

AREA
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UPDATE | EXPAND | RE-IMAGINE | REBUILD!

PACIFIC
UNION
INTERNATIONAL

BEVERLY HILLS

OPEN JULY 24TH
11-2PM**317 S WETHERLY DR BEVERLY HILLS**

ATTENTION: Beverly Hills Home Buyers, Contractors, Developers and Flippers! A golden opportunity awaits at 317 S. Wetherly Drive, 90211 for that one buyer who knows what they need and want. Ideally located and in good condition, though dated, this 3 bedroom and 2 bath "English Cottage" style home has 1617 sqft of living space and sits on a 6370 sqft flat usable lot. Features include a large living room w/ barrel ceiling and fireplace, a dining room w/ patio, kitchen w/ stone counters, separate breakfast room, peg and groove wood flooring throughout and large backyard. Depending on your needs, this house could be UPDATED, EXPANDED, RE-IMAGINED or TOTALLY REBUILD. For additional PICS & INFO, visit 317Wetherly.com. Trust Sale, Sold as-is. Please see PRIVATE REMARKS for DISCLOSURES and DISCLAIMERS.

ALL OFFERS DUE FRIDAY, JULY 27TH, 2018 @ 12 P.M.

317Wetherly.com
Offered at **\$2,298,000**

KEN SHIELDS
310 270 5152
ken@kenshieldsrealty.com
License 01116244

Amazing Mid Century Modern

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BEL AIR - HOLMBY HILLS



10400 QUITO LN

Tuesday 07/24/2018 ~ 11:00am - 2:00pm

Spectacular Mid-Century Modern, completely renovated in 2013. Gated and private 3 bed plus den retains its original 60's flair with high-end materials, fixtures and amenities. Dual glazed windows and state of the art kitchen w/ Thermador-Pro appliances. Wide plank French oak floors

grace the open floor plan with original exposed beam ceilings. Lush landscaping in the front and back yards, expansive wood roof-decks, and 2 over sized garages. A rare Mid-Century find in quality, design and luxury!

Offered At **\$1,975,000**



Steven Foonberg
(310) 474-1013

1615 N Beverly Glen Blvd
Bel Air, California 90077
www.WestsideRealtyGroup.com



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BRENTWOOD

SPECIAL OPEN TIME TUESDAY 12-3PM**919 N Kenter Ave | Beds 4 | Baths 3 | Approx 14,932 Sq.Ft. Lot**

Amazing Custom Mid-Century Home built for current owner, recently remodeled on large flat lot approximately 14,932 Sq ft. Enter this recently remodeled home to a spacious light filled Living Room with high vaulted ceilings, fireplace and wet bar, Dining Area and Family room w/ FP, all which open on to a comfortable covered & open patio overlooking a sparkling swimmers pool, a large grassy yard (perfect for practicing soccer) that is private with lovely mature trees and landscaping. The remodeled kitchen has a stainless Thermador gourmet cooks stove and a large breakfast area. Excellent floorplan for entertaining and families. The master bedroom enjoys direct access to the patio and pool area, has an enormous double walk-in closet and a newly remodeled bathroom with double sinks, separate stall shower and tub. The other three bedrooms and two baths complete this perfect home. Additional features include: Hardwood floors, central heat and air, detached two car garage with ample parking on paver stone driveway and ample storage throughout. Located in Kenter Canyon with great access to pastoral Crestwood Hills Park and in the coveted Kenter School District .

Offered at: \$3,350,000

Mary Beth Woods
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COLDWELL BANKER RESIDENTIAL BROKERAGE



Expansive Modern Residence

\$1,399,000



AREA
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WEST HOLLYWOOD VICINITY

1400 N FULLER AVE #9



It has not only been meticulously maintained, but also treated with the finest upgrades. The eco-friendly dwelling has a filtered water system throughout, a Reverse Osmosis under sink water filter and energy efficient lighting. You'll find a built-in desk in the

entryway, a custom bookcase in the living area and closet upgrades throughout. The open chef-inspired kitchen features high-end appliances, a grand central island and a food pantry.



Michael Dronge
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9000 W Sunset blvd #1100
MikeDronge@gmail.com

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WEST HOLLYWOOD VICINITY

OPEN TUESDAY July 24TH, 11-2PM

838 N. Sierra Bonita Avenue 90046 | 6 Beds | 5.5 Baths | \$4,300,000



Extraordinary 2017 new construction modern farm-house in L.A's sought-after Beverly Grove. This exceptional property exudes traditional charm with modern elegance. Exquisitely designed with 6 bedrooms, 5.5 bathrooms, this control4 smart home features a theater, office, wine cellar, a gourmet kitchen with imported fixtures, subzero/wolf appliances and Calacatta Blanco finishes. A private oasis awaits you with a stunning zero-edge infinity pool, spa, waterfall, outdoor built-in kitchen and fireplace - entertain in style in the heart of sought-after Melrose Village.

Or Brodsky
310.623.2319 | or@orbrodsky.com



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Coldwell Banker Residential Brokerage

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PACIFIC PALISADES

RARE PACIFIC PALISADES LAND OPPORTUNITY BY APPOINTMENT ONLY



1445 EL BOSQUE COURT, PACIFIC PALISADES | \$5,850,000

One-of-a-kind 2 1/3 acre flag lot with panoramic canyon and mountain views up a very long wide driveway. Potential to build major home or multiple structures with extreme privacy and tons of parking for events or personal car collections. Just minutes to the beach and the major developing Palisades Village. Multiple large building pads and plans for 8,800 sq ft Steven Ehrlich designed residence. The lot is exempted from architecture review of the area due to extreme privacy and not open to the public view of the street. An extremely rare find.



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COLDWELL BANKER RESIDENTIAL BROKERAGE



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BROKER • AGENT • ATTORNEY

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STUDIO CITY

3617 LANKERSHIM BOULEVARD, STUDIO CITY



OPEN TUESDAY 11-2PM | SERVING COFFEE


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 For more details visit:
3617Lankershim.com

Perched amid a peaceful, picturesque neighborhood, this house's exterior features old-fashioned shutters and a regal front door. Inside is a newly remodeled living room, which offers dark hardwood floors, French doors to the back, as well as a gas fireplace. The kitchen includes stainless steel Viking appliances, dual ovens, marble counters, and an island for informal dining. The back yard is surrounded by verdant trees. On the lower level is a pool/Jacuzzi and a built-in grill, and the upper is a spacious deck with a fire pit. Comfortable living awaits you in this delightful home.

Offered at \$1,325,000


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Pacific Union International does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records and other sources and the buyer is advised to independently verify the accuracy of that information. CalBRE 01450987.

4315 ARCOLA AVENUE, TOLUCA LAKE



OPEN TUESDAY 11-2PM | SERVING LUNCH



**PACIFIC
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For more details visit:
4315Arcola.com

Romantic French Country Estate on exclusive street. Magnificent Old World craftsmanship. Private entertainer's paradise! Gourmet kitchen w/Viking range & Emerald granite. Media room, wine cellar, office & ground floor nanny suite. Spacious family room w/wet bar, fireplace. Opulent master retreat w/fireplace, balcony, lux en suite, spa shower & double vanity. Flagstone patio & paths surround pool, waterfall/spa, fireplace & BBQ area/bar. Smart system & 3-car garage w/2nd floor guest quarters.

Offered at \$3,695,000



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TOLUCA LAKE

4913 CARTWRIGHT AVENUE, TOLUCA LAKE



OPEN TUESDAY 11-2PM | SERVING DESSERT



**PACIFIC
UNION**
INTERNATIONAL

For more details visit:
4913Cartwright.com

Dazzling sophisticated transformation! Upgraded contemporary! Expanded airy plan w/ sleek built-ins, three fireplaces & crown molding. Viking appliances, quartz tops & big center island are a cook's dream! Spacious great room has bi-fold French doors for indoor/outdoor entertaining. Oversized master suite w/fireplace, vaulted ceiling & walk-in closet. Spa-like en suite w/luxurious finishes, large shower, tub & dbl vanity. Cov'd patio, outdoor BBQ kitchen & fire table. Near Toluca Woods.

Offered at \$1,249,000



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