THE COVETED ROSCOMARE ELEMENTARY SCHOOL DISTRICT, BEL AIR FOODS AND SMALL SHOPS.....				
MLS#14-777683		David Pinkham 310 435-8616		
JN SAAD REALTY		Blf-Ins,Cbl,Dshwshr,Grbg Disp,Rng/Ovn		

TUESDAY

04 Bel Air - Holmby Hills Lease

430 AMAPOLA LN	Open	11-2	NEW
\$35,000	6+6.5		




BEL-AIR VILLA LEASE

"Villa Amapola". Designed by Weston and Weston in 1928, this Spanish Colonial Revival jewel exudes the essence of historic Bel Air. Set on a lush 40,381 sqft lot behind gates on a prestigious cul-de-sac in the Estate section of lower Bel Air, Villa Amapola transports one to a rare world of authentic period details mixed with a dramatic and awe inspiring setting. Private and elegant, the villa was designed for both grand scale entertaining and intimate gatherings.

D. Fenton, R. Hilton
HILTON & HYLAND 310.858.5474

911 TIONE RD	Open	11-2	592A6	NEW
\$25,000	4+4	MID-CENTURY		



FABULOUS BEL AIR LEASE

A gated private driveway leads to this fabulous 4 bedroom, 3.5 bath Mid-Century home designed by architect Richard Dorman and offering breathtaking city, mountain, and ocean views. Wonderful open floor plan with walls of glass overlooking the dramatic views and spectacular outdoor space including lawns, luxurious Infinity pool and spa, and clay tennis court

MLS#14-778411
Jade Mills/T. Barcena 310-285-7508
COLDWELL BANKER-BH S

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

2724 AQUA VERDE CIR	Open	12-2	591G1	red
\$9,750	5+5	TRADITIONAL		



REDUCED OWNER MOTIVATED!!

WONDERFUL FAMILY 5 BED/5 BATH HOME IN PRESTIGIOUS GUARD GATED BEL AIR PARK. FORMAL ENTRY LEADS TO OPEN FLOOR PLAN W/BEAUTIFUL LIVING ROOM WITH HIGH CEILINGS & HDWD FLOORS, DINING ROOM, FABULOUS CHEFS KITCHEN WITH NEW APPLIANCES INCLUDING WOLF RANGE, BREAKFAST AREA & FAMILY ROOM GREAT FOR FAMILIES AND ENTERTAINING. ALL OPEN TO THE PRIVATE LUSHLY LANDSCAPED BACKYARD WITH POOL, SPA, PATIOS, FIREPIT & LG GRASS AREA. LAVISH MASTER SUITE WITH BALCONY, 3 ADDITIONAL BEDROOMS, OFFICE, TV ROOM ON 2ND FLR

MLS#14-765059
Lori Hashman Berris 310-880-3061
SOTHEBY INTER REALTY

BBQ,Cbl,Dshwshr,Dryer,Frzr,Other

05 Westwood - Century City Single Family

468 LORING AVE	Open	11-2	632C1	rev
\$5,790,000	5+5	CONTEMPORARY		



REDUCED STYLISH LITTLE HOLMBY HOME!

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 the family rm/breakfast nook. The master suite features: outside views, a sumptuous bathrm, sitting area & large walk-in closet. 3 addtl bedrms complete the upstairs. Also includes: 1 bd/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

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


REMINDER

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

05 Westwood - Century City Condo / Co-op

10776 WILSHIRE #903	Open	11-2	632B3	NEW
\$2,695,000	2+3	CONTEMPORARY		



THE CARLYLE, MOST EXCLUSIVE RESIDENCE ON THE CORRIDOR

This home feat over sized master ste w/walk in upgraded closet, separate tub & shower w/marble thru out. Spilt flr plan w/large den that could be converted into 3rd BR and/or office. Chef's kitch has oversized island, eat in kitchen area & private dining area. Northwest Corner feat views of city & mountains. Close to Westwood Village, Beverly Hills, movie theaters,restaurants. Full amenity building w/24 hr valet, concierge, gym, rec room, pool, out door living room & wine locker w/wine rm.

MLS#14-777645
Nicole C/Valerie F 310.614.4952
NOURMAND/CB

www.TheCarlyle903.com

10739 ASHTON AVE, UNIT 303	Open	11-5	632	NEW
\$1,299,000	2+2.5	3sty-CONTEMPORARY		



SPECTACULAR REDONE CONTEMPORARY PENTHOUSE WITH VIEWS

Spectacular Contemporary PH must see to believe! Beautifully finished sun-filled corner unit w/city & ocean vus. 2,000 + sf w/no expense spared. Pain-stakingly redone to owner's specifications. Open floor plan w/hardwood floors, over-sized formal LR/DR & stunning gourmet kitchen. Huge master suite w/FPL & over-sized custom built walk-in closet. Lavish master bath w/soaking tub, walk-in shower & dual sinks w/back-lit mirrors. 2 sep. parking spaces. Pool, spa, community room & earthquake insurance

Mark Goldsmith (310)777-6291
COLDWELL BANKER

All redone, no expense was spared, views

10600 HOLMAN AVE, UNIT 8	Open	11-2	632 C4	NEW
\$799,000	3+2.5	2sty-TRADITIONAL		



RARE WESTWOOD TOWNHOME!

In the heart of Westwood near fine dining & great schools lies an exceptional townhome. The spacious floor plan allows for great entertaining & seamless access to the relaxing outdoor patio where you can enjoy cooking & dining alfresco. Here, the focus is on friends, family & lifestyle. Gleaming hardwood floors & handsome finishes instill a feeling of comfort & quality. Upstairs there is a large master w/updated bath & 2 additional bedrooms w/guest bath.

John Barrentine (310) 276-6656
KW - LARCHMONT

10535 ASHTON AVE #102	Open	11-2	632C3	NEW
\$759,000	2+3	CONTEMPORARY		




SPARKLING NEWLY-REDONE WESTWOOD CONDO

This front-facing corner condo on sought-after Ashton Ave. has completely & tastefully been renovated. Designer Finishes Incd: Imported Italian Cabinetry, Stainless Steel apls Bertazzoni gas range & hood, Quartzsite countertop, Carrara tile, Glass tile, double sink opening to breakfast bar. This sparkling newly-redone condo highlights recessed lighting, high ceilings & upgraded hardware throughout. Inviting, bright & open living area with a private balcony & gas frplc. Come see for yourself!

MLS#14-777977
Kathleen Angelini 310-855-3338
MARQUIS REALTY, INC.

Dshwshr,Hood Fan,Intrcm,Rng/Ovn,Fridg

1277 S BEVERLY GLEN BLV, UNIT 207	Open	11-1	632/C2	NEW
\$735,000	2+2	MEDITERRANEAN		



SPACIOUS UPDATED 2 BEDR. CONDO FACING THE POOL

Spacious,private and updated Condo in a great building, just south of Wilshire, with large Livingroom, Great for Entertaining, kitchen w/ granite counters and stainless Steel appliances, breakfast nook, Large Master Suite with his- and her Walking closet, Double sink, 2 fireplaces, facing away from Street, Hardwood Floor, washer & dryer, Complex offers Pool, Spa and Sauna

Karolin Poursalimi 310-435 3558
NELSON, SHELTON & A.

Washer&Dryer, A/C, dishwasher


TUESDAY

1875 KELTON AVE, UNIT 203	Open	11-2	NEW
\$715,000	2+2.5	TRADITIONAL	
	SPACIOUS CONDO IN PRIME WESTWOOD		
One of the largest condo's in the area - 1,835 sq ft! Beautiful, spacious unit with great floor plan & cozy warmth of a home. Huge living room, dining room & open kitchen/family room make for great entertaining spaces. Master has it's own balcony plus a large bathroom & walk-in closet. Every unit in this building has sold fast! The list price of this unit is less than any other closed sale in the building within the last year so it won't last long! Walking distance to shops & restaurants.			
Jon Grauman THE AGENCY	310-403-6477		

1277 S BEVERLY GLEN BLVD #405	Open	11-1	632C2	rev
\$799,000	2+3	CONTEMPORARY		
	LARGE REMODELED CONDO IN GREAT LOCATION			
Large 2bd/2.5ba back, end unit. Extensively remodeled including gorgeous wood floors and updated kitchen and bathrooms. Spend evenings relaxing by the fireplace in the spacious, contemporary living room. The kitchen has granite counters, stainless steel appliances, and a breakfast area. The master suite has a fireplace, two walk-in closets, and marble bathroom with spa tub and separate shower. The balconies have been enclosed, adding more indoor living space.				
MLS#14-770937				
Pam Szabo SOTHEBY'S-BRENTWOOD	310.481.4320	Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr		

10535 WILSHIRE #510	Lunch	11-2	632C3	NEW
\$699,900	2+2			
	PROFESSIONALLY REDESIGNED WILSHIRE MARQUIS RESIDENCE!			
Sleek, single-level residence remodeled with hotel-quality design & finishes for luxury living! Stunning 2BD/2BA corner unit features an open/airy floor plan, distressed wood floors, and gourmet kitchen w/custom designer cabinets, cigar-brown granite counters & stainless steel appliances. Spacious great room and plush master suite w/large walk-in closet w/built-ins, plus a sumptuous bath w/steam shower. Tranquil north-facing views of the Westwood Hills neighborhood, away from Wilshire Blvd.				
MLS#14-777623				
Joel & Dorit Cooper BERKSHIRE HATHAWAY H	310-968-2401	Dshwshr,Grbg Disp,Micro,Rng/Ovn		


06 Brentwood Single Family

246 S ANITA AVE	Open	11-2	631F4	NEW
\$4,849,000	5+6	2sty-CAPE COD		
	YOUR BRENTWOOD DREAM COME TRUE			
Built 2014. This is an East Coast Traditional home with a touch of modern sophistication and an open and spacious floor plan. Beautiful kitchen and family room with fireplace opens to patio (with fireplace), garden and covered pool. Sumptuous Master Bedroom with walk-in closet, fireplace and balcony. Master Bath with dual sinks and sunflower shower. You can see and feel the quality. This is your Brentwood dream come true.				
MLS#14-778203				
Joseph S Montemarano PARTNERS TRUST BW	310-500-1353	North of San Vicente. West of Bundy.		


1740 MALCOLM AVE, UNIT 201	Open	11-2	NEW	
\$699,000	2+2	1sty-CONTEMPORARY		
	GORGEOUS WESTWOOD CONDO FLOODED WITH NATURAL LIGHT!			
This bright corner unit boasts a spacious sun filled living room with high ceilings and ample windows. Newly renovated featuring gleaming hardwood floors, moldings and recessed lighting; upgraded cooks kitchen w/ custom glass embellished cabinets, stainless steel appliances & tiled floors, expansive living room w/ generous sized open air balcony and delightful dining area. The sumptuous master suite offers large walk-in custom closets, en-suite bath w/double sinks, soaking tub & separate shower.				
Rory Posin/Kristian Bonk RE/MAX BEVERLY HILLS		310-839-8500	www.RoryPosin.com	

2794 MANDEVILLE CANYON RD	Open	11-2	591D6	NEW
\$3,395,000	5+5.5	CONTEMPORARY		
	TRADITIONAL RETREAT WITH CONTEMPORARY VIBE			
Set back from the road, with a lovely private approach, this wonderful home is characterized by generous and thoughtful open spaces, great scale, high ceilings and doorways. A great home for art and sculpture. Dramatic entry with open stairway and soaring ceilings. Each room has a grand scale and the home opens widely to the pool and yard. There is a true master "suite", 4 additional bedrooms, 5.5 bathrooms, a huge family/media room and a good old fashioned bar for extensive entertaining.				
MLS#14-778475				
Richard Stearns PARTNERS TRUST BW	310-500-1301	BBQ,Dshwshr,Dryer,Phone Sys,Rng/Ovn		


1768 GLENDON AVE, UNIT 4	Open	11-2	632/B4	NEW
\$639,000	2+2			
	BRIGHT, GREAT OPEN FLOOR PLAN CONDO			
Great open floor plan, 2 bed, 2 bath, end unit condo with lots of light and privacy. Kitchen with concrete counters & stainless steel appliances opens to dining area and living room & over looks private balcony and greenery. True master suite with walk-in closet and own bath. Washer/dryer in unit. Kitchen/Dining Area/Living Room lights controlled by remote control. Bamboo floors and new paint make this a perfect move in unit.				
David Flate TELES PROPERTIES		310-991-9651	Washer/Dryer, Range, Refrigerator	

13750 RAYWOOD DR	Open	11-2	NEW	
\$2,275,000	4+2.5	1sty-CONTEMPORARY		
	RE-DEFINED AND IMPECCABLY DETAILED CUL-DE-SAC CORNER LOT			
Step down to open LR w/FP which flows to dining area & center-island kitch-breakfast /great rm and out via sliding drs to patio, gardens, pool/spa, and sports court. Step up to prvt master ste w/walk-in closet & full ba w/doub vanity +open shwr. 3 generously sized bedrms share a 3/4 bath. Bamboo flrs, 12ft pitched ceilings, skylights+clerestories, recessed lighting, cherry wood & SS apps in kitchen, custom upgraded bathrm fixtures and mosaic & tile finishes, 4 zone a/c, gen. off street prking.				
Joan Caplis COLDWELL BANKER-BREN		310-748-2208	www.13750Raywood.com	


1431 CAMDEN AVE #202	Open	11-2	632A4	NEW
\$629,000	3+3	CONTEMPORARY		
	SPACIOUS TOWNHOUSE STYLE CONDO IN WESTWOOD.			
Small quiet building on a cul de sac tree lined street built in 1988. Bright, spacious unit. Well laid out floor plan w/sleeping area on the lower level. Large living area w/ fireplace. Plantation shutters & recessed lights. Hardwood floors in living & dining areas. Spacious tiled kitchen w/ garden window. Breakfast bar & lots of cupboard space. Generous size bedrooms w/very high ceilings. Inside laundry. Master bedroom w/fireplace. Ample closet & storage space. 2 car parking. HOA has EQ insurance				
MLS#14-778147				
Gary Limjap COLDWELL BANKER - SM	310.586.0339	Blt-Ins,Cing Fan		

370 N KENTER AVE	Open	11-2	631F2	NEW
\$2,195,000	3+2.5	MID-CENTURY		
	EXTENSIVELY REMODELED CONTEMPORARY NORTH OF SUNSET!			
Extensively remodeled Contemporary featuring an open floor plan w/vaulted ceil thru-out. Brazilian Walnut hardwd. Fully loaded designer kitchen w/custom European-style cabinetry, Calcutta Supreme marble counters & waterfall island. Hardwired video surveillance sys. Indoor/outdoor living w/amazing patio space connecting thru custom double-wide glass doors. The private backyard features a Master Spa. Upper terrace is shaded creating a breezy treetop viewed paradise. TWILIGHT OPEN 6-7PM.				
MLS#14-778271				
Jesse Morton PARTNERS TRUST SM	310-458-4024	Built-ins		

TUESDAY

3350 MANDEVILLE CANYON RD Refresh. 11-2		NEW
\$1,849,000	5+3 1sty-MID-CENTURY	
		
NEWLY UPDATED RARE TRUE MID CENTURY MODERN!		
<p>Incredibly bright true Mid-Century Modern home in lovely Mid-Mandeville. Only 6 minutes from Sunset. Modernist Architect Allen Siple designed this home with his signature post and beam open floor plan. Famous for blending the interior flow with outdoor space this beautiful home exemplifies his thoughtful creativity. Very private, quiet and now newly updated - this is a rare find! Spacious backyard with large pool. Front yard features a quiet grassy area and a play yard for children.</p>		
JoAnn Gabruk Schoemann 310.386.5509		
TELES BRENTWOOD		


301 N CLIFFWOOD AVE Open 11-2 631F3		rev
\$7,600,000	5+6 HACIENDA	
		
ONE OF A KIND! CHARMING CLASSIC HACIENDA!		
<p>ONE OF A KIND - CLASSIC HACIENDA LOADED WITH DETAILS AND CHARMING IS SET BEHIND GATES. Situated on the best 300 block corner lot with approximately 19,602 square feet. Very private, tree-filled lot, one of the most desirable streets surrounded by extraordinary estates. Master Suite with fireplace and patio, 3 family bedrooms & baths, Maid room w/bath. Huge detached Guest house w/bath and fireplace. Grand Living room with wood & high beam ceilings, wood & tile floors. Great kitchen family room.</p>		
MLS#14-750967		
P.Wong & K.Shih 310-880-1881		
COLDWELL BANKER BHN		Btl-Ins,Dshwshr,Grbg Disp,Micro,Rng/Ovn

130 S KENTER AVE Open 11-2 631-G3		NEW
\$1,650,000	3+3	
		
OPEN TUESDAY 11-2PM		
<p>This 3 bedroom, 3 bathroom home is centrally located in the heart of Brentwood. The open living room and dining room has a two sided fireplace and a large bar area which is perfect for the entertainer in you. A spacious family room opens to the backyard where a sparkling pool and fruit trees await you.</p>		
MLS#14-777869		
M. Ryan/ K. Lindgren 310-993-8319		
COLDWELL BANKER - BW		BBQ,Btl-Ins,Dshwshr,Grbg Disp,Hood Fan

301 N CLIFFWOOD AVE Open 11-2 631F3		rev
\$6,950,000	5+6 1sty-HACIENDA	
		
ONE OF A KIND! CHARMING CLASSIC HACIENDA/BUILDER'S DREAM		
<p>ONE OF A KIND - CLASSIC HACIENDA LOADED WITH DETAILS AND CHARMING IS SET BEHIND GATES. Situated on the best 300 block corner lot with approximately 19,602 square feet. Very private, tree-filled lot, one of the most desirable streets surrounded by extraordinary estates. Master Suite with fireplace and patio, 3 family bedrooms & baths, Maid room w/bath. Huge detached Guest house w/bath and fireplace. Grand Living room with wood & high beam ceilings, wood & tile floors. Great kitchen family room.</p>		
MLS#14-750967		
P.Wong & K.Shih 310-880-1881		
COLDWELL BANKER BHN		Btl-Ins,Dshwshr,Grbg Disp,Micro,Rng/Ovn

11754 DARLINGTON AVE Open 11-2		NEW
\$795,000	2+1.5 CONTEMPORARY	
		
** A MUST SEE! HUGE POTENTIAL! **		
<p>Lowest Priced SFR in Brntwd! First time on the market in decades, this light filled 2 Story home is just steps to the heart of Brntwd. Twnhse in style & scale, it features an open Liv-Din Rm w/ recessed lights, patio, powder rm, sunny kit & brkfst area. The 2nd level features 2 x-tra lrg bedrms & a ba. Freshly painted inside, with clean lines & a clean palette, it is ready for updating. This is a rare opportunity and has the potential to be an absolute jewel! Probate Sale-No Court Confirmation.</p>		
Shelli Broder 310.614.5400		
BERKSHIRE HATHAWAY		


429 N KENTER AVE Open 11-2 631F2		rev
\$4,250,000	5+6 2sty-TRADITIONAL	
		
BEAUTIFULLY RENOVATED BRENTWOOD TRADITIONAL		
<p>Home by architect Gerard Colcord, located north of Sunset. Full complement of entertainment rooms including living, dining and family. Updated kitchen. Five beds + 6 updated baths. Three handsome fireplaces. Huge bonus room. Original details. Luxurious pool and landscaping. Large parcel. Minutes from Kenter Canyon Elementary. Kitchen, baths and finishes by designer Tom Boland; landscape by Carlos Antillon.</p>		
MLS#14-770741		
Bret Parsons 323-315-7453		
JOHN AAROE GROUP		www.429NorthKenter.com

12727 W SUNSET BLVD Open 11-2 631F3		red
\$2,345,000	4+4.5 1sty-ARCHITECTURAL	
		
BEAUTIFUL & PRIVATE MID CENTURY ARCHITECTURAL!		
<p>Single level Mid Century Architectural 4bd 4.5ba remodeled by renowned architect John Bertram. Situated North of Sunset. Open fir plan w/a contemporary flair! Bright natural light permeates all thruout. Hardwood flrs, skylights & sliding glass doors. Large living rm & family room, each w/frplce & opens to pool & patio. Cook's kitchen w/stainless steel appl. & center island. Master suite w/skylights, frplce, walk-in closet. Priv backyrd. Parking for at least 7 cars including 2-car garage.</p>		
MLS#14-765197		
Loraine Silver 310-458-4024		
PARTNERS TRUST SM		Built-ins

2170 RIDGE DR Open 11-2 591F3		rev
\$2,400,000	3+4 2sty-CONTEMPORARY	
		
WORK OF ART IN MOUNTAINGATE		
<p>No expense spared with this luxurious home. Security and Privacy in this 24hour guard gated community. This exquisite home has been totally customized with an enlarged floor plan and elegant guest apartment. Impressive entry opening to large living rm with vaulted ceilings, adjoining movie theater. Gorgeous kitchen with walk-in pantry, opening to dining rm with fireplace. Upstairs are 2 bedrooms and 2 baths - Master bdrn has two walk-in closets and master bath with spa tub and steam shower.</p>		
MLS#14-728217		
Taylor/Edwards 310-777-6200		
COLDWELL BANKER-BH N		BBQ,Btl-Ins,Cbl,Dshwshr,Dryer,Other

06 Brentwood Condo / Co-op

2542 PESQUERA DR Open 11-2 591-C7		red
\$2,280,000	4+4 3sty-CONTEMPORARY	
		
BEST VALUE IN BRENTWOOD WITH MOUNTAIN VIEWS!		
<p>This is an incredible value at \$665 a square foot with an exceptionally great indoor/outdoor open floor plan with very large rooms. On almost an acre lot sits a custom contemporary in a quiet cul-de-sac in a Brentwood Hills most coveted street. There are mountain views wherever you look & soothing quiet of the birds singing with fresh air, so the windows and doors are always open. Enter the private courtyard to a fire pit, pool, patio & covered porch for entertaining and relaxing.</p>		
MLS#14-756751		
Mary Beth Woods 310-571-1358		
COLDWELL BANKER		www.2542Pesquera.com

11743 KIOWA AVE #401 Refresh. 11-2 631H4		NEW
\$885,000	2+3 CONTEMPORARY	
		
THE PENTHOUSE LIFESTYLE NO OF WILSHIRE IN PRIME BRENTWOOD		
<p>Live the Penthouse lifestyle No. of Wilshire in the heart of Brentwood with privacy and tranquility. Lots of natural light in every room, Oak hardwood floors and recently upgraded. Two bedroom suites including a large master bedroom with a walk-in closet, master bath with dual sinks, and a spa jet tub. Private balcony with a view overlooking the city facing a south/west direction, only one common wall and a guests powder room.</p>		
MLS#14-777055		
Dennis Kamrany 310.699.7010		
BERKSHIRE HATHAWAY		Fridge, dishwasher, microwave, stove

TUESDAY

11657 CHENAULT ST #207	Open	11-2	631H3	NEW
\$829,000	2+2	CONTEMPORARY		




URBAN LIVING IN BRENTWOOD

Collection of 22 stunning residences located on a quiet cul-de-sac street in the heart of Brentwood. 2014 condo conversion, ultimate in urban living and a stone's throw away from vibrant attractions of San Vicente Blvd shops, 5-star dining, cafes, Whole Foods, Farmer's Market, etc. Chenault Flats offers everything sought after by today's urban professionals: high-end contemporary finishes, designer kitchens with custom cabinetry, quartz counter tops with glass tile back splash, Bosch appliances.

MLS#14-762893	
Irene Arathoon	310 285 7584
COLDWELL BANKER-BH S	
Blf-Ins,Dshwshr,Dryer,Elvtr,Grbg Disp	

2543 AMHERST AVE	Lunch	11-2	672A1	NEW
\$1,090,000	3+3	2sty-TRADITIONAL		



STORYBOOK CAPE COD

Fall in love with this storybook home located on a tree lined street. Cape Cod style 2 story home with nicely landscaped front yard, 3 spacious bedrooms, 3 full baths, hardwood floors, central air/heat and Anlin Brand windows. Easy flow from the formal living room to the formal dining area to the kitchen featuring new stainless steel appliances and into the large comfortable family room. Extra large master suite on the top floor, back yard with patio and grassy yard, detached 2 car garage.

MLS#14-776171	
Tamra (Tami) Pardee	310-907-6517
PARDEE PROPERTIES, I	
Blf-Ins,Cing Fan,Dshwshr,Dryer,Grbg Disp	

11918 KIOWA AVE #103	Open	11-2	631H5	NEW
\$499,000	2+2	1sty-CONTEMPORARY		



2 BR + 2BA CONDO NORTH OF WILSHIRE

2Br+2Ba (1,385 sqft) Unit in prestige (north of Wilshire) Brentwood location. Bright open floor plan with generous living room with fireplace and balcony. Good size bedrooms with walk-in closets. Controlled access 18 Unit complex with intercom, elevator, secure gated parking garage, and earthquake insurance. Low HOA dues (\$351/mo) including earthquake insurance. Probate sale, subject to court confirmation.

MLS#14-777625	
Steven Geller	310 777-6237
COLDWELL BANKER-BH N	
Blf-Ins,Dshwshr,Grbg Disp,Intrcm	

2477 ARMACOST AVE	Open	11-2	632A7	NEW
\$675,000	2+1	1sty-SPANISH		



OPPORTUNITY, OPPORTUNITY, OPPORTUNITY!

Spanish style cottage with hardwood floors, large windows, open floor plan, 4 car length driveway all located on a Santa Monica adjacent cul-de-sac. Restore this classic or create your dream home.

MLS#14-770723	
Michael Cohen	3106220512
KELLER WILLIAMS-SANT	
Hood Fan,Fridg,W/D	

823 S BUNDY DR #103	Open	11-2	631G4	rev
\$2,695,000	4+4	CONTEMP MED		



SOPHISTICATED CUSTOM TOWN HOME IN THE HEART OF BRENTWOOD

Offers the size and amenities of a traditional Brentwood estate. Private elevator services all levels inside from the private garage level to the guest suite and fully landscaped roof terrace. Intimate outdoor living spaces, media room, Viking appliances, and French Oak floors. Built in 2011, addtl upgrades include: custom kitchen cabinetry, enhanced lighting and a Magnolia surround sound system. Fully furnished curated by luxury interior designer. Close to shops and restaurants of Brentwood.

MLS#14-768031	
The McCormicks	310.613.7524
PARTNERS TRUST BW	
823BundyDr.com	

07 West L.A. Condo / Co-op

2474 S CENTINELA AVE #3	Refresh.	11-2	672A1	NEW
\$575,000	2+3	CAPE COD		



Gorgeous Two Story townhome in Santa Monica Adjacent Location, newer remodel & in move-in condition. Bright unit w/ great floor plan has 2 separate master suites w/ high ceilings. Newer kitchen w/ newer stainless appliances, wood floors, fireplace, inside laundry, central air, balcony & a large deck in a peaceful rear location in small, well maintained, 6 unit complex. Extra storage. A few blocks to Santa Monica's Ocean Park Blvd. parks, restaurants, shops and Trader Joe's. Minutes to Beach!

MLS#14-777893	
Monte Hartman	(310) 430-2018
COLDWELL BANKER	
Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn,Fridg	

11921 DOROTHY ST #PH3	Open	11-2	631H4	rev
\$1,075,000	3+3	1sty-CONTEMP MED		



11921 DOROTHY PH3 / HUGE REDUCTION!

GORGEOUS CRNR PENTHSE, HEART OF BRENTWD, ONE SMALL COMMON WALL. NE EXPOS. MOUNTAIN & CITY VIEWS, LOTS OF NATURAL LIGHT. OPEN FLR PLAN, HI-CEILINGS, PLANT-SHUTTERS,RECESSED LIGHTS. LIV-RM W/FP & HARDWD FLOORS, COVERED BALCONY. GRANITE KITCHEN W/ BREAKFAST BAR. MARBLE & GRANITE BATHS W/DOUBLE SINKS, MASTER-BATH W/ SEPARATE TUB & SHOWER. GOOD SIZE ROOMS, GREAT CLOSET SPACE. LAUNDRY HOOK-UP, EXTRA STORAGE, 8 GUEST PARKING, EQ INSURANCE. WALK TO SHOPS & RESTAURANTS ON SAN VICENTE BL.

MLS#14-746859	
Afa Kamran	310-284-9001
NELSON SHELTON	
Blf-Ins,Cbl,Dshwshr,Elvtr,Frzr,Other	

1722 BROCKTON AVE #5	Refresh.	11-2	631J6	NEW
\$459,000	2+2	1sty-OTHER		

Perfect for your first time homebuyer! Largest unit in the building featuring 2 bedrooms and 2 full baths. Wood laminate floors, Master has two large closets. Strong reserves in the HOA.

MLS#14-777103	
Athene Farmas	310-613-4663
ROBERT KATZ & ASSOCI	

07 West L.A. Single Family

2925 TILDEN AVE	Open	11-2	632D7	NEW
\$1,249,500	3+2	CONTEMPORARY		



***** ENTERTAINER'S DREAM HOME IN WEST LA *****

Beautifully remodeled West LA home. Entertainer's dream with open floor plan and modern finishes. Bright new kitchen loaded with huge center island and Quartz counters. Both bathrooms updated with contemporary finishes. New central heating, landscape lighting throughout. Close to Clover Elementary. Truly located in the heart of LA! Detached garage converted into a custom professional recording studio. Built-in backyard kitchen with BBQ, refrigerator, and large patio area.

MLS#14-776315	
Anthony Ushino	310-254-8216
COLDWELL BANKER-SUNS	
BBQ,Blf-Ins,Cbl,Dshwshr,Frzr,Other	

08 Cheviot Hills - Rancho Park Single Family

2910 PATRICIA AVE	Open	11-2	632E6	NEW
\$2,079,000	5+4	COUNTRY FRENCH		



ENCHANTING 5 BED/3.5 BATH COUNTRY FRENCH SET MAJESTICALLY ON

Enchanting 5 bed/3.5 bath Country French set majestically on private knoll. Front walkway leads up to landscaped lawn w/ stone finished hardscape & inviting front patio overlooking sunset views. Living room opens to dining area with great flow for entertaining. Remodeled kitchen w/ kirstone countertops, high-end stainless steel appliances including double oven. Sun-filled breakfast rm opens to deck w/ treetop & city views & landscaped backyard. Laundry area off kitchen w/ backyard access.

MLS#14-777035	
Chad Lund	310-801-2641
TELES PROPERTIES, IN	
Blf-Ins,Dshwshr,Rng/Ovn	

TUESDAY

10431 NORTHVALE RD	Open	11-2	NEW
\$1,249,000	3+2.5	2sty-MID-CENTURY	



CHARMING TWO-STORY MID CENTURY!


Tastefully renovated yet keeping its original charm & character w/period details throughout. The main floor boasts a spacious living room w/vaulted wood beam ceiling, brick fireplace that opens to a delightful dining room; an upgraded eat-in kitchen flooded w/natural light & 3 generous sized bedrooms. Downstairs living space provides a cozy family/entertainment room w/wet bar. Lushly landscaped yard & expansive Spanish tile patio creates an outdoor retreat perfect for entertaining!

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

www.RoryPosin.com

09 Beverlywood Vicinity *Single Family*

9555 KIRKSIDE RD	Open	11-2	NEW
\$1,695,000	3+4.5	2sty-TRADITIONAL	



CHARMING TRADITIONAL LOCATED IN THE HEART OF BEVERLYWOOD!

Featuring a bright floor plan flooded w/natural light & gleaming hardwood floors throughout. Formal living room showcases a beautiful brick fireplace, custom built-ins & crown moldings. Pristine tiled kitchen provides a light filled breakfast bar, abundant wood cabinets & opens to a spacious dining area. Upstairs living area boasts an expansive master suite w/walk-in closet & 2 generous sized bedrooms w/en-suite baths. Outdoor space includes an extremely private brick patio and sparkling pool.

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

www.RoryPosin.com

1758 S BEDFORD ST	Refresh.	11-2	632J5	NEW
\$1,375,000	4+5	SPANISH		



THIS IS IT! BRAND NEW CONSTRUCTION, LOCATION AND PRICE

It is rare that you find a home that has EVERYTHING your clients are looking for. This exceptional home has it all: 4 well proportioned Bedrooms, all of which have their own private magnificent bathrooms. Beautiful Master suite with walk-in and wall to wall closets. Gorgeous Master bathroom with spa tub. Opening to private back yard with a smashing Gazebo for entertaining. The light filled Living Rm, Family rm and formal Dining Rm are all open and highlighted by a fabulous fully equipped kitchen

MLS#14-778443
Anne Austin 213-718-1527
COLDWELL BANKER - HP

Twilight Open 5:30 - 7:00pm

1525 S DURANGO AVE	Open	11-2	632H4	NEW
\$1,079,000	2+1.5	1sty-TRADITIONAL		



INCREDIBLE BEVERLYWOOD ADJACENT OPPORTUNITY!

Incredible opportunity to build or remodel. Traditional 2BR + 1.5BA on charming Beverlywood Adjacent street. Includes living room with fireplace air large picture window, dining area, kitchen with cozy breakfast nook, nice-sized bedrooms, large full bath and central air. Private backyard with grassy area, covered patio & detached 2-car garage. Incredible opportunity to build or remodel.

MLS#14-778093
Jeremy Ives 310-858-1902
TELES PROPERTIES

1525SouthDurangoAvenue.com

1122 PECK DR, UNIT 201	Open	11-2	632/F3	NEW
\$575,000	2+2	3sty-TRADITIONAL		



SPACIOUS LIGHT BRIGHT UNIT

Centrally located just minutes away from Century City & Roxbury Park, this condo exudes warmth & elegance w/ personal touches through out. Open & spacious floor plan to kitchen flows perfectly for family living or entertaining. Abundance of light w/tile & carpet throughout gives the space a balanced feel, while the large glass door brings the outdoors in. Master suite includes 2 walk in closets. 2 dedicated parking spaces & controlled access entry round out this must see property!

Diane Dorin 310-466-1619
TELES PROPERTIES

09 Beverlywood Vicinity *Condo / Co-op*

1303 ROXBURY DR	Refresh.	11-2	632-F4	NEW
\$829,000	2+2.5	TRADITIONAL		




BEAUTIFUL TOWNHOME 2+DEN

Great traditional townhouse in a most convenient location. Minutes from Beverly Hills, shopping, markets, restaurants and Roxbury Park. Close access to the 10 and 405 freeways.

Two generous bedrooms plus a den with a fireplace & bar area. Living room opens to front patio perfect for Barbecuing. Master bedroom also has a fireplace & generous Closets, master bath has double sinks. Newer kitchen w beautiful Caesar Stone counter tops. Hardwood flooring downstairs. Don't miss the opportunity.

Susan Roth 424-202-3209
TELES PROPERTIES INC

8541 ALCOTT ST, UNIT 103	Open	11-2	632	NEW
\$699,000	3+2.5	1sty-CONTEMP MED		



ELEGANT THREE BEDROOM

3 +2.5. Beautiful wood floors. Open living space, cook's kitchen, loads of cabinetry, granite counters & gas cooking. High-end finishes, custom built-in & f/p in the living room. Tasteful window coverings & extra wide ceiling & floor moldings thru out. Master suite w/ walk-in closet & large bath w/ tub & two sinks. 2 additional generous bedrooms, hallway bath w/ tub & separate powder room. Relax on the sunny patio or dine al fresco. Separate 2 car parking. Fab unit, at a great price!

Debra Ziven 310 722-8084
RODEO REALTY BH

Front corner unit

3131 S CANFIELD AVE #108	Open	11-2	632G7	NEW
\$329,999	1+1	CONTEMPORARY		



IMMACULATE & BEAUTIFULLY REMODELED IN DESIRABLE BUILDING!

Immaculate & beautifully remodeled 1BD + 1BA condo. Open floor plan, hdwd flrs, & a remodeled kitchen w/ granite countertops and stainless steel appliances. The gas fireplace is the perfect accessory to set the mood in what could be your hip hideaway. Situated in a highly desirable building, you'll be just a stone's throw from everything DT Culver City has to offer. Plenty of cabinet & storage space plus gated parking for two. It will exceed even the most discerning expectations.

MLS#14-762255
Sally FJ / Josh Smith 310-691-7888
JOHN AAROE GROUP

www.3131SCanfield108.com

10 West Hollywood Vicinity *Single Family*

8741 ROSEWOOD AVE	Open	11-2	NEW
\$3,195,000	4+4.5	SPANISH	



CHIC & SOPHISTICATED! COMPLETELY REMODELED & LOADED W/ STYLE

This 4BD+4.5BA Modern Spanish has been completely remodeled w/ luxury finishes throughout & landscaped to perfection! Spacious enough for entertaining, yet intimate enough for a perfect solitary retreat. Designer gourmet kitchen opens to an inviting family room. Enormous master suite highlighted by grasscloth wallpaper, impressive walk-in closet, luxe oversized bath, & lrg balcony. Exquisite yard w/ huge deck, loggia, mosaic tiled pool, & waterfall. Exclusive West Hollywood neighborhood!

Sally Forster Jones 310-691-7888
JOHN AAROE BH

www.8741rosewood.com



THE MLS.com


The Source Of Real Time Real Estate™


TUESDAY

657 N KILKEA DR	Open	11-2	NEW
\$1,749,900	3+3		
	CONTEMPORARY IN PRIME WEST HOLLYWOOD		
Exceptional, gated, private and recently completed contemporary in prime West Hollywood location. This 3 bedroom en-suite modern features the ultimate entertainer's vision of indoor/outdoor living combined with designer touches and top of the line finishes. The distinctive floor plan seamlessly combines gourmet kitchen opening out to grand living room and a private entertainer's backyard with sunbathing deck, built in BBQ and bar, cabana and pool/spa.			
Heather Bilyeu HILTON & HYLAND	310.924.4664	www.HeatherBilyeu.com	


1201 LARRABEE ST #205	Open	11-2	592H5	NEW
\$634,000	2+2	CONTEMPORARY		
	SOPHISTICATED, SERENE, AND SPACIOUS CONDO IN FANTASTIC LOC.!			
Gorgeous quiet, rear facing condo north of Sunset Boulevard. Large square footage. Lovely western & northern green views. Large Living/dining area with fireplace and large terrace. Open floor plan with open remodeled cooks kitchen & amazing built-ins. Higher smooth ceilings, large master bedroom with huge terrace and walk-in closet, shower with window. Full-size washer and dryer, 2nd bedroom with built-in office and Murphy style bed. 2 side by side parking space. Shows beautifully.				
MLS#14-774057		Michael Collins 310-467-4567		
COLDWELL BANKER-BH N		WHollywoodCondos.com		

947 N EDINBURGH AVE	Refresh.	11-2	NEW
\$1,349,000	3+2	1sty-SPANISH	
	GORGEOUS RESTORED SPANISH ON LARGE LOT!		
Spanish "mini-compound", manicured gardens and tons of space in the ample, very private, front and back yards. Thoughtfully restored and impeccably maintained home that is simply beautiful! A 28' long living room with 10' ceilings and flawless Batchelder fireplace greet you. Filled with restored ORIGINAL charm including light fixtures, hardware, doors and all woodwork. Updated plumbing and electrical, newer roof, remodeled kitchen and baths, newer windows, and plenty of natural light.			
Stephen Apelian BEVERLY HILLS SOUTH	(323)804-3400	www.947edinburgh.com	

8455 FOUNTAIN AVE #403	Open	11-2	592J5	NEW
\$629,000	2+2	CONTEMPORARY		
	STUNNING PENTHOUSE WITH JETLINER VIEWS IN PRIME WEHO LOC.!			
INCREDIBLE PENTHOUSE AT POPULAR FOUNTAINVIEW CONDOMINIUMS - TWO STORY TOP FLOOR SOUTH-WEST CORNER WITH JETLINER OCEAN TO CITY VIEWS. UNIT WAS REDONE YEARS AGO WITH GREAT STYLE AND TASTE. HARDWOOD FLOORS THROUGHOUT, LIBRARY/LOFT SITTING AREA ABOVE LIVING ROOM, MARBLE 3/4 BATH, 2ND BEDROOM BEING USED AS STUDY/ DEN, GREAT CLOSETS, LARGER BATH WITH SUNKEN TUB, SKYLIGHT & STALL SHOWER. 2 SIDE x SIDE PARKING SPACES + SEPARATE STORAGE ROOM. LOVELY COMPLEX WITH SWIMMERS POOL, 2 SPAS, GYM AND MEETING ROOM				
MLS#14-776649		Allie Riley 310-467-4567		
COLDWELL BANKER-BH N		WestHollywoodPenthouse.com		

901 N ORANGE GROVE AVE	Open	11-2	593/B6	NEW
\$749,000	2+1	1sty-COUNTRY FRENCH		
	BEAUTIFUL COTTAGE-STYLE FRENCH FARM HOUSE			
Near trendy Melrose and Santa Monica - 2 bed, 1 bath . Hardwood floor thru out . Distress white wash old brick fireplace, pine cabinet built in, French country kitchen, original tile bathroom, organic gardens, very private behind gates. This home is loaded with charm and character perfect for your condo client that are looking for a yard. Dream location near the Grove, trendy Melrose and the famous Whole Food market on Santa Monica and Fairfax. So much potential to make it your perfect home.				
Louvet/Wight KELLER WILLIAMS - BH	310 968-9978	www.TheLouvetGroup.com		

1351 N CURSON AVE, UNIT 206	Open	11-2	NEW	
\$599,000	2+2.5			
	GREAT VALUE AND READY TO MOVE IN!!!			
Come see this striking 2 + 2.5 townhouse style unit. High ceilings flooded with natural light. The massive master suite has a large walk-in closet and generous master bath. The second bedroom suite with it's own bath and ample closet space, sets this unique property apart, and creates the feeling of an elegant home. Comfortable and casual living!!				
Scott Segall DOUGLAS ELLIMAN		310.480.4823		www.ScottSegall.com

7168 WILLOUGHBY AVE	Open	11-2	593D6	NEW
\$749,000	2+1	SPANISH		
	CHARMING SPANISH STYLE HOME IN WEST HOLLYWOOD AREA!			
Lovely 2 BR/1 BA home with spacious & bright living room with custom paint & newer hardwood floors throughout. Updated kitchen has granite counters & stainless steel appliances. French doors open to a wrap around deck. Both BRs are very comfortable & boast ample closet space including a walk in located in the 2nd BR. Additional multi-functional bonus room has storage cabinetry. Other upgrades include a remodeled BA, central AC/Heat plus new sewer line. Prime opportunity to own in West Hollywood!				
MLS#14-778207		Benjamin S. Lee COLDWELL BANKER-BH N		
		Dshwshr,Rng/Ovn,Fridge		

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-Arin Larson 310-390-6655		
REDWOOD REALTY		Cbl,Dshwshr,Micro,Rng/Ovn,Fridge		

10 West Hollywood Vicinity Condo / Co-op

10 West Hollywood Vicinity Lease


621 N ORLANDO AVE #6	Refresh.	11-2	593A7	NEW
\$779,000	2+2.5	3sty-CONTEMPORARY		
	CRISP CONTEMPORARY WEHO TOWNHOUSE			
Crisp contemporary three story West Hollywood townhouse with 2 bedrooms, 2.5 baths & den. Open floor plan main level has living room w/fireplace, dining area and roomy kitchen. Patio off living room plus powder room. Upstairs has a generous master with walk in closet and a cheerful second bedroom - both w/re-done baths. Lower level, has den/office/guest room. Separate laundry and direct access to the garage. Bamboo floors and carpeting. Super close to WeHo's shopping and dining hotspots.				
MLS#14-777845		Bill Lustig 310.770.0283		
JOHN AAROE GROUP		please visit www.621northorlando.com		

8720 SHOREHAM DR #A	Open	11-2	592J5	NEW
\$7,500	2+2	OTHER		
	GLAMOROUS HOLLYWOOD REGENCY CONDO STEPS FROM SUNSET PLAZA.			
The elegant 1930's Regency Condo Classic offers you a ground floor 2 bedroom, 2 bath, private garden, is approximately 2050 sf of beautiful space. The unit is Light Bright and very comfortable and includes High Ceilings, Original Crown Moldings, Hardwood Floors, a Formal Dining Room, Fireplace in the Living Room and a Private Garden Patio Extraordinaire. The unit is fully furnished and has a washer and dryer within.				
MLS#14-770451		Seymour Schaffel 310-550-8751		
THE SCHAFFEL GROUP		Dshwshr,Dryer,Grbg Disp,Intrcm,Rng/Ovn		

TUESDAY

11 Venice Single Family

X 2469 WALGROVE AVE	Lunch 11-2				
\$950,000	3+3	2sty-SPANISH	NEW		



BEAUTIFUL FAMILY HOME

Beautiful family home on an expansive 5,200 sq.ft lot in the heart of everything! Completely updated, this home is turnkey and ready to go! At almost 2,000 sq.ft. this spacious light infused floor-plan encompasses gleaming bamboo hardwood floors, crown molding throughout, skylights that saturate with natural light & a large gourmet kitchen with beautiful cabinetry, stone tile flooring & stainless steel appliances. Enjoy 2 bedrooms on the lower level, an oversized master suite on the upper level.

Alarm System, Built-Ins, Dishwasher

Tami Pardee PARDEE PROPERTIES	310-907-6517	
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917 NOWITA PL	Open 11-2	671J5			
\$3,995,000	4+3	2sty-ARCHITECTURAL	rev		



SPECTACULAR 4BR/3BA + OFFICE ON PRIME VENICE WALK STREET

Sophisticated residence - 3,000+ sq ft of living space plus private rooftop deck w unobstructed 360° views. Impressive 2 story entry, open 1st floor illuminated by 16-foot stacking glass wall, extraordinarily landscaped, generous yard w fire & water features. Exceptional interior: white rift oak & walnut cabinetry, solid 5-inch white oak bleached floors & Italian plumbing fixtures. Cook's kitchen: 13-foot island finished w honed statuary marble, Dornbracht faucet, Wolf range & 48-inch Sub-Zero.

www.917nowita.com

Jennifer Hughes BULLDOG REALTORS	310-383-7299	MLS#14-775701
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11 Venice Income

2016 ALBERTA AVE	Open 11-2	671H6			
\$1,445,000			NEW		



CHARMING & BEAUTIFUL DUPLEX JUST BLOCKS FROM BEACH


Charming & beautiful duplex near Venice canals and just blocks from the beach! Large 2BR/2BA, 2-story unit has fireplace in living room and master with French doors leading to private patio & beautiful, serene backyard. 1BR/1BA unit with balcony. Each unit has hardwood floors throughout, central heat, laundry in unit, recessed lighting and 2-car parking. Amazing for owner-users looking to live in one and rent out other. Gorgeous from the outside, even better on the inside!

Blf-Ins,Cbl

Robert Howell/Erika Kita KELLER WILLIAMS BH	(310) 702-7381	MLS#14-778115
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12 Marina Del Rey Condo / Co-op

310 WASHINGTON #501	Open 11-2	671H7			
\$1,545,000	3+3	ARCHITECTURAL	NEW		



CANAL VIEW TOWNHOME 3BD+DEN+3BA

Rare corner townhome w/ Canal View in coveted Beach Collection at Latitude 33. Open plan w/ 3 bd, den/office, 3 full ba & 2 car garage. Built in 2012 w/ Elan Smart Home System (control lighting, alarm, heat/air, audio & security video from phone or tablet). Kitchen has caeser stone counters & Bosch stainless steel appliances. Master suite has built out closets, separate tub & shower. Landscaped patio w/ automatic drip irrigation system. Complex has concierge, security guard, guest parking & gym.

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

Lisa Pound GIBSON INTERNATIONAL	310-710-6149	MLS#14-778329
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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.)

4342 REDWOOD AVE #C-109	Open 11-2	672B6			
\$729,000	2+2	CONTEMPORARY	NEW		




WONDERFUL CONDOMINIUM IN A SECURE COMMUNITY!

Property is located in close proximity to trendy shopping, restaurants and theaters in Marina del Rey. Unit is a corner unit that features three parking spaces, private balcony, kitchen with tons of cabinet space, natural light, living room with fireplace, spacious master suite with walk-in closet, master bath that has a standalone shower and spa tub. Unit also includes a breakfast area, dining area, washer and dryer. Wonderful condominium in a secure community!

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

Steve Sawai COLDWELL BANKER-MONT	310.899.3584	MLS#14-778397
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1046 PRINCETON DR #104	Refresh. 11-2	672A6			
\$699,000	0+1	ARCHITECTURAL	rev		



ASSUMABLE SELLER FINANCING AVAILABLE

17 of 30 Lofts left, ASSUMABLE SELLER FINANCING Available, Restrictions Apply. Silicon Beach Lofts in the Oxford Triangle of Venice near shopping and entertainment.Work/Live spaces, select units offering SS Appliances,Italian Cabinets,Marble Counter Tops,9'-30' Bow Truss Ceilings,Private Interior Elevator,Large Windows & Commercial roll up Doors,Skylights,Steel Beams,Large Balcony/Patio. Final CoFo issued 2010,Square footage listed is rentable sf and includes the interior and exterior space

Cbl,Dshwshr,Grbg Disp,Micro,Other

Lee Johnson SOTHEBY'S INTERNATIO	310-892-2244	MLS#14-763931
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13 Palms - Mar Vista Single Family

3360 BEETHOVEN ST	Open 11-2	672A3			
\$2,295,000	4+5	2sty-ARCHITECTURAL	NEW		



NORTHWEST CONTEMPORARY

Stunning Northwest Contemporary family home on over sized ocean view lot with a beautiful pool & spa. You will be inspired as you enter this beautifully laid out floor plan. French oak floors throughout provide warmth as the Marvin windows provide copious light and allow for ocean breezes. Stainless steel Viking & Miele appliances and a center island make the kitchen an entertainer's delight! Designer lighting fixtures and high ceilings lend to a stylish esthetic. Grassy yard with decks.

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

Tamra (Tami) Pardee PARDEE PROPERTIES	310-907-6517	MLS#14-767541
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X 11802 WASHINGTON PL	Lunch 11-2	672D4			
\$1,200,000	3+3.5	3sty-MODERN	NEW		



*******GRAND OPENING***** NEW SINGLE FAMILY RESIDENCES**

8 contemporary new individual homes with fee simple land, no common walls & low maintenance home w/drought tolerant landscaping & modern amenities. Open floor plans highlighted w/strand woven bamboo floors, limestone cladding entry, an inspired kitchen complete w/dining island, SS appliances & color quartz countertop, & pvt direct access garage. Private roof lounge for entertaining or relaxing & enjoying the sunset. 8 East: Lifestyle you deserve.

www.8EastMarVista.com

Joanne Lindsay PARTNERS TRUST BRENT	310.500.1413	MLS#14-774537
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X 11806 WASHINGTON PL	Lunch 11-2	672D4			
\$889,000	3+3	3sty-MODERN	NEW		



*******GRAND OPENING***** NEW SINGLE FAMILY RESIDENCES**

8 contemporary new individual homes with fee simple land, no common walls & low maintenance home w/drought tolerant landscaping & modern amenities. Open floor plans highlighted w/strand woven bamboo floors, limestone cladding entry, an inspired kitchen complete w/dining island, SS appliances & color quartz countertop, & pvt direct access garage. Private roof lounge for entertaining or relaxing & enjoying the sunset. 8 East: Lifestyle you deserve.

www.8EastMarVista.com

Wheeler Coberly PARTNERS TRUST BRENT	310.500.1317	MLS#14-774445
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TUESDAY


4049 ALLA RD	Open	12-2	672B5	NEW
\$779,000	2+1	1sty-TRADITIONAL		
				
OPEN 12-2 ONLY, TENANT OCCUPIED				
Walk or bike to dining, restaurants and shops from this well located, Marina adjacent home w/ a converted 2 car garage, currently used as a bonus room, Great for extra space, guest quarters or an office. A Large eat-in kitchen opens to a private back yard with mature trees surrounding the property. 1947 charm throughout with original wood floors.				
MLS#14-777365				
Janet Jung		310-720-4165		
ABBOT KINNEY REAL ES		Dshwshr, Dryer, Grbg Disp, Rng/Ovn, Fridg,		

3561 CLARINGTON AVE #108	Open	11-2	632F7	NEW
\$499,000	2+2	CONTEMPORARY		
				
STUNNING UNIT CLOSE TO DOWNTOWN CULVER CITY!				
Charming 2 BR & 2 BA front facing unit w/ great light & lush views. Open fir plan w/ dining area, gourmet kitchen w/ stainless steel appliances & large living area w/ fireplace & a spacious balcony. Lrge bdrms w/ their own bthrms, walk in closet & each rm opens up to the main balcony. Hrdwd floors throughout, plantation shutters, laundry inside, central heat/air, secured/gated building w/ spa & clubhouse. Close to Downtown Culver City and to the future Expo Line station at Palms & National.				
MLS#14-778017				
Walker/Spanier		310-430-1513		
KELLER WILLIAMS-SANT		Scott Walker and Neil Spanier		

12716 ADMIRAL AVE	Refresh.	11-2	672D6	red
\$1,595,000	+695000	5+5	2sty-ARCHITECTURAL	
				
SHOW STOPPING ARCHITECTURAL				
Stunning trophy property in the heart of Del Rey seconds from the farmers market, shops, theaters and restaurants! Enter into this beautiful extensively renovated architectural home with an open floor plan that is ideal for family living and perfect for entertaining. A mitered glass window infuses the property with light & is the first of many designers finishes that you find in this home that greets you at the entryway. Kitchen has stainless steel cabinets, Viking appliances and center island.				
MLS#14-765717				
Tamra (Tami) Pardee		310-907-6517		
PARDEE PROPERTIES		Cng Fan, Dshwshr, Dryer, Grbg Disp, Rng/Ovn		

14 Santa Monica Single Family

815 CENTINELA AVE	Open	11-2	631G5	NEW
\$2,595,000	4+2.5	MID-CENTURY		
				
MAGICAL MID-CENTURY RETREAT				
This tranquil gated home is hidden from the street and surrounded by lush gardens, creating verdant sunlit views from every room. Inside you'll find a large living room with wood-burning fireplace, an open kitchen/family room with stainless appliances, additional upstairs family room with balconies and views, and a floor plan encompassing 2869 sq ft designed for indoor/outdoor living. Franklin School district. Stroll to Brentwood Village and Farmers Market.				
MLS#14-777917				
Gary Barkin		310-251-5523		
L.A. REALTY & DESIGN		Dshwshr, Hood Fan, Micro, Rng/Ovn, Fridg		

3754 BOISE AVE	Lunch	11-2	672B4	red
\$1,393,000	+435000	4+3	ARCHITECTURAL	
				
PRICE REDUCTION - MV ARCHITECTURAL IN PRIME NEIGHBORHOOD				
This 4 bed, 3 bath two story home with lots of modern features sits on a sunny corner lot on a very special Mar Vista street. Enter into the living room with wood burning fireplace, built in douglas fir shelving and gleaming bamboo floors. The kitchen w/ stainless appliances & eat-in island has been tastefully remodeled & is open to the dining area. Enjoy summer BBQs & outdoor dining in the private grassy backyard with a vegetable garden, seating area and speakers. Beethoven Elementary School.				
MLS#14-768499				
Tiffany Rochelle		3102102213		
PARDEE PROPERTIES, I		Dshwshr, Dryer, Grbg Disp, Rng/Ovn		

325 W CHANNEL RD	Open	11-2	631B7	NEW
\$2,275,000	3+3	CALIFORNIA BUNGALOW		
				
UNIQUE PRIVATE SANTA MONICA CANYON MINI-COMPOUND				
Private & unique urban compound, completely walled & gated, set in the most sought-after of Los Angeles' canyons. Beautifully landscaped w peaceful gardens & a koi pond. Close to beach, restaurants & excellent schools. Renowned architect John Davis restored this extraordinary collection of 3 structures dating back to 1924. Said to be the beach cottages for the Crenshaw family, these half timber cottages are now showplaces of architectural history & contemporary use adaptation. Zoned for Duplex.				
MLS#14-778221				
Hugh Evans		310.500.1331		
PARTNERS TRUST BW		Blf-Ins, Dshwshr, Dryer, Grbg Disp Fan,		

3468 ROSEWOOD AVE	Open	11-2	672A3	rev
\$2,049,000	4+4	2sty-ARCHITECTURAL		
				
ECLECTIC ARCHITECTURAL				
Modern and bright architectural home in a charming neighborhood. Enter through the peaceful outdoor sitting area and the over sized statement piece front door where your eyes are immediately drawn to the grand steel staircase flooded with natural light. The abundance of sliding doors give this home plenty of indoor and outdoor living space - perfect for entertaining. The open concept living space features a beautiful gas fireplace and sliding doors that open to the front patio.				
MLS#14-776457				
Tamra (Tami) Pardee		310-907-6517		
PARDEE PROPERTIES		Blf-Ins, Dshwshr, Dryer, Grbg Disp, Hood Fan		

13 Palms - Mar Vista Condo / Co-op

3832 OVERLAND AVE #4	Open	11-2	672F2	NEW
\$499,000	3+3	CONTEMPORARY		
				
LARGE 2-STORY TOWNHOUSE WITH PRIVATE GARAGE.				
Large 2-story Townhouse with private 2-car Garage near Sony Studios & Downtown Culver City! Open living room with balcony, fireplace, wood "pergo" floors and powder room. Upstairs, Large master suite has its own fireplace, vaulted ceiling, skylights, his & her sinks & a walk-in closet. The 2nd bedroom also has vaulted ceiling, skylights and a remodeled bathroom. Awesome location across the street from LA Fitness, grocery store, good shops & restaurants and near everything in downtown Culver City				
MLS#14-777821				
Todd Miller		310-923-5353		
KELLER WILLIAMS-SANT		Dshwshr, Micro, Rng/Ovn, Wshr		

447 SYCAMORE RD	Open	11-2	631/B7	NEW
\$1,979,000	2+2.5	ARCHITECTURAL		
				
BEAUTIFULLY REINVENTED CANYON HOME.				
Custom architectural designed with respect for the land upon which it sits and seamlessly integrates the outdoor and indoor spaces with huge vanishing doors. 13 ft. kitchen & living room ceilings maximize the interior spaces while drawing natural light from the outdoors. Wide plank bamboo flooring throughout. All new landscaping w/ low maintenance hardscaping & plantings. Built-in gas fireplace and an impressive deck invite evening gatherings in the outdoors				
MLS#14-777549				
Isabelle Mizrahi		310-230-3720		
BERKSHIRE HATHAWAY				

2817 VIRGINIA AVE	Open	11:30-1:30	671J1	NEW
\$1,595,000	3+3	MODERN		
				
A SANTA MONICA OASIS...				
A Santa Monica oasis... This remodeled 3 BR/3 BA 1,850 sq/ft stylish Modern home is in the desirable Edison & Grant Elementary school zones, a short walk to the Bergamot Station Metro rail stop opening in 2015, Trader Joes, restaurants, a Library and parks! Warm open floor plan, bamboo floors, vaulted ceilings w/ exposed wood beams & decorative Fireplace in Living Room, multiple skylights, wonderful kitchen make this a perfect home for entertaining. Co-listed with Jackie Cohenca				
MLS#14-777549				
Rona Kaufman		3109628797		
TELES PROPERTIES, IN		Blf-Ins, Dshwshr, Rng/Ovn, Fridg, Satellite		

TUESDAY

2528 32ND ST	Open	11-2	672A1	NEW
\$1,295,000	2+1	TEAR-DOWN		




TEAR DOWN IN SUNSET PARK

Building opportunity for your investor, or owner user! The interior of this property will not be shown except for Tuesday Caravan between 11-2PM. There will be no by-appointment showings of the interior. Property is being sold for land value. This is a spectacular lot, South of Pearl, on one of the nicest tree-lined streets in Sunset Park. A rare find! 60 foot frontage, total lot size is 9,001 Sq.Ft.

MLS#14-777951
Ron Wynn 310-963-9944
COLDWELL BANKER-MONT

1324 HILL ST	Open	11-2	671H3	rev
\$1,999,000	4+3	TRADITIONAL		




SUNSET PARK TRADITIONAL WITH OCEAN VIEWS

Unbeatable California Craftsman influenced 2-story Traditional home located on the crest of one of the best streets in Sunset Park. The main floor offers a generous formal living room w/fireplace, 3 bedrooms and 2 bathrooms, an open concept center island cook's kitchen/family room with French doors opening to outdoor covered living/dining space with built-in heaters and private grassy yard. A soaring, center hall plan staircase leads to a true master suite, spacious walk-in closet & ocean views.

MLS#14-767241
T. Rustad P. Maurice 310.623.8825
RODEO REALTY - BH

1324Hill.com

2402 11TH ST	Open	11-2	671G3	NEW
\$1,258,000	4+2	TRADITIONAL		




CHARMING DUPLEX ON LARGE CORNER LOT IN SUNSET PARK!

Don't miss this rare opportunity to own a charming duplex in Sunset Park. Situated on a large corner lot (almost 6,400 ft.²). Unit 2402 is cozy with lots of plants & 2404 has a large flat open area for fun and recreation. Each unit has its own priv entrance & both units are 2+1's w/ hardwood floors. Detached two car garage which is currently not being used & which could be an additional rental revenue stream. The unit w/the large backyard is vacant w/tremendous upside potential in monthly rent.

MLS#14-778209
Michael Gruning 310-458-4024
PARTNERS TRUST SM

Built-ins

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



EXPANSIVE CORNER LOT IN SUNSET PARK

Charming updated bungalow on a 7300+ sq ft corner lot in the heart of Sunset Park! Enter into a spacious living area infused with light from over sized windows that provide fresh ocean breezes with hardwood floors throughout. Home has two bedrooms and an upgraded bath with tub and shower. Kitchen has stainless steel appliances and copious storage. Additionally there is a den/office and a lanai that open to the private garden accessed by French doors. 2 car detached garage and grassy back yard.

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

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

2427 31ST ST	Open	11-2	671J1	red
\$1,249,000	3+2	SPANISH		



ORIGINAL SPANISH IN SUNSET PARK

Just Reduced! Finally, here is your chance to get into sunny Santa Monica and award winning Grant School District. Come see this beautiful Spanish style house in Sunset Park. With almost 1,500 square feet of living space, this 3 bedroom and 2 bath house is spacious enough for almost any family. Award winning grant school district.

MLS#14-760729
Timothy Mullin 310-500-1435
PARTNERS TRUST BRENT

2117 6TH ST	Open	11-2	671F3	bom
\$2,399,000	2+2	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, hrwd flrs, 2 frplaces, 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

2527 7TH ST	Open	11-2	671G3	rev
\$2,375,000	4+2	CONTEMPORARY		



REMODELED SANTA MONICA BEACH HOME


Remodeled Ocean Park home has been remodeled. Upstairs the LR has beamed ceilings, floor to ceiling FP, walls of glass overlooking the yard, DR, kitchen, two bedrooms and one bath. Downstairs is the beautiful, private, master suite opening to a charming, Zen patio with steps to lower yard. Master suite has its own adjoining bath/laundry area. The yard is "paradise," and especially large for Ocean Park. Sitting area at the back of the yard has a fire pit five feet wide.

MLS#14-751195
Ron Wynn
COLDWELL BANKER-MONT

Fridg

14 Santa Monica Condo / Co-op

831 PACIFIC ST, UNIT 6	Open	11-2	NEW
\$939,000	2+3	3sty-ARCHITECTURAL	



SKY'S THE LIMIT!

If you like eye-boggling views, creative style living located in a great lifestyle neighborhood, then you'll love this offering. This 1502 sq ft Michael Folonis town home is loaded with 3 floors of living topped off with an amazing sky deck with 365-degree views. Incredible light filled space, walls of windows, open concept living, huge loft space, soaring ceilings, with 4 unique outdoor areas can all be yours. Private end unit with only 1 common wall, side x side parking.

MLS#14-751195
Laurie Woolner 3106990980
POWER BROKERS INTL.

Stove/Oven,Refrigerator,Dishwasher

3021 PEARL ST	Refresh.	11-2	671J1	rev
\$2,195,000	4+5	TRADITIONAL		



SUNSET PARK BEAUTY -- JUST COMPLETED !

This open, airy home blends the classic style of an East Coast Traditional w/ a modern California vibe. Itsfree flowing floor plan is perfect for entertaining & comfortable family living. The heart of the home is a sunny "Great Room" w/gourmet kitchen that flows outdoors to fab living & dining spaces, an outdoor fireplace, built-in BBQ w/ bar & grassy lawn. Enjoy the sea breezes this summer in friendly Sunset Park - minutes from coveted Grant Elementary, wonderful restaurants, shops & parks.

MLS#14-777177
Jerry Jaffe 310-403-4925
TELES PROPERTIES

Central Air, F/P, Detached Garage

3101 5TH ST #2	Open	11-2	671G4	NEW
\$868,000	2+2	TRADITIONAL		



OPEN HSE 11-2 TWILITE 5:30-6:30

Come to live at Silicon Beach in Ocean Park. This townhouse is a hard to find 2 bedrooms, 1.5 baths and dining that feels like an East Hampton home. There is a private front door to entry with 3 car private garage included. Living room with fireplace and dining area-all hardwood floors. Kitchen remodeled with all the extras and granite counter tops. Open floorplan to large private balcony for entertaining. Upstairs master bedroom with vaulted ceilings.

MLS#14-773125
De De and Kellie 310-871-4415
GIBSON INTERNATIONAL


DW,Washer/Dryer,Fpl.,Refrig.

TUESDAY

3208 COLORADO AVE #4	Open 11-2 631H6	NEW
\$750,000	2+3 CONTEMPORARY	
		
WWW.3208COLORADOAVE4.COM		
Sophisticated and sunny Santa Monica townhouse in prime location is the right fusion of style, taste and value. This exceptional updated home has gleaming hardwood floors throughout the lower level. Enjoy cozy nights in front of the fireplace on the custom built-in settee accented with Italian marble. Entertaining? The large eat-in kitchen and open dining/living area are perfect for having guests. The huge master suite has spacious walk-in closet and updated bath.		
MLS#14-775615 Regina Vannicola 310-625-2061 KELLER WILLIAMS-SM		
CIng Fan,Dshwshr,Grbg Disp,Micro,Rng/Ovn		

1021 12TH ST #208	Open 11-2 631E7	NEW
\$545,000	1+1 TRADITIONAL	
		
IMPRESSIVE ONE BEDROOM LIGHT & BRIGHT SANTA MONICA CONDO		
Impressive one bedrm condo in Prime North of Wilshire location. An easy stroll to Montana for morning coffee, the market(s), or dining. This completely remodeled, single level condo has a light and bright feel, beautiful hardwood floors, kitchen with granite, newer appliances, wonderful bath with separate tub & shower, and secure gated parking. Location - Location - enjoy being in the flats of SM close to 3rd Street Promenade, the Beach, Palisades Park, all the shops, restaurants and more.		
MLS#14-774543 Craig Navig 310.880.3665 COLDWELL BANKER-PAC.		
Cbl,Dshwshr,Frzr,Grbg Disp,Hood Fan		


3207 COLORADO AVE #2	Open 11-2 631-H6	NEW
\$709,000	2+3 CONTEMPORARY	
		
FIND YOUR VERSATILE TOWNHOUSE IN HEART OF THE CITY		
A comfortable home invites you to live in the heart of Santa Monica. Move-in condition townhouse in gated 5-unit complex boasts 2 large Bedrooms w/vaulted ceilings. Upgraded bathrooms w granite, stone, tile and cabinetry. Nice balcony off Master. Remodeled kitchen w/custom cabinets, rec. light, newer appliances. Center hall w/half BA. Open flr plan overlooks patio, good for BBQ. Perfect space for those needing room for home office or 2nd BR for more family. New HVAC. Low dues. Xtra storage		
MLS#14-778079 Ruth Shari 310-442-1646 COLDWELL BANKER - BW		
Dshwshr,Dryer,Grbg Disp,Micro,Rng/Ovn		

14 Santa Monica			Income
2402 11TH ST	Open 11-2 671G3	NEW	
\$1,258,000	Duplex TRADITIONAL		
			
CHARMING DUPLEX ON LARGE CORNER LOT IN SUNSET PARK!			
Don't miss this rare opportunity to own a charming duplex in Sunset Park. Situated on a large corner lot (almost 6,400 ft.²). Unit 2402 is cozy with lots of plants & 2404 has a large flat open area for fun and recreation. Each unit has its own priv entrance & both units are 2+1's w/ hardwood floors. Detached two car garage which is currently not being used & which could be an additional rental revenue stream. The unit w/the large backyard is vacant w/tremendous upside potential in monthly rent.			
MLS#14-778225 Michael Gruning 310-458-4024 PARTNERS TRUST SM			
Built-ins			

1914 11TH ST, UNIT 2	Open 11-2 671/G2	NEW
\$675,000	2+2.5	
		
EXCEPTIONALLY BRIGHT TOWNHOME!		
Light and bright 2bd/2.5ba + loft townhome in intimate six unit complex. Enjoy tree-top and street views. Living room with hi-vaulted ceilings and fireplace. Master has two large sliding wall closets and private patio. Wood floors throughout the living area. Direct access to garage with two side by side spaces. Laundry inside unit. Complex is gated and secured.		
Dan Urbach 310.230.3757 BERKSHIRE HATHAWAY		
www.191411th.com		

2117 6TH ST	Open 11-2 671F3	bom
\$2,399,000	Triplex 2sty-SPANISH	
		
VINTAGE SPANISH SFR 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 frplaces, 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		

1436 20TH ST, UNIT 10	Open 11-2 631-G7	NEW
\$649,000	2+3 CONTEMPORARY	
		
WWW.143620THST10.COM		
Spacious and bright 2/2.5 townhouse in great Santa Monica location close to shopping, restaurants, area hospitals and the new Metro line. High ceilings, great layout, large private patio. New carpet and paint. Side-by-side parking, inside laundry, central air/heat. Building has guest parking.		
Regina Vannicola 310-625-2061 KELLER WILLIAMS-SM		

15 Pacific Palisades			Single Family
16670 VIA LA COSTA	Open 11-2 630/H1	NEW	
\$14,500,000	6+8 2sty-CONTEMP MED		
			
THE KING OF THE HILL			
An approximately 10,700 sq.ft. luxurious villa secluded at the top of the knoll. Spectacular unobstructed views of the gorgeous Pacific Ocean and mountains. Resort style infinity pool with swim up bar, sunken outdoor fireplace and lounge areas plus flat grassy yard, great for entertaining. Extraordinary master suite, dual master baths, gracious closets and large ocean view balcony.			
Shen Schulz 310.980.8809 SIR, PAC. PAL.			

2519 KANSAS AVE, UNIT 103	Open 11-2 671H1	NEW
\$589,000	2+2.5	
		
WWW.2519KANSASAVE103.COM		
Are you looking for a Santa Monica home with a great beach vibe? This wonderful property is near the beach, the Farmers Market at Virginia Park and the new Santa Monica Library. Enter through private patio to the front door and you will love the bright open floor plan. Upgraded flooring and crisp white detailing are waiting for you to enjoy in this two bedroom two and a half bath home.		
Sherri Noel 3109948721 KELLER WILLIAMS - SM		
stove,dshwshr,fridge,wsr,dryer		

NO TAX RETURN NEEDED TO QUALIFY!

CHRIS FURIE

BRE 1004991 | NMLS 357449

DAMON GERMANIDES

BRE 1794261 | NMLS 317894

310-859-0488

www.insigniamortgage.com




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TUESDAY

1514 SAN REMO DR	Open	11-2	631D3	NEW
\$13,750,000	5+7	ARCHITECTURAL		



UNPARALLELED CHIC

This residence offers a discerning buyer the finest architectural design concept with top of the line rich and lush finishes throughout in a prime location with views. 5 Bedrooms and 6.5 Bathrooms, media room, master office and staff office, pool and spa.

MLS#14-769375

Judy Feder 310.858.5464
HILTON & HYLAND

Dshwshr, Dryer, Frzr, GrbgDsp, Hoodfn, Other

528 LOMBARD AVE	Open	11-2	631-A6	NEW
\$2,495,000	3+3.5	1sty-TRADITIONAL		



528 LOMBARD | THE JEWEL OF THE PALISADES | SEE FULL PAGE AD

Private gated compound concealed behind tall hedges & mature trees, just steps to the Village in the coveted Via Bluffs. Enter into a hidden world of lush, drought tolerant gardens, towering palms, & a dipping pool/spa. Amidst this sanctuary awaits a chic bungalow & separate guesthouse where traditional California architecture blends modern features with thoughtful design. Light & airy with vaulted ceilings, open living spaces & French doors that seamlessly connect indoor & outdoor living.

RUTSTEIN | HOLCOMB 310-500-3921
PARTNERS TRUST BH

www.528LOMBARD.com

715 NAPOLI DR	Lunch	11-2	631/A2	NEW
\$8,995,000	7+8.5	3sty-CAPE COD		




AMAZING LOCATION!

Stunning New Nantucket style home nestled in the Lower Riviera. Elegance, Glass and Quality define the integrity of this home. This home showcases approximately 8,200 sqft of living space with 7 bedrooms, 8 full and 2 half bathrooms. Enter this picturesque entry with beautiful wide staircase and very formal living and dining room. Kitchen has oversized island, which opens to a very alluring family room. Upstairs feature 4 bedrooms including the exemplary master bedroom and bath.

Marco Rufo 310.488.6914
BERKSHIRE HATHAWAY

Elegance is embraced in every corner!

1139 MONUMENT ST	Open	11-2	631A4	NEW
\$1,999,000	2+1	1sty-TRADITIONAL		



FANTASTIC IN TOWN BUILDER FRIENDLY LOT


Slightly elevated and seated well on prime mid Monument this highly sought after in town adjacent 7500ft lot (per assessor) with 2BD/1BA years to be remodeled, expanded or newly developed. Completely livable to move in now while you plan and permit your dream home. Close to schools, the park, shopping and dining. Property sold in "as is" condition. See Private Remarks.

MLS#14-777271

Brian Bleak 310-428-1112
BERKSHIRE HATHAWAY

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

525 ALMA REAL DR	Open	11-2		NEW
\$5,750,000	5+4			



CHIC, LIGHT, AND BRIGHT CONTEMPORARY ESTATE

Chic, light and bright contemporary estate situated in what is considered one of the most premiere areas of Pacific Palisades. Has the most fabulous canyon and ocean views in the area. Located in the Huntington Palisades, this spectacular home sits on a large lot and features 5 bedrooms, 4 bathrooms, 3 fireplaces (in the living room, den and master bedroom), great ceiling height, and brand-new gourmet kitchen.

Brenda ChandlerCooke 310.614.3434
HILTON & HYLAND

3641 SURFWOOD RD	Open	11-2	630E5	NEW
\$1,599,000	3+2.5	1sty-CONTEMPORARY		



GREAT SUNSET MESA HOME!

Desirable one level floor plan home in sought-after Sunset Mesa neighborhood. Well cared for. Hardwood floors in kitchen, family room and dining area. Kitchen with granite counters and bay window. Mountain, Santa Monica Bay, Queen's Necklace views from kitchen and back yard. Enclosed, flat back yard. Easy access to Santa Monica, Palisades and Malibu centers. Move right in or bring your designers and builders and enhance to its full potential.

MLS#14-777009

Marta Samulon 310-230-2448
COLDWELL BANKER-PAC.

Blf-Ins, Cbl, Dshwshr

350 N LAS CASAS AVE	Open	11-2	630H6	NEW
\$3,249,000	4+3.5	CAPE COD		



WONDERFUL, UPDATED CAPE COD

Wonderful family home, extensively remodeled Cape Cod "in the loop" on Las Casas. White picket-fenced home featured in 2014 Palisades Garden Tour. Updated 4 bedroom 3 1/2 bathroom home has kept original detailing & lines of a traditional Cape Cod home. Bright & open floor plan- easy entertaining w/ designer finishes & natural wood floors. Step into the backyard & you have entered your own playground with a pool, tree house, in-ground trampoline and a sport court.

MLS#14-778545

L Citron, FR Smith 310-874-1423
PARTNERS TRUST BRENT

BBQ, Blf-Ins, Dshwshr, Dryer, Frzr, Other

16315 AKRON ST	Open	11-2	630-J5	NEW
\$1,579,000	3+2	1sty-RANCH		



FIRST TIME ON MARKET IN 35 YEARS!

Traditional one story Ranch w/a terrific floor plan for easy indoor/outdoor California living. 3 family bedrooms all together: master with bath and two other beds with a bath. Parquet floors throughout. Kitchen has been architect remodeled w/a big breakfast room & salttillo tiles; center island and a large pantry. Large side yard & red brick patio w/lovely trees & good privacy. Direct access two car garage. Marquez School. Sold as is. A great opportunity to remodel and create your dream home!

MLS#14-778547

Mary Beth Woods 310-571-1358
COLDWELL BANKER

www.16315Akron.com

17093 LIVORNO DR	Open	1-2		NEW
\$3,190,000	4+3.5	2sty-MEDITERRANEAN		



CUSTOM-BUILT IN 2007

Traditional details w/modern amenities. Gated & set along the Livorno/Bollinger curve with a wonderful presence. Formal living and dining rooms with waffle-pattern ceilings off beautiful kitchen and breakfast area (with beverage bar). Guest suite and den/office on main level. Upper level enjoys an extra wide hallway that connects 3 bedrooms (with a wrap-around balcony & ocean views/breezes) and two large baths. Private wood deck off main level plus rooftop deck with views.

Michael Edlen 310-230-7373
CB - PAC PAL

Built-ins, frig, stove/oven, dishwasher

15000 CORONA DEL MAR	Open	11-2	631B7	red
\$12,995,000	6+6.5	TRADITIONAL		



TROPHY PROPERTY WITH BREATHTAKING VIEWS


Exquisite 6 bedroom/6.5 bath New England style home custom designed & renovated for the current owner resting majestically on a large, beautifully landscaped rim lot in the Huntington Palisades. Gated, private, conveniently located near the village with breathtaking, uninterrupted whitewater ocean views that stretch from Palos Verdes to Malibu. Focusing on style, as well as functionality, the designer created a modern residence while keeping the warmth and familiarity of a Traditional home.

MLS#13-711043

Jody Fine 310-230-3770
BERKSHIRE HATHAWAY

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

1716 SAN REMO DR	Open	11-2	631D3	red
\$2,699,000	2895000	3+2.5	2sty-CONTEMPORARY	




PALISADES RIVERIA - RIM VIEW

Located on the view rim of the opulent Palisades Rivera is this Cliff May designed light filled contemporary home. Enjoy indoor outdoor living via wrap around decks with panoramic mountain and canyon views. Large great room with walls of glass, vaulted ceilings and sky lights. Create a fabulous Pied-a-Terre in a serene sylvan setting. Close to \$20 million dollar trophy properties.

MLS#14-732473
James Respondek 310-255-5411
SOTHEBY'S INT'L.

Cbl,Clng Fan,Dshwshr,Grbg Disp,Rng/Oven

15 Pacific Palisades	Lease			
400 ALMA REAL DR	Open	12-2	631B6	NEW
\$8,000	3+3	1sty-RANCH		



GREAT LEASE IN THE HUNTINGTON!

Location, Location, Location! Huntington Palisades single level, gated Ranch style home. Open floor plan for entertaining. Dining room that overlooks the pool and charming step-down family room. Bamboo wood flooring in LR/DR & Bedrooms. Living room and den w/ fireplaces. Light & bright kitchen with newer appliances, granite counter tops & eat-in area. Rear patio for dining and BBQ. Lush gardens. Separate laundry room. Near the Village and park. Two-year lease preferred.

MLS#14-762831
Mary Young 310-255-3416
BERKSHIRE HATHAWAY

Dshwshr,Dryer,Grbg Disp,Fridg,Wshr

3625 SURFWOOD RD	Open	11-2	630E5	red
\$1,800,000	4+3	CONTEMPORARY		



ONE OF THE MOST WELL SITUATED PROPERTIES IN SUNSET MESA!

Home features a spacious living room with fireplace that opens to an inviting backyard with the queens necklace, ocean and mountain views. Separate dining area leads to a kitchen that offers stainless steel appliances. Master bedroom looks out to the backyard with views. The home also features three additional bedrooms, all of which have their own distinctive flavor. Home is great for entertaining, has amazing indoor/outdoor flow and is abundantly light and bright throughout the day!

MLS#14-765093
Steve Sawai 310-899-3584
COLDWELL BANKER-MONT

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

16 Mid Los Angeles	Single Family			
2234 S SPAULDING AVE	Refresh.	11-2	633A6	red
\$775,000	4+2	TRADITIONAL		



SIMPLY IRRESISTIBLE CULVER CITY ARTS DISTRICT ADJACENT HOME


Enter into a spacious living room with fireplace. Hardwood floors, updated windows & recessed lighting throughout. Large formal dining room opens to new kitchen w/granite countertops, custom cabinetry, stainless steel appliances, glass & stone mosaic backsplash, and tiled floors. The master bedroom includes a large walk-in closet & en-suite bath, large seamless glass enclosed shower and jetted tub. The master bedroom opens up to the yard, a perfect spot to play, relax or entertain.

MLS#14-769597
The Carrabba Group 323-899-2900
KELLER WILLIAMS RLTY

www.MidCityTraditional.com

15 Pacific Palisades Condo / Co-op

X 1790 PALISADES DR	Lunch	11-2	630F1	NEW
\$1,095,000	3+3	MEDITERRANEAN		



UPDATED TOWNHOME LOCATED ON THE RIM!

The best floor plan with mountain views on the rim! Updated town home! 3rd bedroom is currently a den but easily converted. Kitchen with granite counters, Viking range and stainless steel appliances. Living room with fireplace opens to patio. Wood floors, recessed lighting, smooth ceilings and newer carpeting. Gorgeous master bedroom suite with mountain views and large deck, master bath with Carrara marble. Enjoy a pool, spa, saunas, workout room and tennis court. Easy to show.

MLS#14-777655
Bonnie Hutchings 310.230.2437
COLDWELL BANKER-PAC.

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

18 Hancock Park-Wilshire	Single Family			
X 134 FREMONT PL	Lunch	11-2	633-F3	NEW
\$3,900,000	5+6.5	TRADITIONAL		




STUNNING GEORGIAN COLONIAL STYLE HOME

Recently renovated w/dramatic facelift inside & out. 24hr sec guarded home in Hancock Park. 2 mstr bds w/hot tub, fpl, & all bathrooms are redone w/natural stone marble flrs. French doors & windows throughout. 4Br/5.5Ba main hse + guesthouse, liv & din rm w/fpl, fam rm, exercise rm, grmt kit w/brand new, commercial quality, stainless steel appliances, laundry inside. Breakfast rm leads to beautifully landscaped front & back yard w/swimming pool & fountain.

June Ahn 323-855-5558
COLDWELL BANKER - HP

Open Saturday, July 26th 2:00pm-5:00pm

1518 PALISADES DR	Open	11-2	630/F1	NEW
\$748,000	2+2			



BEAUTIFULLY UPGRADED TOWNHOME IN SERENE SETTING

Brazilian cherry hardwood floors welcome you to the the living & dining rooms. Sattilo-tiled patio perfect for outdoor dining. Luxurious master suite w/ dual sinks, deep-soaking Kholer tub, walk-in closet & private balcony. Large 2nd bedroom & bath. Bonus office nook. Large eat-in kitchen w/ recessed lights. Inside laundry room. Newer heating & A/C system. Great storage space in attic & basement. Recently remodeled complex has pool, spa, gym & tennis courts.

Ali Rassekhi (310) 359-5695
COLDWELL BANKER

206 S RIMPAU BLV	Open	11-2	633F1	NEW
\$3,500,000	3+4	MID-CENTURY		



RARE MID-CENTURY WITH PANORAMIC GOLF COURSE VIEW!

Opportunity to create your dream home on a private cul-de-sac. Front door opens to sleek head on view through entry and living room glass doors to view of golf course. Master with en-suite bath overlooks pool and course. Large den/family room. 3 beds/4 baths (2 beds accessed from outside). Sparkling swimmers pool and entertainer's patio. Cameras and security. 3rd Street School. Trust sale - no court.

Lisa Hutchins 323.460.7626
CB - HANCOCK PARK

#1 Agent in Hancock Park since 1994



TheMLS™ App
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Search for Homes in Southern California.
Now With "Member Only" Features!



TUESDAY

241 S NORTON AVE	Refresh.	11-2	NEW
\$2,410,000	0+0		



LOVINGLY RESTORED 1910 CRAFTSMAN

After 20 loving years, this family has grown & decided to move on & now hand this beautiful home to another loving family to care for through the coming years. This charming family home sits on one of the best streets in Windsor Square - LR w/ original Batchelder FP & Douglas fir crown mouldings, cozy library w/ built-ins, a formal DR w/original stained glass,kitchen w/Mission-style cabinetry. 4 BD & 3 BA, charming deck for outdoor entertaining, a large,grassy yard w/ a sunny art studio.

Jill Galloway 323-842-1980
JOHN AAROE GROUP

733 S CITRUS AVE	Refresh.	11-2	633/E3	NEW
\$1,399,000	5+4	1sty-SPANISH		



A RARE OPPORTUNITY - TWO HOUSES ON ONE LOT!

Gated for full privacy, this remodeled Spanish house has great curb appeal. The main residence boasts 3bed/3baths, dining room, kitchen with Caesarstone counters, stainless steel Viking appliances, formal dining room and living room with fireplace.

The second house was built in 2014 and features 2 bed/1 bath, full kitchen and living room. Many possibilities - income property, home office, gym, guest house, artist studio, recording studio...Each house is separately metered.

Michele Lipkin 323.960.5062
SOTHEBY'S REALTY

Two-car garage & carport

426 N WINDSOR	Open	11-2	593G7	NEW
\$1,050,000	3+2	1sty-SPANISH		




Charming 3BR/2BA Spanish home. Large liv rm w/ Batchelder fpl flows into the formal dining rm. Tastefully remodeled kit. w/ new stainless steel appliances. Large master bdrm w/ private bathroom & walk-in closet. 2 additional bdrms connected by a remodeled Jack & Jill bathroom. French doors from kit. & master bdrm lead to a private, landscaped backyard w/ covered patio, perfect for al fresco dining. Garage renovation w/ professionally built in storage cabinets. Major system upgrades.

MLS#14-777973
Pete Buonocore 323-762-2561
KW - LARCHMONT

www.COREGROUPLA.COM

268 S LUCERNE BLVD	Open	11-2	633F1	red
\$1,790,000	+890000	4+3	MEDITERRANEAN	



CHARMING MEDITERRANEAN

WONDERFUL MEDITERRANEAN FEATURING 3 SIZABLE BEDROOMS UP W/ 2 UPDATED BATHS. MAIDS AND 1 BATH DOWN. STEP-DOWN LIVING ROOM WITH BATCHELDER FIREPLACE, STYLISH FORMAL DINING, CHARMING BREAKFAST, WARM & INVITING KITCHEN. SPACIOUS BACKYARD W/ PATIO FOR ENTERTAINING.

MLS#14-761071
June Lee / James Song 323.806.5003
COLDWELL BANKER - HP


James Song 323.841.7773

639 N JUNE ST	Open	12-2	593E7	rev
\$1,799,000	5+4	TRADITIONAL		

Great Value in prestigious Hancock Park! Situated on a double corner lot, this 2-story home offers 3,359 SF. Bring your imagination and contractors! HPOZ, non-contributing home.

MLS#14-744905
N.Hartman/L. Brenner 323-860-4259
COLDWELL BANKER - HP

18 Hancock Park-Wilshire				<i>Income</i>
637 N IRVING BLVD	Open	11-2	593G7	NEW
\$1,169,000		2sty-SPANISH		




GREAT DUPLEX PROPERTY IN LARCHMONT VILLAGE

Pride of ownership Duplex in the heart of Larchmont Village. Hardwood floors, central heat/air, nicely updated kitchens and baths, plus redone plumbing and electric. Also, newer windows, rebuilt back staircase, private back yard and remodeled garage with storage room. Fabulous character property! 2+1 and den upper and 2+1 lower. Tenant occupied.

MLS#14-769131
Bruce Walker 310-623-8722
RODEO REALTY - BEVER

Dshwshr, Dryer, Fridg, Wshr

19 Beverly Center-Miracle Mile				<i>Single Family</i>
100 S POINSETTIA PLACE	Open	11-2	633D1	NEW
\$2,495,000	5+4.5	2sty-SPANISH		




GRAND 5BR SPANISH WITH POOL IN DESIRABLE MIRACLE MILE AREA

Gracious entry opens to elegant lr w/fireplace, guest room/ office w/bathroom, formal dr, gourmet kitchen, large open eat-in area & family room leading to open patio, sparkling pool & lush backyard. Upper floor features master br w/large walk-in closet & master bath, junior suite & 2 additional brs & bath. Beautiful character detailing thruout, new designer carpeting, hardwood floors, planation shutters & detached garage w/ample storage. Centrally located & truly a unique and special property.

MLS#14-778137
Jeremy Ives 310-858-1902
TELES PROPERTIES

100SouthPoinsettiaPlace.com

6115 WEST 6TH STREET	Open	10:30-2:30	NEW
\$1,800,000	6+4		




FIXER FIXER FIXER! GREAT STARTER CONDITION PROPERTY

FIXER! FIXER! FIXER! GREAT STARTER CONDITION PROPERTY LOCATED ADJACENT TO THE FAIRFAX DISTRICT ** R2 ZONED OVER 4,300 SQFT ON HUGE LOT OVER 7900 SQFT. OPEN HOUSE FOR TUESDAY JULY 22, 2014!!!!

MLS#SR14148902CN
Joe Diab 818-884-5478
RODEO REALTY

100 S LAUREL AVE	Open	11-2	NEW
\$1,599,000	3+3	1sty-SPANISH	



BEVERLY GROVE MINI COMPOUND

Romantic updt'd crtyrd Spanish on graciously sized crnr lot. Gated entry, lushly landscaped, fountain & Spanish tiled steps. Elegant LR w/hi ceilings, wd burning fp & period light fixtures & wndws. Formal DR w/custom wd shelving, outdr seating w/custom tiled fountain from Seville, Spain & fp. Lrg eat-in kit w/ctr isl & SS appl. Master ste overlooks bcktyrd w/en-suite BA +sep tub/shower, 2 sinks & walk-in closet. Grt indr/outdr flow perfect for entertaining. Sep permitted 1+1 gst ste+small office.

Adam Sires/Mike Nourmand 310.498.1024
NOURMAND&ASSOCIATES

www.100Laurel.com



The Source Of Real Time Real Estate™

TUESDAY

1106 S OGDEN DR	Open	11-2	633B3	NEW
\$1,549,000	3+2	SPANISH		




TWO-STORY AUTHENTIC SPANISH

Gated courtyard entry w fountain. Gorgeous liv rm w hi ceilings, wood floors & tall fireplace. Together w big formal dining room, large kitchen, separate breakfast area, bedroom & bath (could be maids) complete the downstairs. Upstairs master bedroom & bath, additional guest bedroom & sitting area, both w ornately detailed dressing areas. Sweeping palms, plantings & greenery envelop the property & enhance the backyard pool, spa & entertaining areas - keeping true to its genuine Spanish charm.

MLS#14-778341
Sally Aminoff 310 409 8900
COLDWELL BANKER-BH N

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

6354 WARNER DR	Open	11-2	633A2	red
\$1,325,000	3+2	VILLA		



MAJOR REDUCTION! TUSCAN VILLA IN COVETED CARTHAY CIRCLE!

Charming, Italian Tuscan styled Villa on expansive 8,200+ lot, situated in coveted and prestigious Carthay Circle. Highlights of this 1920's inspired home include 2 story entry with wrought iron doors/high ceilings, hardwood flooring, cozy living room with fireplace, spacious kitchen w/ breakfast area and formal dining room and French doors and windows. Ideal location is near the Beverly Center and the Grove, with the best dining, shopping and entertainment the area has to offer!

MLS#14-755539
Austin Brunkhorst 310-254-7989
COLDWELL BANKER-BH N

Dshwshr,Dryer,Grbg Disp,Hood Fan,Micro

8302 W 4TH ST	Open	11-2	633-A1	NEW
\$1,498,000	3+2.5	COUNTRY ENGLISH		




PRIVATE OASIS IN BEVERLY GROVE

Contemporary amenities harmonize with Old World charm in this 3BR, 2.5BA Beverly Grove home. Original leaded glass windows, beautifully restored Batchelder fireplace tiles, and decorative "icing" adorn the barrel-ceilinged living room. The chef's kitchen has a huge Carrera marble island with prep sink, Sub-Zero refrigerator, professional range, and double ovens. Mere moments from some of the best restaurants & boutiques in the city, Whole Foods & Trader Joe's, The Grove, and The Beverly Center.

Eli Karon 424-202-3262
TELES PROPERTIES INC

www.8302W4thSt.com

131 S FULLER AVE	Open	11-2	633C1	rev
\$1,950,000	5+4	SPANISH		




CHARACTER 1920'S SPANISH NEAR THE GROVE! 5 BEDS 4 BATHS!

Fuller Ave is quite simply one of the very best streets in Miracle Mile North. Perfectly positioned midway between Beverly & 3rd, this 5 bedroom, 4 bathroom 2-story character Spanish home is ready to be updated. Huge living room w/ vaulted beamed ceilings & fireplace, hardwood floors, French windows, Formal dining room, large kitchen, breakfast room, laundry room, huge family room w/ fireplace that open to deck and yard, & 1 bed & 1 remodeled bath comprise the 1st level.

MLS#14-775037
Jimmy Martinez 323-377-0548
PARTNERS TRUST BH

www.131Fuller.com

1154 S POINT VIEW ST	Open	11-2	633A3	NEW
\$1,465,000	4+3	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#14-773687
Greenberg/Weinstock 310-968-0605
BERKSHIRE HATHAWAY

1154SouthPointView.com

6301 MARYLAND DR	Refresh.	5-7	633B2	rev
\$1,865,000	4+3	SPANISH		



SPECIAL TWILIGHT OPEN HOUSE 5PM-7PM: BRING YOUR CLIENTS!


Truly spectacular one of kind Character Spanish in Prime Beverly Grove Location w/ 4 bedrooms & 3 bathrooms in approximately 3,400 square foot.. Lovingly restored, this 1930 Vintage Masterpiece has incredible original details that are absolutely stunning. Dramatic living room w/ 25-foot ceilings, magnificent fireplace & Juliet balcony, formal dining room w/ vintage crystal chandelier, turret style breakfast room, "prohibition" room w/ fireplace, large family room opens to lush garden & patio.

MLS#14-757405
Jimmy Martinez 323-377-0548
PARTNERS TRUST BH

www.6301marylanddrive.com

19 Beverly Center-Miracle Mile Condo / Co-op

1227 S CURSON AVE	Open	11-2	633B4	NEW
\$899,000	2+1	Isty-SPANISH		



FLOWING SPANISH WITH ORIGINAL DETAILS

FABULOUS FLOWING SPANISH HOME WITH UNTOUCHED ORIGINAL DETAIL & CHARM. ENTER THROUGH ENCLOSED SECLUDED COURTYARD INTO A LARGE LIVING ROOM COMPLETE WITH HIGH BEAMED CEILING & FIREPLACE. FORMAL DINING ROOM LEADS TO REMODELED EAT-IN KITCHEN WITH BACKYARD ACCESS. SEPARATE LAUNDRY ROOM. HARDWOOD FLOORS THROUGHOUT. STYLISHLY REMODELED BATH WITH CLAW FOOT TUB AND PEDESTAL SINK. LARGE BACKYARD WITH MATURE TREES. FANTASTIC BONUS ROOM CAN BE OFFICE/DEN. GREAT PLACE TO CALL HOME IN AN AMAZING NEIGHBORHOOD.

MORGAN PASCO 310-606-3887
MORGAN REAL ESTATE

HVAC, SS APPL, W/D, DISP

855 S WOOSTER ST #404	Open	11-2	632J3	NEW
\$599,000	2+2	Isty-CONTEMPORARY		



RARE TOP FLOOR CORNER UNIT + POOL
WWW.855SOUTHWOOSTER404.COM

Location...views! Rare chance to secure bright single level top floor corner unit, brimming w/light, in prime Beverly Hills Adjacent location. Inside laundry, rooftop pool. Living Room:high ceilings, fireplace, balcony. Dining room: coffered ceiling, wet bar+built-in cabinets. Kitchen + breakfast room. Master bath:dual sinks+granite countertop, large shower+spa tub. Master has high ceilings + 2 closets. 2nd BR has own balcony. 2-car parking+guest parking+storage closet. Sauna, gym. EQ Insurance

MLS#14-774169
Janis Gabbert 310.913.1987
PARTNERS TRUST SM

Blt-Ins,Cbl,Dshwshr,W/D,Grbg Disp

1649 S STANLEY AVE	Refresh.	11-2	633/B5	NEW
\$799,000	3+2	SPANISH		



CHARMING & FABULOUS PICFAIR VILLAGE SPANISH

Private, gated and behind a wall & tall hedge you will find this stunning home finished in smooth stucco & covered with creeping fig. Hardwood floors, a tall arched window with custom ironwork & dark stained beamed ceilings define an exquisite living room. The kitchen features Saltillo tiled floors, tiled countertops, custom cabinetry and stainless appliances. French doors lead you to a private outdoor kitchen with built-in BBQ and fountain. A perfect spot to relax, entertain or play.

The Carrabba Group 323-899-2900
KELLER WILLIAMS RLTY

www.Picfair-Village.com

104 S HAYWORTH AVE #201	Open	11-2	633B1	NEW
\$560,000	2+1.75	Isty-TRADITIONAL		



RARE OPPORTUNITY AND GREAT VALUE!

A Spacious 2 Bedroom 1.75 Bath Condo in Beverly Grove. Move in Ready, would be a phenomenal pied-a-terre or just a wonderful place to live. By CBS, the Grove, Trader Joe's and Whole Foods Market. Close to LACMA, Cedars Saini, Beverly Hills and West Hollywood and lots of trendy restaurants...don't miss this one.

MLS#14-777337
Rosalie Klein 3239358680
ENGEL & VOLKERS BH

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr


TUESDAY

20 Hollywood Single Family


X 735 N LAS PALMAS AVE	Lunch 11-2 593E6	NEW
\$2,699,000	5+6 2sty-ARCHITECTURAL	
NEW CONSTRUCTION - ARCHITECTURAL IN HOLLYWOOD!		
<p>Newly constructed, architectural home featuring over 4,000 sq ft of exquisite design and sophisticated finishes in one of the most coveted locations in Hollywood adjacent to Hancock Park. High ceilings and Fleetwood sliding glass doors create the quintessential indoor/outdoor flow perfect for entertaining. Top-of-the-line gourmet chef's kitchen, "smart" home technology, lighting and entertainment systems Each of the 5 bedrooms features en-suite baths. Sparkling swimming pool and spa. Don't miss!</p>		
		
<p>MLS#14-777457</p> <p>J. Okhovat and A. Acuff (310)435-7399 JOHN AAROE GROUP</p> <p>Blt-Ins,Dshwshr,Dryer,Micro,Fridg,Other</p>		


6411 MELROSE AVENUE	Refresh. 11-2	NEW
\$950,000	3+1	
HOLLYWOOD CLASSIC 20'S ARCHITECTURE		
<p>2 bedroom + office with a huge open space for the dining and living area, utility room and 1 car garage. The room is accented with plenty of natural light and 3 chandeliers. The open kitchen with recessed lighting and open beam style vaulted ceiling, tiled counters and backsplash, and a breakfast bar. Master bedroom is spacious with updated base and crown molding. A sliding glass door overlooking the rear. A 3/4 bath with tiled shower & flooring with an updated vanity and fixtures.</p>		
		
<p>MLS#SB14124519MR</p> <p>Ken Conant 310-729-9659 RE/MAX ESTATE PROP.</p> <p>www.KenConant.com</p>		

20 Hollywood Condo / Co-op

6250 HOLLYWOOD #12H	Refresh. 11-2 593F4	rev
\$1,970,000	2+3 MODERN	
THE BARKLAY BUTERA PENTHOUSE AT THE W HOLLYWOOD		
<p>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*</p>		
		
<p>MLS#14-762691</p> <p>Michelle Montany 323-476-1826 POWERPLAY DEST. PROP</p>		

21 Silver Lake - Echo Park Single Family


1433 WESTERLY TERRACE	Open 11-2 594C6	NEW
\$1,675,000	3+2.5 MODERN	
NEW CONSTRUCTION - ARCHITECTURAL IN HOLLYWOOD!		
<p>Hip and Cool in its stunning wood/glass/steel/concrete design this 3 bedroom, 2.5 bath and den 2 story home offers huge terraces with Corten fire pit and breathtaking views of the downtown skyline and surrounding Silver Lake hills. Designed and built by MS Elite General Construction Inc., this home offers a state of the art Crestron home automation system operated by IPAD offers controlled lighting, speaker system, central music and Air conditioning, and WIFI access. It is stunning not only in</p>		
		
<p>MLS#14-776159</p> <p>Rosemary Low SOTHEBY'S INTERNATIO</p> <p>Dshwshr,Hood Fan,Rng/Ovn,Fridg</p>		

1437 WESTERLY TER	Open 11-2 594C6	NEW
\$1,675,000	3+2.5 MODERN	
NEW CONSTRUCTION - ARCHITECTURAL IN HOLLYWOOD!		
<p>Unbelievably designed by the owner/builder/designer MS Elite General Construction Inc., this brand new organic steel/glass/wood home has 3 bedrooms, 2.5 baths and den. Stunning in finish materials with a warm wood, design, and views, this is a must see. Boasting Huge terraces with Corten fire pit to the downtown and hill views, and a level grassy back yard with its own patio. "One of a kind and the ultimate in contemporary architecture" best describes this masterpiece. State of the art Cres</p>		
		
<p>MLS#14-776249</p> <p>Rosemary Low SOTHEBY'S INTERNATIO</p> <p>Dshwshr,Hood Fan,Rng/Ovn,Fridg</p>		

1681 REDESDALE AVE	Open 11-2 594C6	NEW
\$799,000	2+2 MEDITERRANEAN	
MEDITERRANEAN RETREAT		
<p>Beautifully remodeled 2 bedroom, 2 bathroom Mediterranean-style retreat in the Silver Lake hills. Breathtaking Silver Lake hills views from the kitchen, dining and living room areas. Recent improvements include gorgeous tile and fixtures in the kitchen and bathrooms. Arched ceilings and hardwood flooring add to this classic 1920's retreat. Perched along a hillside minutes to shopping, restaurants, Silver Lake reservoir and dog park.</p>		
		
<p>MLS#14-778173</p> <p>Steve Sanders 323-828-6471 JOHN AAROE GROUP</p> <p>Grbg Disp,Rng/Ovn,Fridg</p>		

22 Los Feliz Single Family

5410 BLACK OAK DR	Open 11-2 593/H3	NEW
\$2,295,000	4+4 1sty-TRADITIONAL	
DESIGNER DONE, GATED, PRIVATE 4+4+POOL IN THE OAKS		
<p>Designer done gated private one story 4+4 with pool. Superb new Master Bath. Hardwoods. Former home of Jeff Lewis. Recently redecorated by AJ Bernard. Three car garage. Live in the park and enjoy year round recreation.</p>		
		
<p>RON HOLLIMAN 310-777-6216</p> <p>COLDWELL BANKER BH N</p> <p>Los Feliz Blvd to Dell Fern to Black Oak</p>		

X 3576 LOWRY RD	Lunch 11-2 594C2	NEW
\$1,995,000	4+3.5 MODERN	
NEW CONSTRUCTION - ARCHITECTURAL IN HOLLYWOOD!		
<p>Stunning Architectural reminiscent of the modernist works of the 1960's. A two story glass wall and soaring ceilings take full advantage of the sweeping views and fill the house with light. Living room, formal dining room, updated kitchen and bedroom with 1.5 baths complete the lower level. Master suite and den overlook the living room showcasing the grand scale. 2 additional bedrooms with bath are located on opposite side of the second level. 3 different exterior seating areas.</p>		
		
<p>MLS#14-777253</p> <p>Chris Serrano 323-671-1200 BERKSHIRE HATHAWAY H</p> <p>Dshwshr,Dryer,Grbg Disp,Rng/Ovn,Fridg</p>		

1921 N HOBART BLV	Open 11-2	NEW
\$1,595,000	5+4 2sty-SEE REMARKS	
CALIFORNIA CRAFTSMAN CIRCA 1933 5 BAR 3 BA, POOL, STUDIO		
<p>Opportunities are knocking at 1921 N. Hobart Blvd, A great area of LosFeliz This large home is on a beautiful tree lined street set behind a white fence. Hardwood floors, Original moldings, generous sized living & formal dining room. with built-ins. large eat in kitchen, adjoins the sun room and over looks the private pool. the 2nd level has 3 bedrooms and 2 full baths, the top floor could be used as a large bedroom/play room, with it's own bath, the garage has been converted into a studio.</p>		
		
<p>Jeffrey Young 213 819.9630</p> <p>SOTHEBYS SUNSET</p> <p>Pool, converted garage bonus & area's</p>		

TITLE 365

BUILD ON TRUST & PERFORMANCE

X 5696 HOLLY OAK DR		Lunch 11-2	593H3	red
\$1,699,000	3+2.5	MID-CENTURY		



REDUCED! EXPLOSIVE HILLSIDE VIEWS IN "THE OAKS!"

At the end of a cul-de-sac in the coveted "Oaks". Explosive Hillside views from almost every rm. Breathtaking great rm w high ceil, a frplce & floor to ceil wndws, step-down dining rm, remod kitch w caesar stone, stain steel. Mster bed feat views, lrg walk-in, french drs to deck & remod bth w walk in shower/steam rm. 2 more beds w deck access + remod guest bth. Hrdwd flrs,storage,decks w views along both levels,recess lghtng,newer roof & dual zone HVAC,800sq ft of expansion possibilities.

MLS#14-766019
Elisa G. Ritt 310-308-4287
NOURMAND BH

www.5696HollyOak.com

28 Culver City Single Family

11050 BARMAN AVE		Open 11-2	NEW
\$950,000	3+2	1sty-TRADITIONAL	



MOVE-IN READY AND CLOSE TO FARRAGUT ELEMENTARY SCHOOL

Welcome to one of the best homes in Culver City! Step onto the front porch and into the home as you walk across the red oak wood floors and into a great living room ready for entertaining. From there you can enter the gorgeous kitchen with Caesarstone counter tops, stainless steel Bosch appliances, and convenient washer and dryer hook ups. Go through the master bedroom with the remodeled bathroom and French doors that lead out to the backyard with the trellis and detached office.

Rick Albert 323.929.7653
LAMERICA REAL ESTATE

Bosch stove, range, oven, microwave

29 Westchester Single Family

9110 RAYFORD DR		Refresh. 11-2	702D4	NEW
\$818,000	4+2	1sty-TRADITIONAL		




WEST OF LINCOLN 4+2, PRIVATE CORNER LOT

MOVE IN READY REMODEL 4+2 WEST OF LINCOLN, ON A LARGE PRIVATE CORNER LOT W FIELD VIEWS. SPACIOUS, OVER 1600 SQ FT. WITH HIGH BEAM LIVING ROOM CEILING WITH TONS OF NATURAL LIGHT. NEWER KITCHEN AND MASTER BATHROOM. LAX SOUNDPROOFED WINDOWS + DOORS.

MLS#14-778495
Janet Jung 310 720 4165
ABBOT KINNEY REAL ES

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

7844 MIDFIELD AVE		Open 11-2	703-A2	NEW
\$799,000	3+2	TRADITIONAL		



LOVELY 2 STY HM ON QUIET TREE LINED ST - ALSO OPEN 5-7PM!

Beautifully maintained traditional 3BD+2BA home. Elegant living room. Kitchen has stainless steel appliances, spacious breakfast area. Bright family room with marble fireplace, spacious formal dining area. Large upstairs master suite, bay windows, skylight and shutters in bath. Travertine, tiles and hardwood floors, recessed and chandelier lighting. Front attached 1 car garage. Rear 2 cars garage converted to large entertainment room open to backyard with many fruit trees. 100% Feng Shui

Patrizia Medicina 310-613-6570
COLDWELL BANKER - BW

30 Hollywood Hills East Single Family

X 6225 WINANS DR		Lunch 11-2	NEW
\$1,398,500	3+3.5	3sty-ARCHITECTURAL	



ARCHITECTURAL GEM - JOIN US FOR LUNCH!

Contemporary gem by Architect Jason Teague offers everything we admire about good design. Handsome visually,Teague encapsulates MCM elements w/private staircase entrance to open,kitchen,dining, living areas, floor to ceiling windows and lovely views.A private outdoor dining room is one of the homes treasured areas. Master w/sitting room, panoramic city views, and bath w/soaking tub and steam shower. Two add'l bdrms and full bath.Guest quarters plus bonus room.Spectacular roof top deck.

Karen Lower
COLDWELL BANKER-BH N

www.6225Winans.com

2746 BELDEN DR		Open 11-2	593-F1	NEW
\$1,199,000	3+2.5	COUNTRY FRENCH		



EUROPEAN-STYLE CHALET

Hansel & Gretel have moved out. Now it's your turn to enjoy this lovely European-style Chalet. Step-down living room has high barrel ceilings, wood-burning fpl & oversized picture window. Formal Dining room with French Doors opens to a private garden & flagstone patio. Spacious Kitchen includes an eat-in breakfast area. Master bedroom with built-in wall closets & organizers. Den/Office could be 3rd bedroom. Ample Laundry Room & Gym with room to build your wine cellar in the basement.

Rose Ware 213-369-9171
BHHS - BEVERLY HILLS

Dshwsh,Grb Disp,Hood Fan,Ovn/Range

3256 VELMA DR		Open 11-2	563D6	NEW
\$1,195,000	4+3	SPANISH		



BEAUTIFULLY RENOVATED STORYBOOK SPANISH

Character abounds in this 1927 storybook Spanish resounding of "Old Hollywood". Beautifully and meticulously maintained and upgraded! There are 3bd & 2ba in the main house and a separate attached guest unit with its own bath and entrance. Period pieces include arched doorways, stained glass windows, stunning tile work as well as new custom handmade wrought iron sconces and chandeliers. Verdant gardens provide a peaceful serene surrounding. The quintessential in charm! An absolute must see!

MLS#14-778449
Perry/Helbling 323-397-6948
BERKSHIRE HATHAWAY

www.TheArtOfListing.com

30 Hollywood Hills East Condo / Co-op

6051 SCENIC AVE		Open 11-2	593F3	NEW
\$579,000	2+2	FRENCH NORMANDY		



RARE OFFERING AT CHATEAU BEACHWOOD

Rare offering in the historic & landmark building: Chateau Beachwood. Classical details include high ceilings, carved moldings in Living Room & Formal Dining Room; Hardwood Floors & French Windows. Carved stone stairway leads to 2 bedrooms upstairs, with original Filigree Ornament detailing on walls & ceilings. Master bedroom has a lovely private balcony. Full bathroom with separate bath tub & shower carefully preserved.

MLS#14-777603
David Yocum 310-560-6164
HILTON & HYLAND

Bit-Ins

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

31 Playa Del Rey Condo / Co-op

8160 MANITOBA ST #208	Refresh.	11-2	702C3	NEW
\$499,000	2+2	2sty-CONTEMPORARY		



FABULOUSLY REMODELED 2 BED/2BA IN RESORT SETTING

Beautifully remodeled 2 bed/2 bath. Wonderfully open floorplan gorgeous, wood grain laminate floors. Gourmet Kitchen w granite countertops and SS appliances All new granite countertops in baths. Crown molding. Spacious Master Bedroom has an en-suite bath and massive walk-in closet. Tons of custom wood shelves. Finishes around door frames unlike any other in Manitoba West! Gas or woodburning fireplace. Newly finished balcony and . Trees and light surround you. Upgrades galore

MLS#14-778511
Michelle Martino 310-880-0789
KELLER WILLIAMS RLTY

Dshwshr,Fridg

41 Park Hills Heights Single Family

5530 S GARTH AVE	Lunch	11-2	673A5	NEW
\$879,000	3+3	CONTEMPORARY		



ATTRACTIVE CONTEMPORARY IN UPPER LADERA HEIGHTS


Attractive Contemporary in Upper Ladera offers a great floor plan, spacious rooms and an abundance of storage throughout. An oversized living rm. & family rm. share a dual sided fireplace. The spacious kitchen w/breakfast area features a stainless steel double oven, electric cook top, built-in microwave, dishwasher and refrigerator. Service area with front loading washer & dryer are included. The master bath w/spa tub. Large covered patio and large back yard offer great possibilities to create

MLS#14-777581
Debra Jones 310 348-0099
KELLER WILLIAMS RLTY

Blt-Ins,Cing Fan,Dshwshr,Dryer,Grbg Disp

33 Malibu Single Family

30460 MORNING VIEW DR	Open	11-2	667B1	rev
\$24,950,000	5+12	2sty-VILLA		




VILLA WITH BREATHTAKING OCEAN VIEWS

Scenic, gated 6-acre property perched above Zuma Beach in Malibu. 5 bed, 8 bath offering unfettered ocean views, exquisite amenities and an unbeatable indoor/outdoor coastal lifestyle. Wide open living areas with high ceilings, hardwood floors, tall French doors. Chef's kitchen, master suite w/ocean views. Also: wine cellar, home theater, wet bar, 1960s bowling alley, saltwater infinity pool, outdoor entertaining areas, dressage ring, 8-horse stables, guest cottage & much more.

MLS#14-754511
Santiago Arana 310-231-2400
THE AGENCY

42 Downtown L.A. Condo / Co-op

460 SOUTH SPRING STREET #1002	Open	11-1	634F4	NEW
\$499,000	1+1	CONTEMPORARY		



ULTRA CHIC LOFT WITH JAW DROPPING VIEWS!

Located in the desirable Rowan building, next to Spring St., Park, this 10th floor corner residence will impress and stimulate your senses! Features high ceilings, exposed brick walls, restored oversized mahogany windows, open and airy floor plan and lots of natural light. Sleek modernized interior, wood floors, granite countertops plus city lights and park views. Listed with Devon Beck.

MLS#214026241IT
Hilda Hernandez 626-440-5100
BERKSHIRE HATHAWAY

www.460springst.com

35 Inglewood Single Family

2609 W 81ST ST	Lunch	11-2	703 G2	NEW
\$320,000	2+2	1sty-SPANISH		



1938 SPANISH IN CIRCLE PARK

This home is located on a tree-lined street in the Circle Park area of north Inglewood. The bonus room could be used as a 3rd bedroom. The home offers 2 bedrooms, 1.5 baths, formal dining room, kitchen, family room, and laundry area. This is a trust sale. Court confirmation not required.

Rhonda Payne 213-503-5282
RODEO REALTY- SUNSET

central air and heating

60 Tarzana Single Family

5214 BECKFORD AVE	Open	11-2	560G3	NEW
\$1,067,500	4+3	TRADITIONAL		



OUTSTANDING FLAT CUL-DE-SAC LOT IN PRIME TARZANA!

Situated on an outstanding flat cul-de-sac lot in prime Tarzana, with circular driveway and great curb appeal, rests this spacious traditional family home. Light filled formal living room features custom fireplace and mantle, generous formal dining space, large picture windows and gleaming hardwood floors. French doors open to an awesome yard w/ plenty of space for entertaining and dining. Take a dip in the refreshing pebble tech pool, or shoot hoops or play paddle tennis on the sport court!

MLS#14-777643
Alan Taylor 818-453-9175
JOHN AAROE GROUP

Dshwshr,Grbg Disp,Rng/Ovn

2707 W 78TH PL Open 11-2 703G1 **rev**

\$389,000	2+1	TRADITIONAL	
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STUNNING TRADITIONAL HOME

Stunning traditional home perfectly situated in the highly desired area of Morningside Park. Inviting living room w/ detailed crown molding boasts a decorative fireplace that leads into an open dining room and kitchen. Features include new A/C and heating, spacious bedrooms, refinished hardwood floors, new hardware, built-ins, recessed lighting, laundry room, new sewer main, separate garage, large back yard and new landscaping. This home is completely renovated & ready for immediate move in.

MLS#14-773165
Lancelot G. Kettler 310-424-0920
KETTLER FINANCIAL IN

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

62 Encino Single Family

3943 ARCHDALE RD	Lunch	11-2	561-G6	NEW
\$3,995,000	4+5	1sty-TRADITIONAL		



PREMIER ROYAL OAKS ESTATE

Premier Royal Oaks location on coveted Archdale Road. Single level open floor plan with soaring, vaulted wood beam ceilings, custom windows and doors and exquisite finishes, too many to mention. Spectacular master suite with sumptuous bath and two walk in closets. Center island kitchen with top of the line appliances, granite counter tops and spacious breakfast room. Lushly landscaped private grounds with patios, pool, spa, grass, fire pit, full guest house and large motor court.

Andrea Korchek 8183710933
WISH | SOTHEBY'S


Apx. 38,000 SF Lot/Guest House/Privacy




The Source Of Real Time Real Estate™

TUESDAY

5443 ENCINO AVE	Open	11-2	561B2	NEW
\$2,150,000	5+6	2sty-TRADITIONAL		
	Behind private gates in the highly desirable Amestoy Estates area of Encino sits this sprawling 4303 sq. ft. dream estate situated on a flat 27,230 sq. ft. lot. Completely remodeled within the last year with beautiful hardwood flooring throughout and highlighted by extensive crown moldings, 5 light filled bedrooms upstairs plus private maids quarters with full bathroom down. Highlighted by gorgeous pool, spa and lighted full size basketball court.			
MLS#14-778481				
Brian Nelson THE AGENCY	424-271-3346	Cbl,Dshwshr,Dryer,Grbg Disp		

4024 WITZEL DR	Open	12-2	562B6	red
\$1,499,995	†799000	5+4	2sty-CONTEMPORARY	
	JUST REDUCED MOTIVATED SELLERS MOVING OUT OF STATE			
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.				
MLS#14-749533				
Deborah Moore KELLER WILLIAMS BEVE	310-432-5727	Blf-Ins,Cbl,Dshwshr,Dryer,Frzr,Other		

4722 WHITE OAK AVE	Lunch	12-2	561B4	rev
\$2,245,000	5+4	1sty-RANCH		
	GATED SINGLE LEVEL ESTATE NESTLED ON A PRIVATE KNOLL			
Secluded, one level traditional residence on an over 23,000 sqft lot with mature landscaping in Rancho Estates. French doors, beautiful hrwd flrs, wood beamed ceilings, skylights, beveled glass windows and designer touches all enhance the character of this family home. Spacious mastr suite with over sized spa tub and sauna opens to pool area. Opn grounds w/ b-ball/sports court & lots of off street guest parking. Set back from the street, this home offers real privacy. See full page ad on p 45!				
MLS#13-700387				
James Muske COLDWELL BANKER-BH S	310-281-3901	BBQ, Pool, Dswshr, Intercom, Hood Fan		


73 Studio City Single Family


3121 OAKDELL LN	Open	11-2	592H1	NEW
\$2,995,000	6+4	TRADITIONAL		
	STUNNING TRADITIONAL			
Set privately at the end of a country lane, this stunning traditional boasts meticulous craftsmanship with bountiful natural light careening through the high-vaulted ceilings and open floor plan. Beyond a dramatic two-story foyer the main level boasts a chefs kitchen, vast living and dining areas for entertaining or raising a large family, an expansive master suite, and three additional bedrooms. A sweeping outdoor yard augments the home, with a large pool, rolling lawns, and patios.				
MLS#14-774407				
Jason Oppenheim THE OPPENHEIM GROUP				

72 Sherman Oaks Single Family

13401 CHANDLER	Open	11-2	562D2	NEW
\$1,249,000	3+3	1sty-TRADITIONAL		
	GORGEOUS POOL HOME IN CHANDLER ESTATES			
Single story traditional with contemporary flair. Architectural details include: built-in cabinetry; wood burning fireplace; marble hearth; beamed and coffered ceilings; bay window; hardwd floors; crown moldings; recessed lights; dual-glazed windows. Chef's kitchen features massive center island, built-in computer station, 2 ovens, 2 sinks, 2 dishwashers, S/S appliances. Landscaping and flagstone around gated, circular drive, entry courtyard and pool. A must see showplace.				
MLS#14-778399				
Hope Faust RODEO REALTY - BH	310-709-6319	www.13401chandlerestates.com		

4381 LEMP AVE	Open	11-2	562H4	NEW
\$2,095,000	4+5	TRADITIONAL		
	FABULOUS TRADITIONAL HOME LIKE NEW			
Fabulous like new Traditional Home on an over sized lot with Black pool and Spa.Just finished and impeccably staged! Gray hardwood floors throughout lead to a large open living and over-sized dining room.The master and two other bedrooms above are en-suite. Enjoy the open gourmet kitchen with top of the line appliances and center island. The kitchen opens to a secondary dining area and family room. Beautiful grass lawn, fruit trees and covered patio for entertaining year round.				
MLS#14-778035				
Diane Forbes Halliburton GIBSON INTERNATIONAL	3103396486	Cbl		

15152 HESBY ST	Open	11-2	561H3	NEW
\$1,100,000	3+3	RANCH		
	OASIS IN THE VALLEY			
Forget your daily hassles once you step into this Oasis in the heart of the Sherman Oaks. Sited front to back on an entire city block. Cozy 3 bedroom 3 bath with storybook details and a backyard that you won't want to leave. Updated, this one of a kind oasis is a must see. Family room and Master Bedroom open out to lush landscaping and plenty of entertaining areas. Gas grill outdoor kitchen with vine encircled dining area, Huge heated swimming pool and a free standing spa. Perfect for all!				
MLS#14-775549				
Rick Brucker RICK BRUCKER	310 557 1900	BBQ,Blf-Ins,Dshwshr,Frzr,Grbg Disp,Other		

4432 KRAFT AVE	Open	11-2	562J4	NEW
\$1,725,000	4+3	2sty-SPANISH		
	NEWLY-CONSTRUCTED SPANISH CONTEMPORARY!			
Light pours in this 4 Bedroom/3 Bath home in prime Studio City. Gorgeous, top-of-the-line designer features throughout. Open, flowing floor plan. Beautiful, floor-to-ceiling stone dual-fireplace. Kitchen boasts Ceasarstone counter tops, Jenn-Air Appliances, glass double doors that open to a spacious backyard. Spacious bedrooms. Master bath has dual vanities, separate spacious shower and relaxing tub. Convenient to every amenity. Walk to Aroma Café or nearby shops....Great school district.				
MLS#14-776599				
Roger Perry/Andrew Moore RODEO REALTY - BH	310-600-1553	Blf-Ins,Cbl,Dshwshr,Dryer,Frzr		

4518 NAGLE AVE	Open	11-2		NEW
\$799,000	3+3.5	1sty-RANCH		
	UPDATED SLEEK MID-CENTURY RANCH			
Super cool mid-century home on beautiful tree-lined street in lovely Sherman Oaks. Minutes to shops & dining on Ventura Blvd. Stacked Stone fireplace, gleaming wood floors, updated kitchen, AMAZING master retreat with fireplace, sumptuous master bath with huge custom tiled shower & designer soaking tub, super private backyard with sparkling pool and entertaining patio. Convenient to Hollywood and Westside.				
MLS#14-777295				
Thomas Mann KELLER WILLIAMS	424-234-6266			

4513 ETHEL AVE	Open	11-2	562D4	NEW
\$1,067,500	3+2	TRADITIONAL		
	SLEEK AND SOPHISTICATED STUDIO CITY RETREAT!			
Sleek and sophisticated Studio City retreat has been remodeled from head to toe with no expense spared and meticulously designed. Each room has beautiful details highlighted by thick baseboards and crown molding, plantation shutters, dark hardwood floors and custom lighting. Extensive use of quality stone and fine workmanship in the kitchens and baths will surely impress.				
MLS#14-777295				
Alan Taylor JOHN AAROE GROUP	818-453-9175	Blf-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg		

TUESDAY

4277 BECK AVE	Refresh.	11-2	562H5	red
\$2,199,000	2349000	5+6	2sty-SPANISH	



REDUCED \$150,000. EXQUISITE SPANISH ON 10,554 LOT

Carpenter Ave. School. Remodeled compound in Colfax meadows. Soaring light-filled foyers leads to expansive living room with wood beam ceilings, chef's kitchen with A-list appliances. stunning master suite with sumptuous bath and huge closet on 1st floor, 3 bedrooms, 2 baths are upstairs. French doors lead out to stunning yard with pool/spa & magical outdoor areas. Guest house built as professional recording studio with 1/2 bath. Perfect for outdoor pool house

MLS#14-759763
Brenda Catalano 310-777-6240
COLDWELL BANKER-BH N

BBQ,Blt-Ins,Cbl,Dshwshr,Dryer,Other

11936 RATNER STREET	Refresh.	11-2	532/G2	NEW
\$550,000		4+2		




REMODELED NORTH HOLLYWOOD HOME ON LARGE 15,200 SQ. FT. LOT

Must see North Hollywood home with extra large 15,200 sq ft lot with mature trees. 4 Bedrooms, 2 3/4 Bathrooms with 2 spa tubs, living room with wood floors and fireplace. Formal dining room with French doors to patio. Galley style kitchen with eat in area. Back garden has tremendous potential for development including pool/detached guest house/sports recreation area. Substantial portion of home was recently remodeled. RV access on the side of house.

MLS#SR14118732CN
Mark Berger 323-863-5828
KELLER WILLIAMS

All Kitchen Appliances

11522 DONA PEPITA PL	Open	11-2	592H1	rev
\$1,695,000		3+2	CONTEMPORARY	




GATED & PRIVATE CONTEMPORARY HOME

Tucked away in the highly sought after Dona streets, this gated and private contemporary home is an ideal escape. Close to Fryman Canyon, the property provides a tranquil setting amongst beautiful trees at the end of a cul-de-sac. With gleaming hardwood floors, top of the line European style kitchen, an open floor plan with a bonus room, and ample space for art and creative use, this house is the perfect LA hideaway.

MLS#14-776127
Juliette Hohnen 323.422.7147
HILTON & HYLAND

Dshwshr,Intrcm,Rng/Ovn,Fridg

93 Eagle Rock	<i>Single Family</i>			
1228 WILDWOOD DR	Refresh.	11-2	565/C7	NEW
\$599,000		2+2	CALIFORNIA BUNGALOW	



ENCHANTING TREEHOUSE IN EAGLE ROCK


Enchanting Hillside Cottage with treetop and canyon views. This 2bed/2bath home is completely done and ready to move in. Set up above the street, privacy abounds in this serene property. Close to local shops and restaurants, yet tucked far away enough to feel secluded in the mountains. A spacious deck wraps around the lower portion of the home and ample storage exists under the house. Open Sunday July 27th 2pm-5pm

Henry and Eugene 323.400.5362
BERKSHIRE HATHAWAY

www.1228Wildwood.com

73 Studio City *Lease*

11744 CANTON PL	Open	11-2	562H7	NEW
\$7,500		4+4	1sty-COUNTRY ENGLISH	



SOUTH OF THE BOULEVARD STORYBOOK HOME!

3 bedroom/2.5 bath main home..huge guest house with 1 bed/1 full bath, living room, & kitchen!! CARPENTER SCHOOL DISTRICT! Kid-friendly, cul-de-sac street! Fairytale cottage w/living room, family room. Newer kitchen opens to formal dining. Main house has two bedrooms, huge master bedroom w/fireplace and walk-in closets. French doors to an expansive backyard & oversized pool/ spa. Walk the kids to school..to Fryman. Entertain in this lavish backyard! Hurry before the school year starts!

MLS#14-777577
Roger Perry 310-600-1553
RODEO REALTY - BH

Blt-Ins,Clng Fan,Dshwshr,Dryer,Frzr

1284 Highland Park *Single Family*

5126 RAPHAEL ST	Refresh.	11-2	595B2	NEW
\$635,000		2+1	TRADITIONAL	



HIGHLAND PARK PROGRESSIVE LUNCH TOUR PART 1!


Nourish your senses with some fresh fruit on your first stop of our Highland Park tour! 2/1 w bonus studio boasts hardwood floors, open floor plan, updated kitchen w maple cabinets, SS appliances, w/d, updated bath, newer windows, recessed lighting,updated plumbing/electrical,central AC & heat, w car garage, Modern Shed bonus space equipped with Polk 5.1 surround sound, full electrical,AC/H, custom built in workspace. Mahogany security gate, mature foliage, fenced, private, & secure.

MLS#14-778239
C PINKY Luat Young 213-304-2974
KELLER WILLIAMS LF

W/D,Clng Fan,Disp, cent AC, dishwasher

76 North Hollywood *Single Family*

4935 WILLOW CREST AVE	Open	11-2	563B3	NEW
\$739,700		2+2	1sty-TRADITIONAL	



NOHO CHARM & CHARACTER
[WWW.4935WILLOWCREST.COM](http://www.4935WILLOWCREST.COM)

Exceptionally charming two bedroom plus den recently remodeled home with white picket fence on tree-lined street in NOHO. Hardwood floors, crown moldings, brick mantle fireplace are but a few of the features you'll discover in this character home. Big private grassy fenced yard with gated drive, two car garage, and beautiful rose garden is perfect for entertaining. A must see!

MLS#14-777091
Omega Group-Randy Wright 310.927.6818
KELLER WILLIAMS

www.OmegaGroup.LA

1856 N AVENUE 52	Lunch	11-2		NEW
\$549,000		2+1	1sty-MID-CENTURY	



PT.2 OF HIGHLAND PARK PROGRESSIVE LUNCH TOUR-TACO TIME!

Situated on a large (mostly) flat lot, this home is... A home where sunshine streams into the rooms through diamond-paned windows. A home where there are giggles coming from the back room as little feet tip-toe on vintage oak floors. A home where the cooks share their coq au vin with their guests in expansive open spaces. A home where the eggs are gathered from the cackling gals out in the sunlit backyard, filled with flowers and trees tended by the home-gardener's loving hands.


DEIRDRE SALOMONE 323.788.1674
KELLER WILLIAMS LF



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4834 LINCOLN AVE	Refresh. 11-2	NEW
\$545,000	2+2 1sty-CALIFORNIA BUNGALOW	
	PT.3 OF HIGHLAND PARK PROGRESSIVE LUNCH TOUR-COOKIES FROM 4	
Have you been scouting for a home with that certain je ne sais quoi? Some place that yearns you to return home? Digs that make your heart skip? Look no further...This Beauty will have you channeling blue skies all year long. Work from the studio, steps from stylish eat-in kitchen.The Mstr Bedrm's Euro-style exposed bath parlor beckons you, come hither. Feel the garden breeze glide over you through open doors. You've entered Seventh Heaven, surrounded by flora and fauna, a room filled with light.		
DEIRDRE SALOMONE KELLER WILLIAMS LF	323.788.1674	

941 N AVENUE 63	Open 11-2 595E1	NEW
\$499,000	3+1 COUNTRY ENGLISH	
Curb galore! English Tudor classic is located in the highly desirable area of Highland Park/Garvanza district. This is the new "it" neighborhood. Beautiful hardwood floors, fireplace, original windows		
MLS#14-778497		
Nicole Bray	310-689-8287	COLDWELL BANKER-PASA

THURSDAY OPEN HOUSES

32 Malibu Beach *Condo / Co-op*

25366 MALIBU RD, UNIT 3	Open 9:30-2	NEW
\$4,475,000	2+2	
	STUNNING MALIBU BEACH CONDO	
Stunningly designed 2 + 2 condo has been newly remodeled and is being sold fully furnished		
Judy Feder HILTON & HYLAND	310.858.5464	

33 Malibu *Single Family*

4356 HILLVIEW DR	Open 12-2 627J6	rev
\$2,195,000	5+4 CONTEMP MED	
	JUST LISTED- BEAUTIFUL SPANISH RETREAT	
Previously Celebrity owned- Completely remodeled 5bd/4ba 4224sf Post & Beam Spanish Revival tastefully restored with majestic indoor/outdoor spaces complimented with whitewater, ocean & canyon views. Home features high ceilings, new kitchen & bathrooms, new Acacia Walnut hardwood flooring, vaulted ceilings, beautiful grey toned Caeserstone used throughout and parking for 8 cars onsite!		
Manuela Villa COLDWELL BANKER-BH S	310-880-4828	Clng Fan,Dshwshr,Dryer,Grbg Disp,Other

93 Eagle Rock *Single Family*

1228 WILDWOOD DR	Refresh. 12-3 565/C7	NEW
\$599,000	2+2 CALIFORNIA BUNGALOW	
	ENCHANTING TREEHOUSE IN EAGLE ROCK	
Enchanting Hillside Cottage with treetop and canyon views. This 2bed/2bath home is completely done and ready to move in. Set up above the street, privacy abounds in this serene property. Close to local shops and restaurants, yet tucked far away enough to feel secluded in the mountains. A spacious deck wraps around the lower portion of the home and ample storage exists under the house. Open Sunday July 27th 2pm-5pm		
Henry and Eugene BERKSHIRE HATHAWAY	323.400.5362	www.1228Wildwood.com

FRIDAY OPEN HOUSES

72 Sherman Oaks *Single Family*

15414 LONGBOW DR	Refresh. 11-2 561H7	NEW
\$899,000	2+2 ARCHITECTURAL	
	Just in time for splashes and fun in sun! This well maintained home is move-in ready and sits on a quiet street just north of Mulholland. Prime Sherman Oaks location with sparkling pool. Family room, breakfast area and master bedroom open to pool/backyard. Spacious and bright with the opportunity to make some finishing touches to call this place home. Fireplace in both family and living room. Brand new roof. This home will not last!	
MLS#14-775465		
Jacob Cohan JCA REALTY, INC.	310-779-9500	Blt-Ins,Clng Fan,Dshwshr,Grbg Disp

BY APPOINTMENT

06 Brentwood *Lease*

608 SALT AIR AVE	631-G4	NEW
\$18,000	6+7 CONTEMP MED	
	A masterpiece designed to the highest standards. Approx. 7k sqft encompasses 5 bedroom suites w/ large walk in closets & 7 baths, grand master suite w/his and hers walk-in closets and fireplace, formal dining room, living and family room, bonus suite and office. Main hall and kitchen open up to a large terrace w/ BBW. Large swimming pool is accessible from all rooms on the main and lower levels. Perfect for entertaining.	
MLS#14-778455		
Latty Manavi COLDWELL BANKER - BW	310-486-8649	BBQ,Blt-Ins,Cbl,Cent Vac,Dshwshr,Other



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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™).

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.)