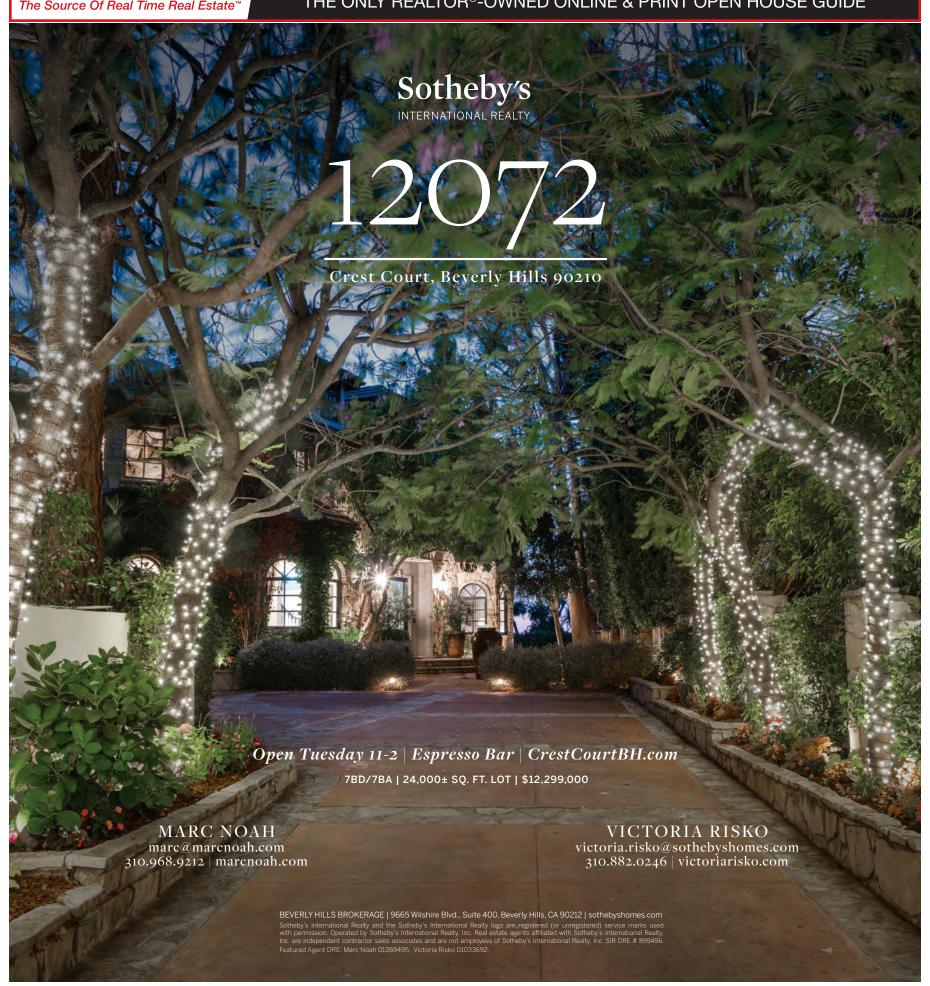


BROKER CARAVAN"

TUESDAY, JULY 24, 2018

THE ONLY REALTOR®-OWNED ONLINE & PRINT OPEN HOUSE GUIDE

















HILTON HYLAND ANNIVERSARY

Surrounded by Nature in Linda Vista



Mid-century Modern Residence

1255 Rancheros Road, Pasadena, CA 91103

This mid-century modern residence was originally conceived and built in 1949 by Environmental Designs (Sal Merendino and S.E. Williams) both faculty at USC, then reimagined by Buff and Hensman in 1988. The renovation married period post and beam construction with balloon frame wall sections clad in Buff and Hensman's signature coarse stucco finish. The original stone fireplace serves as a tangible link uniting old and new. Walls of glass frame mountain, city, and canyon views. The current owners have continued the evolution with freshly updated kitchen, baths, and a new climate controlled wine cellar that doubles as a space for entertaining. Extensive use of imported stone and ceramic tile throughout the residence creates a high-key environment awash in light. The flexible floor plan is enhanced by a separate cabana that works well as a guest suite or home office. The landscaped grounds include a freshly renovated iconic kidney-shaped pool, expansive decks and terraces on a nearly 1 acre plot of land.

2 beds, 3 baths + cabana in close-in, private hillside setting

\$ 1,725,000

John J. Matthes 626,536,4001



Beverly Hills: 310.275.2222



Two Story Living Room, Pool and View



Sharpless Studio/Residence

1505 Viewsite Terrace, Los Angeles, CA 90069

On a private cul-de-sac with views out to the Pacific, this light-filled structure was built in 1940 by sculptress Ada May Sharpless with a double-height living room to serve as her home & studio. When film director Martin Davidson & his wife interior designer Sandy Davidson first laid eyes on it, "it was love at first sight." Honoring the original, beautifully-sited structure, the couples' attraction to the Streamline Moderne and Mid-Century Modern styles inspired the details of their remodel. The widely-published home offers hand-crafted wooden Moderne built-ins, a Palm Springs-inspired sandstone fireplace, inlaid hardwood floors and a carefully considered custom lighting design with both Japanese and Art Deco antecedents. Open plan design brings views inside and expansive decks invite outdoor living. Views, pool and yard (with separate street entrance) make for a rare trifecta of Hollywood Hills living above the Sunset Strip.

2-story living room, 2 beds, 2 baths + pool and city view

\$ 2,295,000

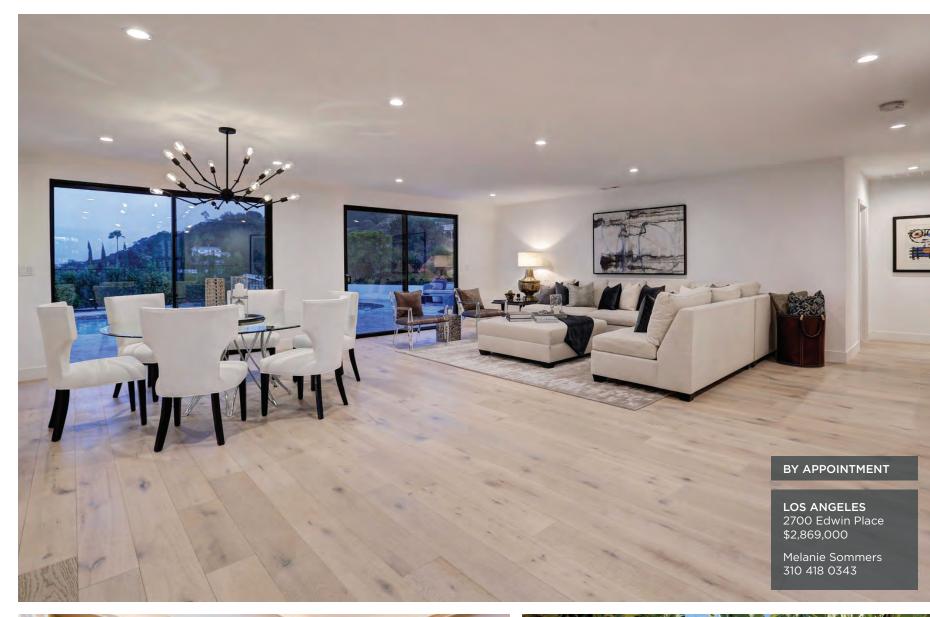
Michael D. Phillips 310.927.9189

Pasadena: 626.793.6677





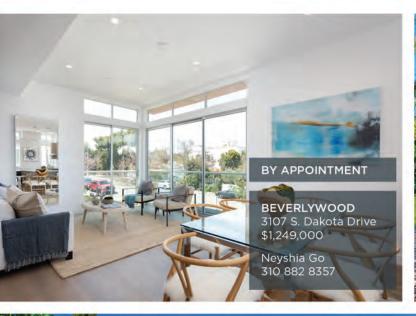








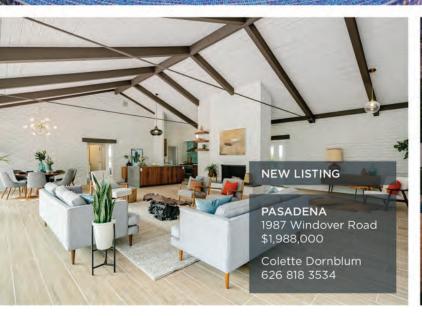






























4028 CROMWELL DRIVE LOS FELIZ

LISTED AT \$3,239,000

OPEN TUESDAY 11-2PM

4 BEDROOMS | 4 BATHS | GUEST APARTMENT

CARTER + ORLAND 213.703.1001

www.CARTERORLANDESTATES.com DorothyCarter@kw.com MichaelOrland@kw.com





6251 HOLLY MONT DRIVE HOLLYWOOD

LISTED AT \$1,600,000

OPEN TUESDAY 11-2PM

4 BEDROOMS | 5 BATHS | VIEWS INCOME OPPORTUNITY

NATHAN BISHOP 310.746.7663

www.BISHOPESTATESLA.com Nathan@BishopEstatesLA.com

1351 HAVENHURST DRIVE #202 WEST HOLLYWOOD

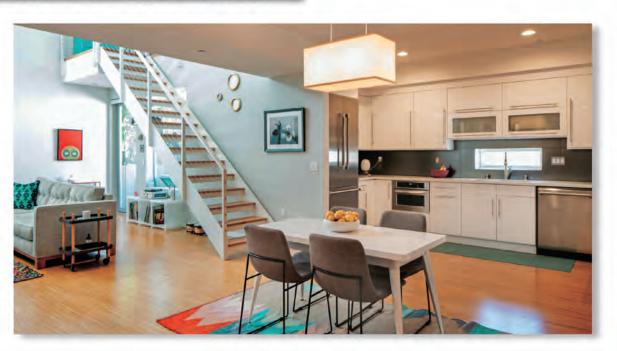
LISTED AT \$1,100,000

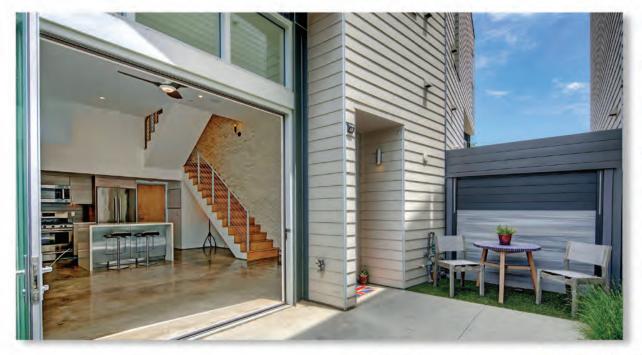
BY APPOINTMENT

2 BEDROOMS | 2 BATHS | LOFT

IAN RHODES | KIMBERLY GREEN 323.821.4069

> www.RHODESLEADHOME.com RhodesLeadHome@gmail.com





12111 OCEAN PARK BLVD WEST L.A.

LISTED AT \$1,395,000

OPEN TUESDAY 11-2PM

3 BEDROOMS | 3 BATHS | BUILT IN 2016

MEGAN SILVA 310.614.6513

www.MEGANSILVA.com megan@megansilva.com

11621 AYRES AVENUE WEST L.A.

LISTED AT \$1,570,000

BY APPOINTMENT

3 BEDROOMS | 2 BATHS | DUPLEX

SCOTT WALKER 310.709.6807

www.thewestsidemoves.com swalker@kw.com



8109 WILLOW GLEN ROAD HOLLYWOOD HILLS

LISTED AT \$1,195,000

OPEN TUESDAY 11-2PM

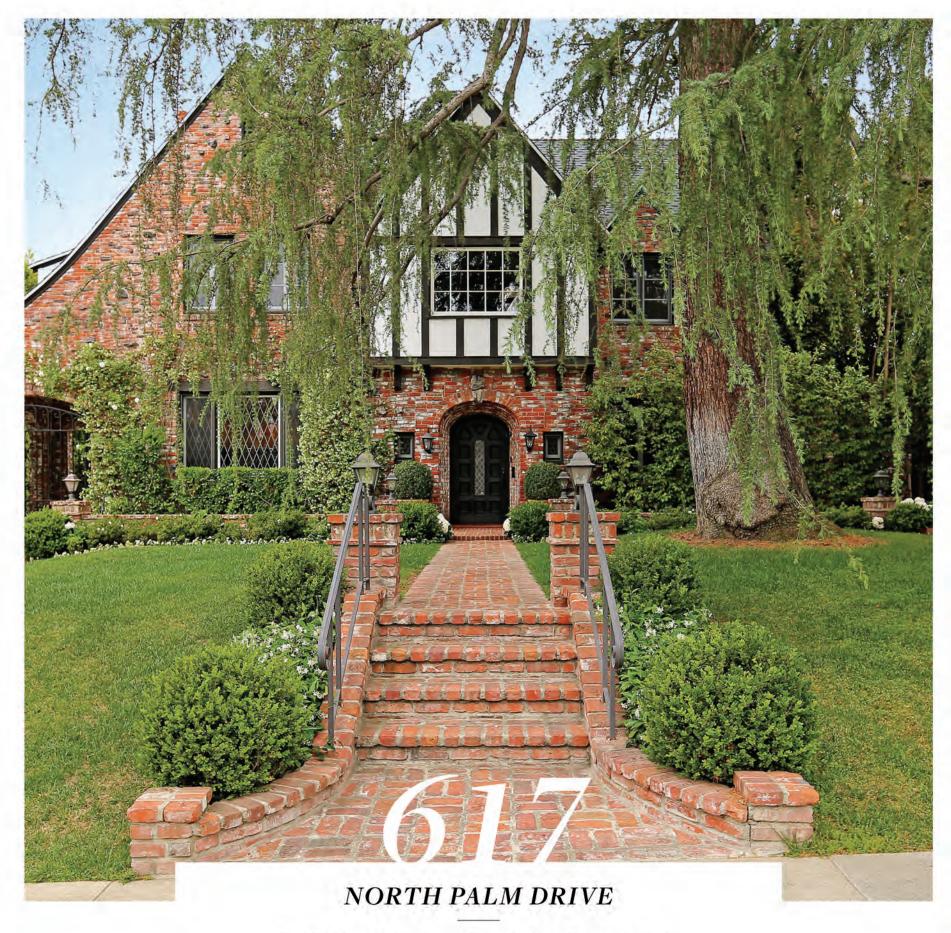
2 BEDROOMS | 2 BATHS | GREAT VIEW

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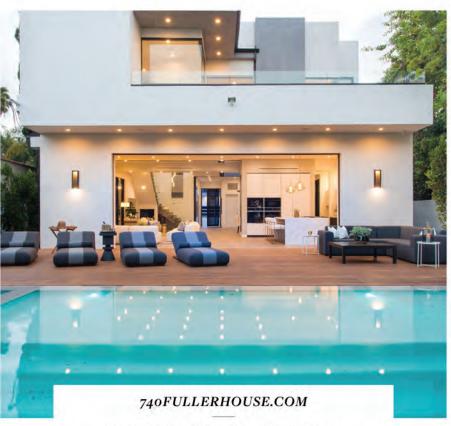
Joan.Cohen@sothebyshomes.com | 310.386.4001

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INTERNATIONAL REALTY



Beverly Hills | web: 0028011 | 3BD, 4BA | \$4,150,000 Doron Langer 310.433.8790



Melrose | web: 0356182 | 4BD, 4.5BA | \$3,890,000 Simon Beardmore 310.892.6454



Hollywood Hills | web: 0309577 | 3BD, 5BA | \$1,998,000 Marc Verbena 213.271.8613



Studio City | web: 0028012 | 4BD, 4BA | \$1,885,000 Doron Langer 310.433.8790









9255 SWALLOW DRIVE | 7 BEDROOMS | 12 BATHS | 12,800 SQ. FT. | \$35,000,000

The most unique property in Los Angeles gloriously reviewed anticipated by everyone from the Wall Street Journal to the Robb Report...the long awaited "Shark House" is finally here. This rare 3 story 12,800 square foot modern masterpiece set in Doheny Estates boasts 7 bedroom and 12 baths with spectacular jetliner views from almost every room. It comes with every amenity you can possibly think of: a wellness center w/ resistance pool, plunge pool, dry sauna and attached gym/massage room, a humidor room, movie theater, entertainment area w/ tequila/vodka freezer and walk in regulated wine room, personal kitchenette in the master bedroom and the first ever open air shark aquarium you can sit in with a living wall canopy creating an inedible zen experience. The home is equipped with IoT technology custom automated doors, cabinetry and furniture from Italy and Sweden and a purified water filtration system make this home second to none. WebID 897315

SAM REAL 323.533.1277 SamR@nestseekers.com BRE#1899808

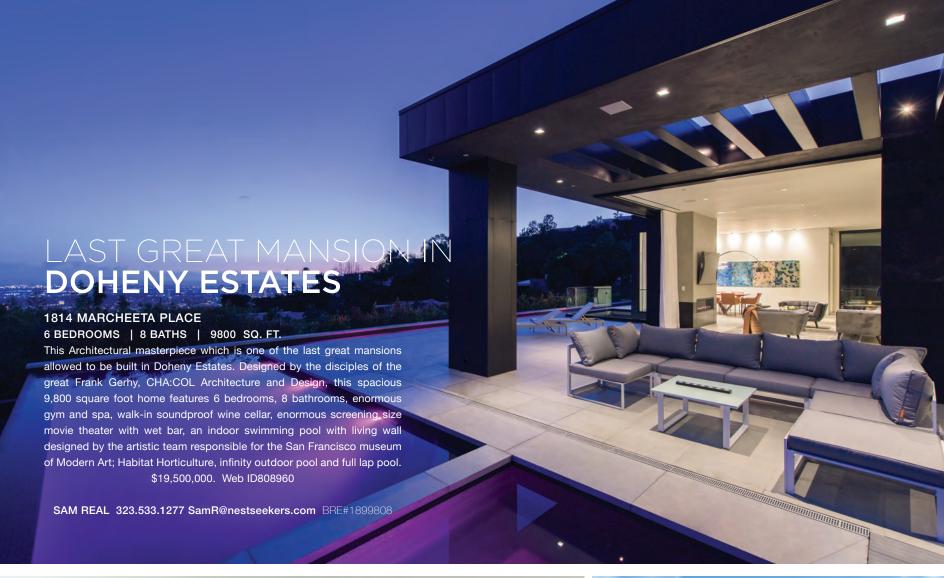


BEVERLY HILLS SAN FRANCISCO NEW YORK

THE HAMPTONS

GOLD COAST, LI NEW JERSEY

See All Our Listings At NestSeekers.com







10450 WILSHIRE BLVD #6A 3 BEDROOMS | 3 BATHS | 2080 SQ. FT. \$1,595,000 WebID 906526

IMRA BEHNAM 818.645.9038 ImraB@nestseekers.com BRE# 01912569

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New Listing!

Open Tuesday July 24 from 11-2









4127 MARCASEL AVE MAR VISTA CA 90066

This beautiful, charming home is located in the" Beverly Hills" of Mar Vista on a lovely wide palm tree lined avenue. The kitchen and bathrooms have all been recently updated in the main house and it has gorgeous Brazilian cherry wood floors and recessed lighting throughout. The living room has a fireplace and an adjacent den that both have custom bookcases for many objects of art. The spacious gourmet kitchen has an adjoining open concept dining room and eat-in breakfast island that features quartz countertops, stainless steel appliances and custom maple cabinets. The master suite overlooks the private rear yard with a deck and a freestanding hot tub. The interiors of the main house are very light and bright with designer paint colors, and is move in ready! There is a large separate 1 bedroom guest house with it's own kitchen and updated bathroom. Additionally there is currently a 2-car garage with storage, and an office with a 1/2 bath. Could be converted back to a 3-car garage.

Offered at: 1,995,000





Tracey Hannum DRE#01010334

Nelson Shelton Real Estate

Phone: 310.488.3836

Email: hannumtracey@gmail.com

www.traceyhannum.com



1727 Benedict Canyon Dr, Beverly Hills Post Office

Crystalline, modern hillside jewel box, curated for your most particular clientele, art collectors and those seeking a spacious scale, warmth and calming simplicity. Rebuilt and expanded just 8 years ago, with all new systems and features, the residence is discretely perched on 1/3+ acre, secluded in the tree canopy, in the lushest and most verdant part of Benedict Canyon. Moments from Sunset though feeling a world part, ascend through dual security gates to this treetop aerie, into a series of glorious light-filled spaces, each opening to private patios, courtyards and hillside or canyon views. Center hall plan, leading to masterful, capacious, stunning living room with fireplace and multiple exposures taking in the views, large formal dining room, white, streamlined eat-in kitchen and powder room complete first floor. Upstairs, 2 sprawling master wings, with en suite bathrooms, closets, each comprised of multiple rooms and flexible lounging, work and bedroom functions, all floating in the gardens. Wander the extensive hillside trails with their dense botanicals and it's hard to believe you are so close to the City. Off street parking and 2-car garage, accessed from side street, makes in/out of this canyon home a breeze. Don't miss: one of the most sophisticated and artful homes to come on the market in this price range in a very, very long time.

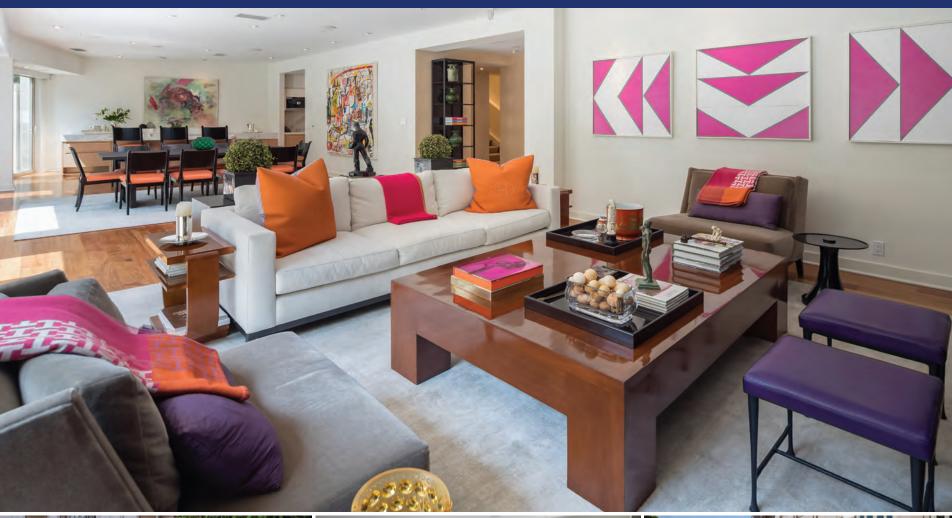
Offered at: \$2,099,000 | 1727BenedictCanyonDr.com

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ESTATE LIVING ON THE CORRIDOR









10580 WILSHIRE, TOWNHOUSE 3 | \$4,350,000

REPRESENTATION BY:

Fred J. Bernstein

310-300-0599 fjb@weahomes.com DRE# 01476689

Ethan Peskowitz

646-327-2399 ep@weahomes.com DRE# 01915905

OPEN TUESDAY, JULY 24TH • 11-2PM

Enjoy the luxury and security of The Wilshire while never stepping foot in an elevator. No expense was spared in this renovated townhouse with luxurious contemporary interiors and stunning private garden. Enter this approximately 3,000 sqft, 3 bed/2.5 bath, two story townhouse into an open great room with walls of glass that open to a private wraparound backyard which allows for indoor/outdoor living complete with an outdoor dining room with a fireplace. This is very rare in a fully security building. The main level features a beautiful kitchen with a large island, dining area, and living room which also opens to the outside gardens. The upper level has the bedrooms including the spectacular master suite overlooking the garden with a massive closet and bathroom. There is also an elevator in the home. The Wilshire features the the best amenities of any building in the city. This home has all of the luxuries of a great single family home with all of the services of the finest building.

WEAHOMES.COM



WESTSIDE ESTATE AGENCY

BEVERLY HILLS | 210 North Canon Drive, Beverly Hills, CA 90210 (310) 247-7770 **MALIBU** | "In The Country Mart" 23410 Civic Center Way, Malibu, CA 90265 (310) 456-1171 **MIAMI** | 2100 Ponce de Leon Blvd, 7th Floor, Coral Gables, FL 33134 (305) 447-1471

WESTSIDE ESTATE AGENCY



HOLMBY HILLS FINEST ESTATE HOLMBY HILLS | \$65,000,000

A world class estate that has been completely rebuilt with the highest level of taste, design, style, and craftsmanship. A once in a lifetime opportunity to acquire an iconic property with a storied Old Hollywood history. weahomes.com/listing/312-n-faring-rd

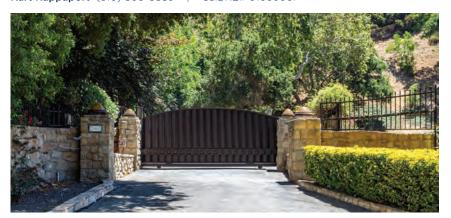
Kurt Rappaport (310) 860-8889 | CalBRE# 01036061 **Kevin Booker** (310) 721-7736 | CalBRE# 01869691



EXTRAORDINARY CONTEMPORARY MEDITERRANEAN ESTATE BEL AIR | \$35,000,000

Just completed & built with the highest level of quality & taste. All rooms directly overlooking rolling green lawns of the BACC. Step-down living room, spectacular media room, paneled library, over-sized formal dining room, & grmt eat-in kitchen. Luxe master + 4 add'l bdrm suites, swimmers pool, spa, gym, staff room & more. weahomes.com/listing/121-udine-way

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061



ONE OF THE MOST LUXURIOUS COMPOUNDS ON THE WEST SIDE BRENTWOOD | \$31,500,000

Surround yourself in complete tranquility & luxury on 48 spectacular acres. Endless possibilities await. Enveloped by the stunning Santa Monica mtns & set in a world of complete privacy surrounded by lush landscaping. Truly a once in a lifetime opportunity to acquire one of the trophy estates in LA. weahomes.com/listing/3100-mandeville-canyon-rd

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LEGENDARY WALLACE NEFF ESTATE

BEL AIR | \$37,500,000

Built for studio mogul Sol Wurtzel, and the former home of Howard Hughes, Prince Rainer, and Elvis Presley. One of the most prized properties in all of old Bel Air on 1.5+ acres. Stunning gardens, a pool, and tennis court. A stunning Spanish Colonial mansion in perfect condition. weahomes.com/listing/10539-bellagio-rd

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061



THE RUTHERFORD HOUSE BEVERLY HILLS | \$31,900,000

A rare combination of exquisite architecture, craftsmanship and distinct design. Inspired by Paul Williams and European influences, this contemporary Art Deco masterpiece has been meticulously renovated with attention to detail like no other. Here's your chance to become part of classic Beverly Hills history. Co-listed. **826greenway.com**

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061



REMARKABLE ARCHITECTURAL BEVERLY HILLS | \$29,000,000

This home has it all including large pool & spa, tennis court, guest house with huge gym, theater, master with his & hers all facing view. Privacy, 7 total bedrooms, extraordinary in all detail. The home is most dramatic with interiors by Kelly Wearstler. Huge outdoor living room with fireplace. Exterior kitchen and more. Co-listed. vimeo.com/187210423

Stephen Shapiro (310) 860-8888 | CalBRE# 01257836

WEAHOMES.COM



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Beverlywood Adjacent. Become a homeowner and a landlord!







9101 & 9103 David Ave.

Nestled behind a large privacy hedge at 9101 David Avenue is a beautifully remodeled ranch style home with 5 bedrooms, 4 bathrooms, an 800 bottle wine cellar plus a guest house/in law suite featuring 1 bedroom, 1 bathroom, kitchenette and A/C with its own address-9103 David Avenue.

The large living room with wood burning fireplace freely flows into the gourmet kitchen featuring a 6-burner and griddle Viking Range with Viking Hood and Sub Zero fridge and freezer. This home is great for entertaining family and friends with a formal dining room with wainscoting and a large bay window. The casual breakfast bar adds extra counter space to the kitchen. French doors lead you from the living room to the covered patio outside with a swingset in the private backyard. Watch July 4th fireworks from the front yard or back yard!

Additional features include a modern master suite with spa style tub, Robern medicine cabinets, a tv, custom vanity, and rainfall shower head. Other details such as Danmer custom plantation wood shutters, crown molding, hardwood floors, and tile in the kitchen and bathrooms, 22KW Generac generator to run the whole house as a back up. This house is located in the coveted Castle Heights school district. All work completed with permits. TOTAL sq. ft. = 3,103. Main house: 2,523 sq. ft plus Guest house: 580 sq. ft. Driveway and plenty of street parking. Street maintenance (repaving) and tree maintenance are performed by the City, almost annually.



Asking price \$2,388,000













Wilshire House ~ Newly Gutted & Rebuilt 3 Bed + Den









10601 Wilshire Blvd. #704, Los Angeles, CA

A Completely Newly Gutted, Rebuilt & Extremely Rare and High Demand 3bed. + Den + Formal Din.room with quiet & serene mountain views in fabulous Wilshire House, an A Class Building on the Corridor with full service amenities and 24-hrs security. This Trophy Architectural Contemporary has it all ! Grand Gallery Entrance, Open and Spacious Living Room with designer fire place & Formal Dining Room. Separate Den (4th Bed. Poss.) with pocket doors, State of The Art Gourmet Scavolini Custom-built Kitchen Cabinetry with top of the line stainless steel appliances, designer wood flooring throughout, Miele Coffee System with warming drawer, Superb Master Suite with two big Pianca Walk-in Closets, Smart Home Accessories and many more... One of Largest Floor Plans in Wilshire House with Superb gallery & wall space for art work. By Appointment.

Newly offered at \$3,950,000.



Elite Properties Realty does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property provided by the Seller or obtained from public record

MAZDA HOGHOUGHI

Vice President, Elite Properties Realty, Inc. www.mazdahcollection.com mazda@eliteproperty.com (310) 210-2225 Mobile (310) 271-4040 Ext. 123 BRE# 00987571





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BEAUTIFUL MEDITERRANEAN VILLA ON PRIVATE ROAD. SUNSET STRIP | \$4,995,000 Represented by: Kelly Sutherland 310.678.4830 | ksutherland@coldwellbanker.com CalRE#01069006



COOL BREEZES & OCEAN VIEWS, 3BD/4BA.
MANHATTAN BEACH | \$2,450,000
Represented by: Jessica Miller
310.560.3281 | Jessica@BeachPropertyLA.com
CalRE# 01906205



STUNNING 1 STORY. FLAT LOT. RV & MORE! THOUSAND OAKS | \$1,850,000 Represented by: Shelley Cole 805.559.7927 | Rosessc@aol.com CalRE#01262798



PRIVATE & GATED OCEAN VIEW MALIBU HOME.
MALIBU | \$2,545,000
Represented by: Lynda Marsolek & Christine Rodgerson
310.617.6699 | Imarsolek@coldwellbanker.com
CalRE#01483271, CalRE#01230442



3 BD OCEAN VU ON A SPRAWLING 3/4 ACRES.
MALIBU | \$2,675,000
Represented by: Brian Merrick
310.317.8373 | Malibubeach@Realtor.com
CalRE#01204107

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LOCATION, LOCATION LOCATION! MUST SEE! MALIBU | \$2,795,000 Represented by: Brian Selem 310.442.1644 | Brian@TheSelemTeam.com CalRE#01056044



QUIET STREET, MODERN W/500SF ROOF DECK.
VENICE | \$2,495,000
Represented by: Marie G. Peterson
310.779.0889 | themariepeterson@gmail.com
CalRE#01837558



SOPHISTICATED EUROPEAN ESTATE.
BEVERLY HILLS | \$12,980,000
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CalRE#01239374

COLDWELL BANKER RESIDENTIAL BROKERAGE





PAUL WILLIAMS' CLASSIC LOS ANGELES

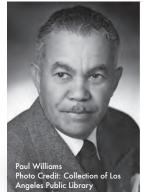
By Kevin Mark Lodie

American architect Paul R. Williams was one of Los Angeles' most prolific architects of the 20th century, designing more than 3,000 public and private buildings from the city's Downtown to the Pacific Coast.

Williams was appointed to the first Los Angeles City Planning Commission in 1920 and was the first African-American member of the American Institute of Architects (AIA). Although a contemporary of Frank Lloyd Wright and LA's later Mid-century architects, Williams' residential designs could not have been more different from those of his modernist peers. At the California House and Garden Exhibition of 1936, Williams, one of six architects invited to build "demonstration homes," constructed a French Revival style house whose mansard roof and elliptical dining room stood in marked contrast to Richard J. Neutra's Plywood House, which was as linear and free of ornament as its name suggested.

A student of the Los Angeles School of Art and Design, the New York Beaux-Arts Institute of Design and USC, Williams embraced and masterfully brought to life the most patrician architectural styles of Europe and colonial America. In his most impressive projects, these dignified residences, with their elegant façades, grand foyers and sweeping staircases, epitomized the glamour of Hollywood's Golden Age and housed many of the entertainment industry's biggest players from both sides of the camera. He designed homes for Frank Sinatra, Lucille Ball and Desi Arnaz, Lon Chaney, Barbara Stanwyck and Charles Correll, among others. He also designed the legendary "power lunch spot," Perino's restaurant, as well as the Beverly Hills headquarters of MCA, the largest talent agency in the world at the time, a campus-like project for which he won the AIA Award of Merit. (The graceful Georgian Revival compound still stands at the corner of Crescent Drive and Santa Monica Boulevard South.)

For the first time in 64 years, one of Williams' most notable projects has come on the market, a white brick Colonial Revival in Little Holmby Hills, known as the Shuwarger House. Built in 1938, the property became the residence of former President Ronald Reagan and his first wife, Jane Wyman, as well as the fictional home of Joan Crawford in the hit TV series, Feud, where it provided Crawford's character ample opportunities for theatrical entrances and obligatory (in "Hollywood") poolside meetings.

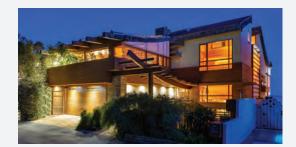






ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: JAY VANOS



MALIBU | \$12,450,000 3-story architectural beachfront marvel.

CHRISTOPHER CORTAZZO 310.589.2472
CalRE#01190363

ARCHITECT: GERARD COLCORD



BEL AIR | \$12,950,000

1524 Stone Canyon | Gerard Colcord on prestigious road on approx. 38,000 sq. ft. lot.

JERRY JOLTON & MICHAEL SAHAKIAN 310.285.7503 CalRE#00884722, CalRE#00876770

ARCHITECT: DON NULTY



MONTECITO | \$4,895,000 Nearly New, Built to Perfection, Light Bright Open Floor Plan.

RYAN STREHLOW 805.705.8877 CaIRE#01044673

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KEVIN MARK LODIE
DIRECTOR, ARCHITECTURAL DIVISION



12941 HESBY STREET | SHERMAN OAKS

4 Bedrooms | 4 Baths | Entertainer's Backyard with Swimming Pool



This warm, open & bright traditional home is almost 3,000 sqft w/4-large bedrooms, including the master suite w/vaulted ceilings, spa sized bath & separate dressing room, 3-other bedrooms & 2-full bathrooms plus a powder room. The remodeled center-island kitchen adjoining the family room with fireplace opens to the entertainer's yard with a swimming pool. This well taken care home has a newer roof, 2-zone HVAC and is on a non-cut through, tree lined street filled with pride of ownership homes.

Offered at \$1,399,000



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REFRESHMENTS SERVED!



2057 COLDWATER CANYON DRIVE BEVERLY HILLS PO

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310.280.8080
ALEXISLAMONTAGNA@GMAIL.COM | CALRE# 0140053

COLDWELL BANKER RESIDENTIAL BROKERAGE | BEVERLY HILLS SOUTH OFFICE | 166 N. CANON DRIVE | BEVERLY HILLS, CA 90210



JADE MILLS



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WARM CONTEMPORARY RETREAT WITH VIEWS 433 BELLAGIO TERRACE

JAAL MULLS
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BEL AIR

\$6,495,000

OPEN TUESDAY 11-2

COLDWELL BANKER RESIDENTIAL BROKERAGE | BEVERLY HILLS SOUTH OFFICE | 166 N. CANON DRIVE | BEVERLY HILLS, CA 90210



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2530 ASTRAL DRIVE | LOS ANGELES OFFEREED AT \$4,375,000 | OPEN TUESDAY 11AM - 2PM









1063 Stradella Road | 4BD, 3.5BA + Office | \$5,499,000

Striking contemporary home with open floor plan located on one of the most coveted streets in Lower Bel-Air. Expansive ocean views and breezes can be enjoyed from the West side of the street, complimented by views of the canyon and city lights looking out from South to East. Soaring ceilings throughout the home accentuate the spacious entertaining areas as well as the 4 well-appointed bedrooms, 3.5 bathrooms, plus bonus room/office. The private master suite graced with dramatic views encompasses the entire 2nd story. Other features include a family/media room with polished, concrete floors leading to the large deck that faces the ocean. The nearly ½ acre lot features an organic garden and grassy yard. Best value for ocean view property in prime Lower Bel-Air.

VICTORIA RISKO victoria.risko@sothebyshomes.com 310.882.0246 | DRE: 01033692

MARC NOAH marc@marcnoah.com 310.968.9212 | DRE: 01269495









LeChateaudeGrace.com | 7 Bedrooms, 8 Full Baths, 5 Half Baths | \$20,500,000

Chateau De Grace, a contemporary French countryside estate, boasts the privacy of the prestigious gated Serra Retreat neighborhood, and a European sophistication set in a luxurious compound. The property has both mountain and ocean views while nestled away in the most secluded area of the Retreat. It is the only property in Malibu with close to 5 acres including a 6 stall equestrian facility and riding ring, lighted tennis court and viewing terrace, Monet lily pond, fruit orchard, waterfalls, a large manicured lawn hidden in a grotto, a resort caliber pool and bath house, 2 outdoor spas, outdoor fireplace, BBQ area, multiple French fountains, a 17th century architectural stone antiquity, rose garden, organic vegetable garden, stone terraces, and quiet walking footpaths. Out buildings include a carriage house, security outpost, a movie theater, a 2 story old world ballroom with a crystal chandelier, 2 elaborate guest suites with private fireplaces and courtyards, an exercise studio, staff facilities, and star gazing deck. A stunning iron pergola covered in honeysuckle frames the enchanting coastal vista as one turns to enter the main house. Three floors to beam glass pivot doors swivel for ultimate indoor/outdoor entertaining. The grand foyer whispers of European elegance bedecked with a crystal chandelier, an imported stone fireplace, high ceilings, Juliet balcony, and gorgeous hardwood floors.

DAN BEDER

Dan.Beder@sothebyshomes.com DRE: 644137 | 310.213.7835



3279 MIDVALE AVENUE | WESTSIDE VILLAGE

 $4 \; BEDS + BONUS \; ROOM \mid 6 \; BATHS \mid 4,515 \pm SQ. \; FT.$

\$2,698,000

\$598 per sq. ft. | Newly Built

We cordially invite you to a catered lunch

JOHN GIDDINS

JohnGiddins.com JohnGiddins@gmail.com 310.666.6365 | DRE: 01242450

RICK OJEDA

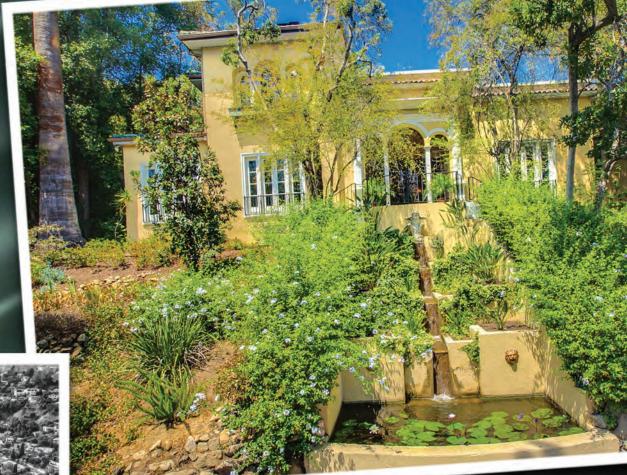
Pacific Union International Rick.Ojeda@pacunionla.com 310.902.7676 | DRE: 00987794 0

SUNSET STRIP BROKERAGE | 9255 Sunset Blvd, Mezzanine., West Hollywood, CA 90069 | sothebyshornes.com

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Sotheby's
INTERNATIONAL REALTY







Approximately 3 acre lot - on Highland Avenue

Secluded, wooded, natural oasis-style compound

5 minutes to Hollywood Bowl, Ford Theatre

5 minutes to Hollywood & Highland

1920's legendary restored mansion - 3BR, 2BA

Multiple courtyards, patios, gardens

Outdoor parking for 30+ vehicles

1930's Guest House & Art Studios

Former home of Hollywood Art Center School

Winding nature path up hillside to Glencoe Way

Waterfalls, fountains, small vineyard,

50-seat stone hillside amphitheatre with views

Hilltop views to Hollywood sign, Whitley Heights

2025/2027 Eightand Evenue, wood

\$11,250,000

OPEN TUES 7/24 11-2



1209 Abbot Kinney Blvd., Venice CA 90291 bobfriday.com | bulldogrealtors.com bob@bulldogrealtors.com

310.720.9979

DRE # 01483652

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BEVERLY CENTER | 455 NORTH CRESCENT HEIGHTS BOULEVARD \$2,298,000 | 3 Bedrooms, 3 Bathrooms Jourdan Lee Khoo M: 310.598.8940 DRE# 01943027 Jesse Zamora M: 818.445.5153 DRE# 01991493



BEVERLY HILLS | 2727 BENEDICT CANYON DRIVE \$68,000,000 | 11 Bedrooms, 17 Bathrooms

Josh & Matthew Altman 0: 310.819.3250

DRE# 01764587 / 01874316



BEVERLY HILLS | 1110 BENEDICT CANYON DRIVE \$7,450,000 | 5 Bedrooms, 6 Bathrooms Jeeb O'Reilly & Lauren Carey & Marisa Zanuck M: 310.980.5304 DRE# 01156891 / 02025316 / 01232594



BEVERLY HILLS POST OFFICE | 1500 SEABRIGHT PLACE \$19,500,000 | 7 Bedrooms, 11 Bathrooms Juliette Hohnen M: 323.422.7147 DRE# 01772623



BIRD STREETS | 1550 BLUE JAY WAY \$5,199,000 | 3 Bedrooms, 3 Bathrooms Josh & Matthew Altman 0: 310.819.3250 DRE# 01764587 / 01874316



BRENTWOOD | 16428 SLOAN DRIVE \$3,595,000 | 4 Bedrooms, 6 Bathrooms Marshall Peck M: 310.497.3279 DRE# 01872030



DOWNTOWN LA | 1100 WILSHIRE BOULEVARD #3702 \$3,495,000 | 3 Bedrooms, 3 Bathrooms Josh & Matthew Altman O: 310.819.3250 DRE# 01764587 / 01874316



LITTLE HOLMBY | 771 WESTHOLME AVENUE \$3,795,000 | 5 Bedrooms, 4 Bathrooms Jeeb O'Reilly M: 310.980.5304 DRE# 01156891 Tori Barnao M: 323.633.1878 DRE# 01425512



MALIBU | 197 PARADISE COVE ROAD \$1,975,000 | 3 Bedrooms, 2 Bathrooms Juliette Hohnen M: 323.422.7147 DRE# 01772623



MARINA DEL REY | 123 VOYAGE MALL \$16,000/MO | 4 Bedrooms, 4 Bathrooms Tori Barnao M: 323.633.1878 DRE# 01425512 Gersh Gershunoff M: 213.359.0328 DRE# 01790216



MARINA DEL REY | 736 WASHINGTON BOULEVARD \$2,000,000 | 2 Bedrooms, 3 Bathrooms Tori Barnao M: 323.633.1878 DRE# 01425512 Gersh Gershunoff M: 213.359.0328 DRE# 01790216



MAR VISTA | 3564 MOUNTAIN VIEW AVENUE \$4,999,888 | 4 Bedrooms, 6 Bathrooms Eric Hass M: 310.597.2131 DRE# 01466347



MAR VISTA | 12495 RUBENS AVENUE \$2,338,000 | 3 Bedrooms, 3 Bathrooms Alison Betts M: 323.309.3976 DRE# 01392565



PACIFIC PALISADES | 17536 CAMINO DE YATASTO \$6,995,000 | 6 Bedrooms, 9 Bathrooms Josh & Matthew Altman 0: 310.819.3250 DRE# 01764587 / 01874316



STUDIO CITY | 12657 KLING STREET \$2,890,000 | 4 Bedrooms, 5 Bathrooms JP Pena M: 323.632.9904 DRE# 01883397



SUNSET STRIP | 2100 SUNSET PLAZA DRIVE \$16,000,000 | 6 Bedrooms, 11 Bathrooms Juliette Hohnen M: 323.422.7147 DRE# 01772623



\$5,995,000 | 5 Bedrooms, 6 Bathrooms

Jeeb O'Reilly & Tori Barnao & Gersh Gershunoff

M: 310.980.5304 DRE# 01156891 / 01425512 / 01790216



SUNSET STRIP | 9165 CORDELL DRIVE \$4,995,000 | 3 Bedrooms, 3 Bathrooms Jeeb O'Reilly & Lisa Martin & Alecia Yelich M: 310.980.5304 DRE# 01156891 / 01997294 / 01989561







14 ACRE DREAM COMPOUND IN BEVERLY HILLS NEW LISTING | OPEN TUESDAY 11-2

Beverly Hills | 2727 Benedict Canyon Drive | \$68,000,000 | 11-BR, 17-BA | Approx. 32,000 SF | Off the famed Benedict Canyon, only minutes from Rodeo Drive and The Beverly Hills Hotel, lies one of the most incredible and secluded compounds in all of Beverly Hills. Behind these amazing gates is over 14 acres of pure magic that has been accumulated over many years to create the ultimate five parcel paradise. Drive up this magnificent driveway past your approx. 7,000 SF Moroccan guest house, that has soaring arched windows that disappear into the walls, to give you the indoor/outdoor California lifestyle. There is a non-finished approx. 20,000 SF main house with pool overlooking the beautiful landscaping.

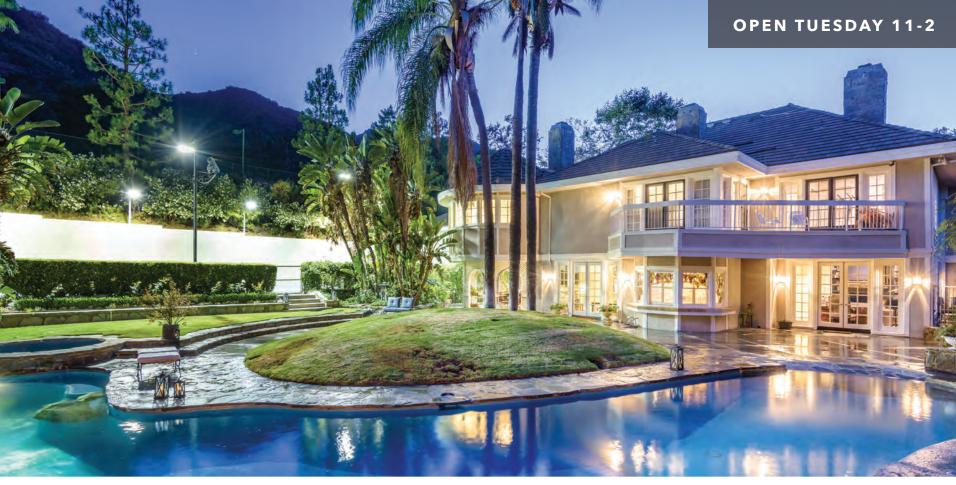


JOSH & MATT ALTMAN

Realtors®

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TRADITIONAL ARCHITECTURE MEETS SOPHISTICATION NEW LISTING | OPEN TUESDAY 11-2

Pacific Palisades | 17536 Camino De Yatasto | \$6,995,000 | 6-BR, 9-BA | Traditional architecture meets sophisticated style in this idyllic Palisades guard gated community. This tennis court estate is comprised of over 9,000 SF including six generously sized bedrooms and nine full bath plus bonus in-law quarters. This light and bright home features soaring ceilings throughout, custom brick chefs kitchen complimented with modern elements creating a cozy setting. French doors throughout create seamless indoor/outdoor flow leading to relaxation poolside. Manicured resort like grounds offer a custom cabana, fire pit, waterfalls and wet bar are all steps away from your tennis court and provide hours of entertainment among guests. Welcome home.



JOSH & MATT ALTMAN

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BREATHTAKING JETLINER VIEWS NEW LISTING | OPEN TUESDAY 11-2

Beverly Hills | 1550 Blue Jay Way | \$5,199,000 | 3-BR, 3-BA | Amazing opportunity. This fixer sold for \$7,500,000 in 2015 on the prestigious "Blue Jay Way" in the coveted and star-studded "Bird Streets" above the world famous Sunset Strip. Breathtaking jetliner views stretching from the Pacific to Catalina, Downtown and the LA Basin without any rooftop obstructions and approximately 100 feet of frontage.



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DEVELOPMENT OPPORTUNITY IN BRENTWOOD

Brentwood | 2492 Mandeville Canyon Road | \$6,950,000 | 7-BR, 10-BA | Development opportunity on almost 1.5 acres in Brentwood with plans almost fully RTI to build approximately 11,100 SF by Standard Architecture. (Call for details). Located just a few doors up from Brentwood Country Estates with homes valued upwards of \$40, \$60, \$80 million. Unique organic two-story soft contemporary design on long, deep property with seven bedrooms embracing the natural lush and serene landscape. Enter the home to a cobblestone courtyard and stunning spiral staircase. Large open spaces with lots of light on the main floor complete with media room, en-suite guest bedroom and staff quarters. Upstairs, four en-suite bedrooms plus separate playroom and massive Master suite with sitting room, study, safe room and his and hers bathrooms and walk-in closets. Spa, accessory living quarters and gym adjacent to infinity edge pool. This property offers almost complete privacy – the perfect location to build a dream estate. **2492Mandeville.com Web# 18361802**

JUSTIN MANDILE

Managing Director
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Justin.Mandile@elliman.com
DRE# 01507705

JOSIE DAVIS

Realtor®
M: 424.209.7474
Josie.Davis@elliman.com
DRE# 02015322





CHARMING SPANISH-STYLE HOME IN THE BIRD STREETS

The Bird Streets | 9165 Cordell Drive | \$4,995,000 | 3-BR, 3-BA | Charming Spanish-style property tucked away on a quiet street in The Bird Streets. The current owner has been living there for over 35 years. The house is in need of a creative makeover or a fresh start. Front entry opens up to a grand balcony overlooking a picturesque pool and lush greenery. Living room features high wood-beam ceilings, fireplace, and hardwood floors. Master bedroom opens to an open-air garden patio and outdoor spa. With 1930s character and charm, this property has a lot to offer its next homebuyer. This is a rare offering. **Web# 18360746**

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LISA MARTIN

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ALECIA YELICH

Realtor®

O: 310.794.3264 Alecia.Yelich@elliman.com DRE# 01989561







OR SALE

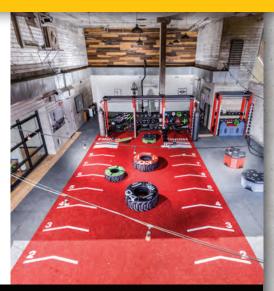
3-UNIT PORTFOLIO

SPECTACULAR MIX OF OCEAN VIEW RESIDENTIAL, OFFICE & RETAIL CONDOMINIUMS

OPEN TUESDAY, 7/24 11 AM - 2 PM CATERING BY JUICY LADIES







Kennedy Wilson and Rockhouse Properties LLC are proud to offer this a once-in-a-lifetime opportunity to acquire 3 important properties at the highly acclaimed Rockwell at PCH. Located just one block from the ocean in Pacific Palisades, units 2A, 101C and 102C comprise over 9,000 sq. ft. of the ultimate turn-key live/work/ play space. Offered individually or together for \$9.75M, this rare assemblage is partially leased and will have broad appeal to owner/users and investors alike. 17351 SUNSET BLVD, PACIFIC PALISADES, CA 90272

RHETT WINCHELL 818-371-0000 WWW.17351SUNSET.COM

Kennedy Wilson

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8213 MONTEEL ROAD \$3,750,000

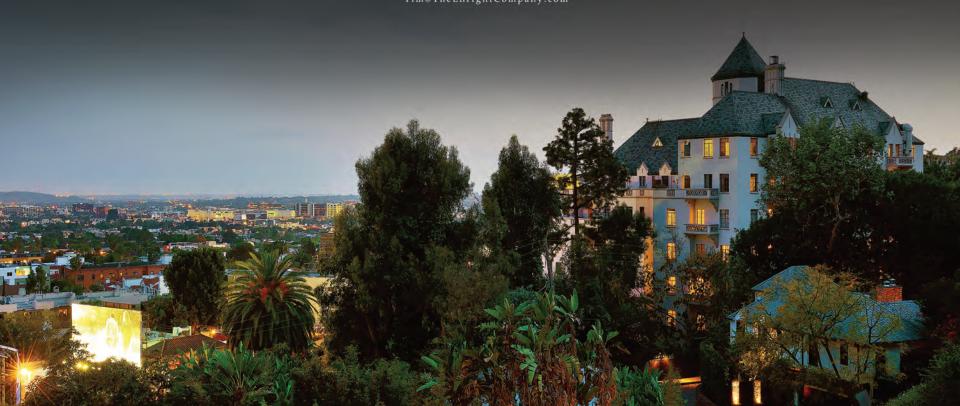


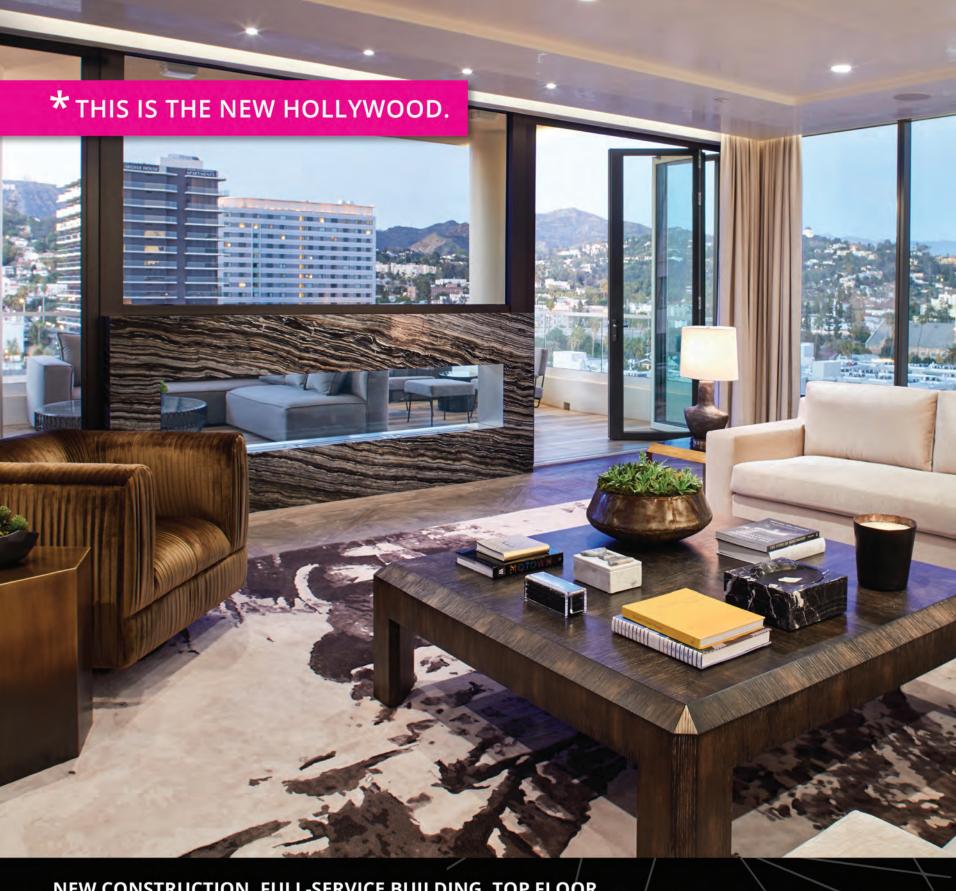
VALET SERVICE PROVIDED

BROKER'S OPEN TUESDAY 11 AM - 2 PM

EXCLUSIVE REPRESENTATION

TIMOTHY ENRIGHT | 310.652.6600





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IMPORTED FOLD AWAY WINDOW WALLS, BAM TECHNOLOGY, FIXTURES BY WATERWORKS

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\$9,500,000 offered fully furnished, designed by SFA 3 bed, 5 bath / 6329 SF living including 1251 SF terrace / 4 parking spaces

3% TO BUYER'S AGENT







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310.717.5522
benbacal@gmail.com
BRE #0143782

MICHELLE MONTANY
Vine Street Realty
323.476.1826
michelle@abovethepenthouses.com

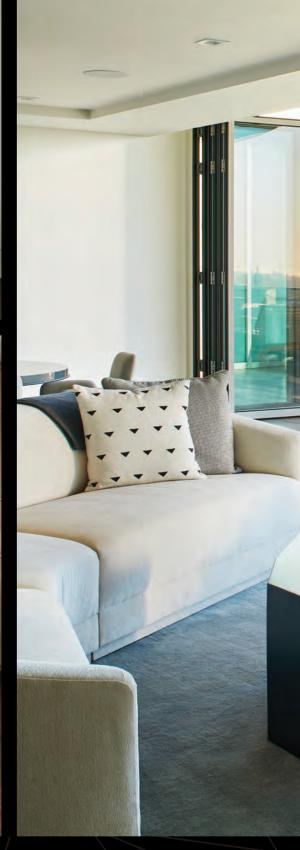
BRE #01731312

ABOVE THE PENTHOUSES
W-ABOVETHEPENTHOUSES.COM

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IMPORTED FOLD AWAY WINDOW WALLS, EXPANSIVE TERRACE, FIXTURES BY WATERWORKS

ALTAIR.

Offered fully furnished \$3,500,000 2 bed, 3 bath / 2,957 SF living including 701 SF terrace / 3 parking spaces



3% TO BUYER'S AGENT



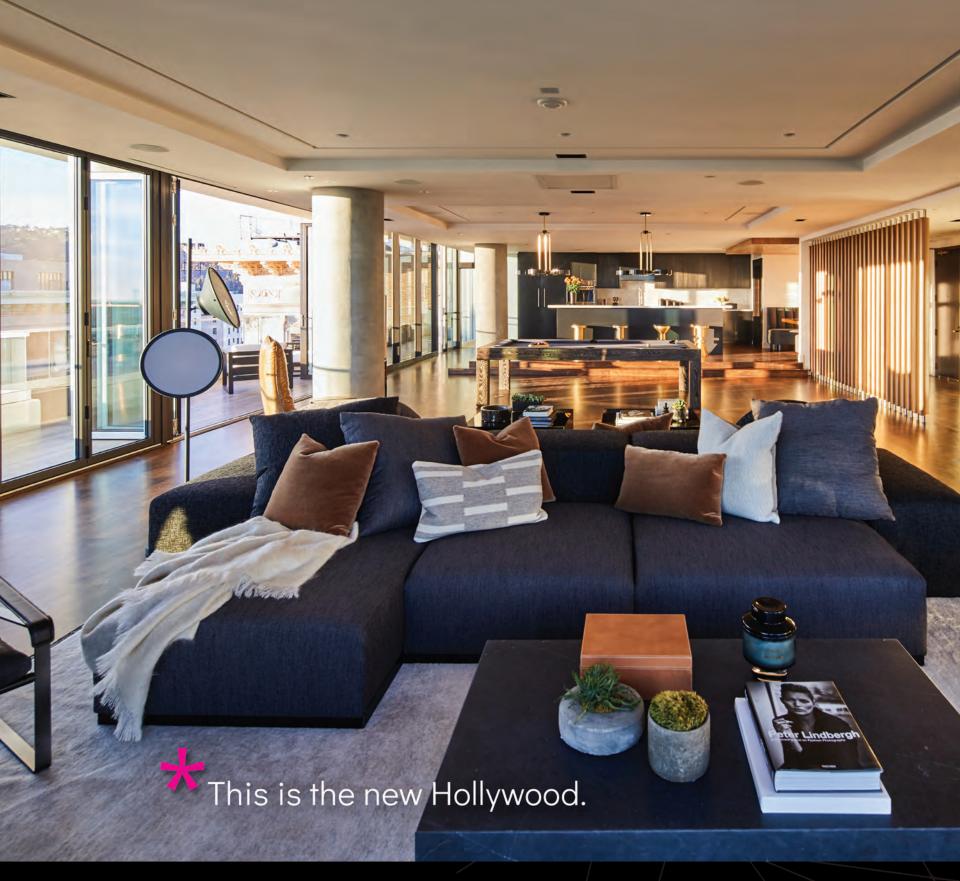
MICHELLE MONTANY

BRE# 01731312

(323) 476-1826 michelle@abovethepenthouses.com wpenthouses.com



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NEW CONSTRUCTION. FULL-SERVICE BUILDING. TOP FLOOR.

IMPORTED FOLD AWAY WINDOW WALLS, FURNISHINGS BY SFA, FIXTURES BY WATERWORKS

THE VISTA.

\$1,000,000 PRICE IMPROVEMENT. NOW \$7,750,000 FULLY FURNISHED.

3 bed, 4 bath / 5,535 SF living including 827 SF terrace / 4 parking spaces

3% TO BUYER'S AGENT









BEN BACAL
Rodeo Realty
310.717.5522
benbacal@gmail.com
BRE #0143782

MICHELLE MONTANY

Vine Street Realty 323.476.1826 michelle@abovethepenthouses.com BRE #01731312



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Studio Residences

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One-Bedroom Residences
AVAILABLE FROM \$6,757/MO

Two-Bedroom Residences
AVAILABLE FROM \$9,617/MO

Available for stays of 30 days or longer, each residence comes brimming with designer finishes and complete with fully equipped kitchens, adjoining Parisian-style dining areas and expansive, light-infused living spaces. Residents may choose to take advantage of an array of amenities and services, including in-residence dining, dry cleaning pickup, housekeeping and dog walking, while a 24-hour concierge is on-hand to arrange anything from airport transportation to hard-to-get

attractions, including La Poubelle, Van Leeuwen Ice Cream, Birds, The Oaks Gourmet Market and Upright Citizens Brigade Theatre, and within moments from Silverlake, Koreatown and Downtown L.A.



dinner reservations. Located in Franklin Village, Villa Carlotta is just a short stroll to popular shops, restaurants and







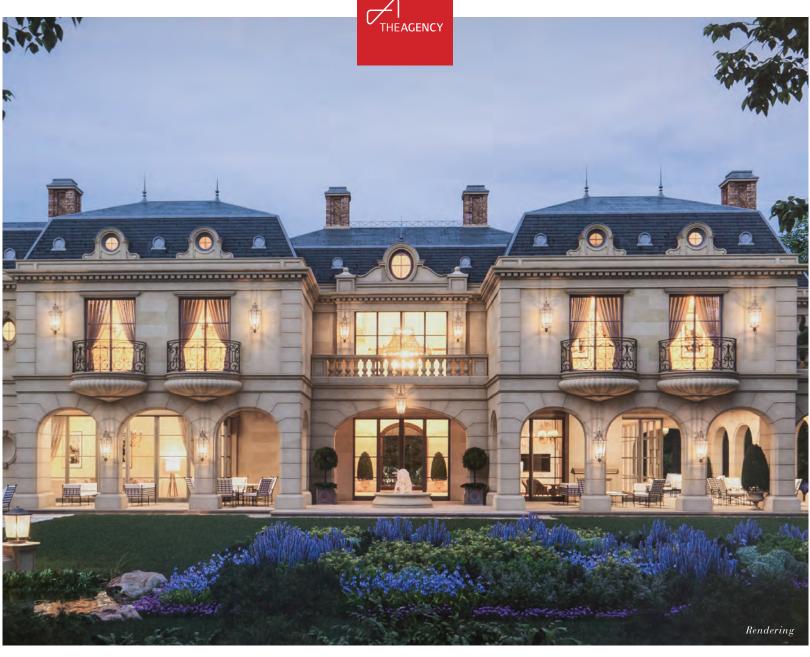
1354 N. DOHENY DRIVE SUNSET STRIP | \$8,250,000

OPEN TUESDAY 11-2 PM | NEW LISTING 5 BEDS | 7.5 BATHS | APPROX. 6,085 SQ. FT. | APPROX. 14,400 SQ. FT. LOT

JAMES HARRIS JAMES@THEAGENCYRE.COM | 424.400.5915 | LIC. # 01909801 DAVID PARNES DPARNES@THEAGENCYRE.COM | 424.400.5916 | LIC. # 01905862











979 BEL AIR ROADBEL AIR | \$23,495,000

BY APPOINTMENT ONLY | NEW PRICE 5 BEDS | 7 BATHS | APPROX. 11,651 SQ. FT. | APPROX. 38,270 SQ. FT. LOT

MAURICIO UMANSKY

424.230.3701 LIC. # 01222825

FARRAH ALDJUFRIE

424.230.3712 LIC. # 01933070

DAVID PARNES

424.400.5916 LIC. # 01905862

JAMES HARRIS

424.400.5915 LIC. # 01909801









633 FOOTHILL ROAD
NEW LISTING | BEVERLY HILLS | \$7,795,000

OPEN TUESDAY 11-2PM | CATERED BY YEASTIE BOYS BAGELS
6 BEDS | 9 BATHS | 7,720 SQ. FT. | 15,220 SQ. FT. LOT

JON GRAUMAN

JGRAUMAN@THEAGENCYRE.COM 424.238.2484 LIC. # 01469825





8357 YUCCA TRAIL

NEW LISTING | LAUREL CANYON | \$1,450,000

3 BEDS | 3 BATHS | 1,568 SQ. FT. | 4,257 SQ. FT. LOT

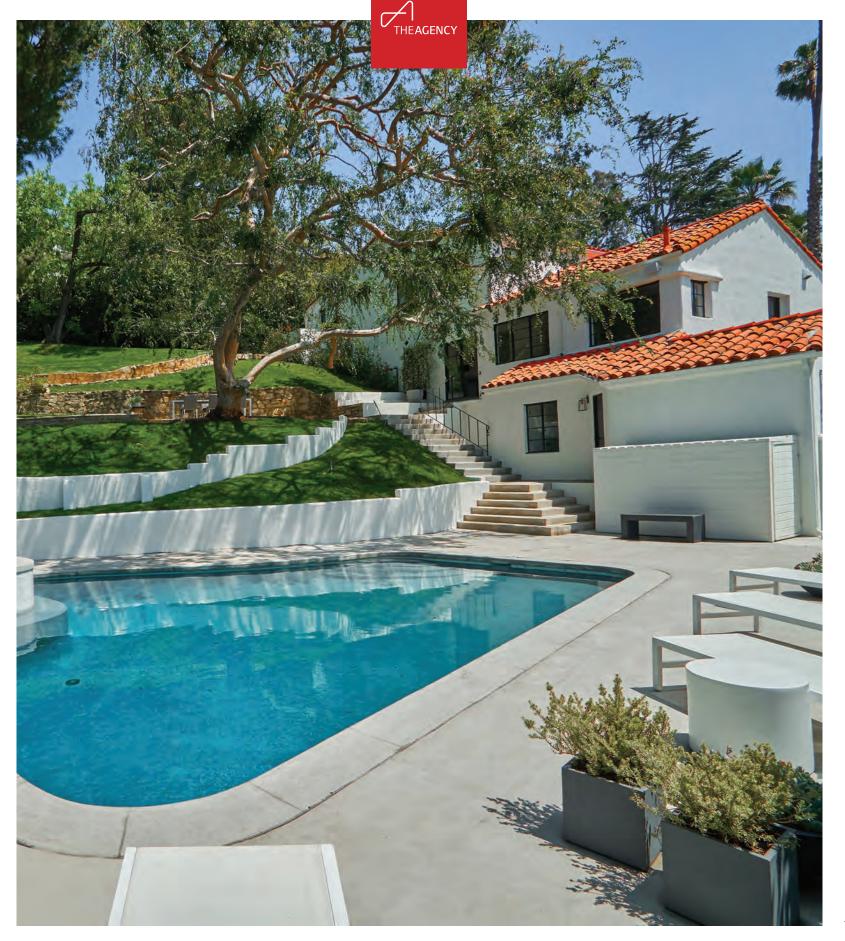
Perched right above Sunset Blvd on a peaceful road in prime Laurel Canyon, this contemporary has been remodeled throughout, showcasing expansive glass windows, ample light, and sweeping canyon views. The core of this turn-key property is a two-bedroom, two-bathroom house with a large balcony & gourmet kitchen with stainless appliances. The property also offers an incredible spacious studio with private access. Could work well for a rent occupant. Located in the coveted Wonderland School District.

VALET PROVIDED

11-2PM

CATERED LUNCH





6225 QUEBEC DRIVE

HOLLYWOOD HILLS | \$4,395,000

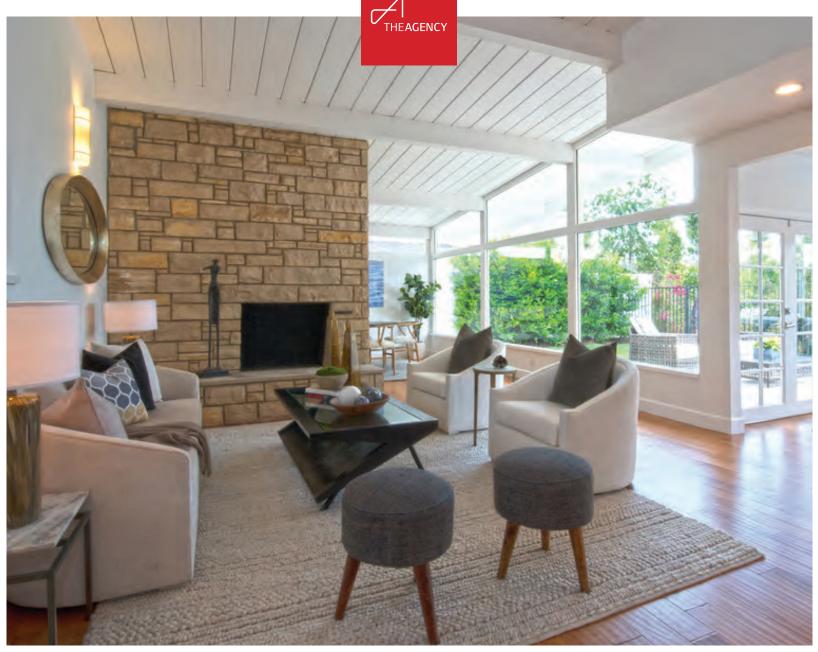
OPEN TUESDAY 11-2 PM

3 BEDS | 4 BATHS | 4,000 SQ. FT. | 11,637 SQ. FT. LOT

ERIC LAVEY

ELAVEY@THEAGENCYRE.COM 310.908.6800 LIC. # 01511292











OPEN TUES 11-2 PM & SUN 2-5PM | NEW LISTING 3 BEDS | 2.5 BATHS | 2,458 SQ. FT. | 8,602 SQ. FT. LOT

NINKEY DALTON

NDALTON@THEAGENCYRE.COM 424.400.5921 LIC. # 01437780





2818 FORRESTER DRIVE

CHEVIOT HILLS | \$3,950,000

5 BEDS | 6 BATHS 4,187 SQ. FT. | 8,631 SQ. FT. LOT

NINKEY DALTON

NDALTON@THEAGENCYRE.COM 424.400.5921 LIC. # 01437780





High Floor and Views

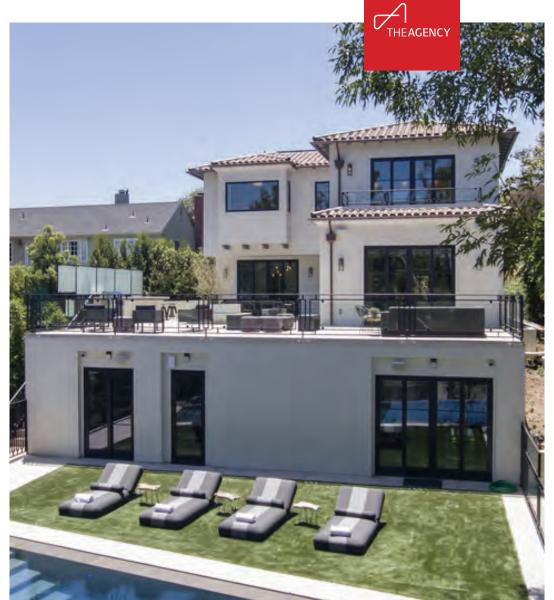
OPEN TUESDAY 11-2PM

818 N. N DOHENY DRIVE #1005 | WEST HOLLYWOOD | \$1,250,000

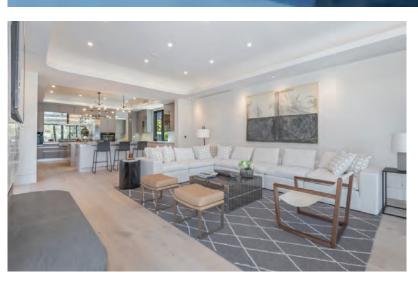
2 BEDS | 2 BATHS | 1,558 SQ. FT.

Tasteful and timeless finishes and appointments have been incorporated to create a classically modern, high-rise home atop Doheny Plaza. An oversized living area offers multiple sitting areas and dining space. Carrara marble and stainless-steel kitchen and custom white cabinetry; ebony wood floors; custom designed bathrooms; multiple walk-in closets, and a built-in sound system are just some of the features of this home. Views of the Sunset Strip grace every window.











12325 24TH HELENA DRIVE BRENTWOOD | \$12,900,000

OPEN TUESDAY 11-2 PM | NEW LISTING 7 BEDS | 9 BATHS | 8,575 SQ. FT. | 11,725 SQ. FT. LOT

DON HELLER

DHELLER@THEAGENCYRE.COM 424.400.5920 LIC. # 01198240





Shining This Summer In DTLA

Tower II debuts this summer at Metropolis, unveiling a spectacular collection of studio, one- and two-bedroom residences with soaring ceilings, expansive window walls, far-reaching views and exquisite contemporary finishes, including Caesarstone countertops, custom wood cabinetry and wide-plank oak flooring.



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These two-hour classes at The MLS Training Center in Beverly Hills, provide an overview of VESTAPLUS™ new interface and various features. Laptops are provided.



Classes at PSRAR

Held at the PSRAR office in Palm Springs, these two-hour classes provide an overview of VESTAPLUS™ new interface and various features. We ask that all attendees bring their own laptops.



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Check out the various features of VESTAPLUS™ in our video tutorials, which give you the opportunity to learn at your own pace.













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BERKSHIRE HATHAWAY | California Properties HomeServices



1225 CHICKORY LANE | BRENTWOOD OPEN HOUSE | TUESDAY (7/24) FROM 11-2 PM

Asking \$16,895,000... Brand new modern architectural estate in Hills of Brentwood. Perched at the top of a private knoll this compound is exquisite in every sense of the word. Sweeping unobstructed views of the city, mountain, and ocean from as far as the eye can see. This 10,000 sqft estate showcases exquisite craftsmanship, cutting edge design with 6 bedrooms plus office, gym, theater, wine tasting area, yoga area, lounge and library, 7 baths, and 3 half-baths, situated on a 32,000 sqft lot. The open sophisticated floor plan makes you feel cozy with large areas and awe-dropping views from almost every room. The chef's kitchen which opens to the outside and overlooks the zero-edge pool for maximum entertainment to the lounge areas, fire pit and over 5,000 sqft of decking. This estate designed and developed by Philip Braunstein. A home of distinction and a destination lifestyle.

1225CHICKORY.COM



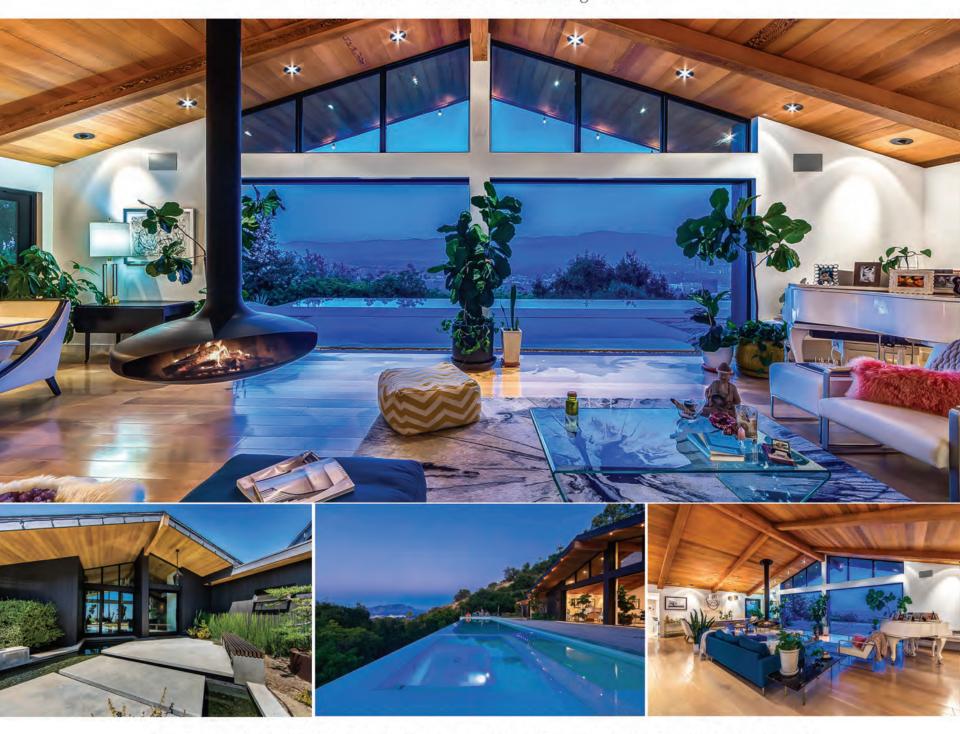
Marco Rufo
Bringing Integrity To Your Front Door...

310.488.6914

info@marcorufo.com | marcorufo.com

3366 Wrightwood Drive | Studio City

Architectural Estate with Astounding Views



5 Beds + Media Room | 4.5 Baths | Aprx. 4,100 S.F. | Aprx. 42,496 S.F. Lot | \$4,495,000

Re-imagined Architectural Tour-de-Force in prime Mulholland Close Wrightwood Estates. This ideally located 1-level showplace has recently undergone a multi million dollar expert renovation. This ultimate private hilltop hideaway is set back from the road, walled and gated & on its own private almost 1 acre street-to-street knoll. Walls of glass looking across a 90 ft zero edge lap pool provide spectacular N/E facing views of Valley lights, mountains and Universal City. 5 bedrooms & media room with exquisite finishes, custom cabinetry, lighting and abundant outdoor spaces including putting green, in-ground trampoline, outdoor BBQ/dining/ living areas and so much more. This is truly the move-in ready showplace a lucky buyer has been waiting for. Come live the dream that is 3366 Wrightwood Drive.



ANDREW MANNING I REALTOR® LUXURY PROPERTIES DIRECTOR andrew@andrewmanning.com 818.380.2147 - CalDRE#: 00941825

Open Tuesday, 7/24 11am-2pm

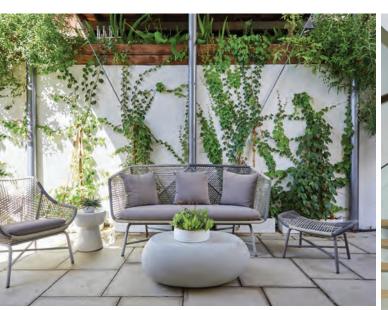




TOMTOSTENGARD
323.872.4710
tom.tostengard@gmail.com
TomTostengard.com











9829 Yoakum Dr | Beverly Hills Post Office

Offered at \$1,599,000

Beautifully remodeled mid century modern home in Beverly Hills Post Office with lovely canyon views. The stunning open plan main floor is perfect for entertaining and features wide plank wood floors, recessed lighting, and a cook's kitchen with marble countertops and professional style appliances. A sleek modern stair leads to 3 bedrooms and 1 bath on the second floor and a luxurious master suite on the 3rd floor. A spacious patio and garden area is adjacent to the living area, and two sunny decks off the upper level offer options for relaxing and dining. Located on a quiet cul de sac with parking for two cars, this chic property is convenient to Beverly Hills and Valley locations.





BERKSHIRE HATHAWAY | California Properties HomeServices



PANORAMIC VIEWS



13800 Mulholland Drive | Beverly Hills | Offered at \$6,488,000

DENNIS ADELPOUR, MBA

310.573.8670

Dennis@DennisAdelpour.com | www.DennisAdelpour.com DRE 01773733

BERKSHIRE HATHAWAY | California Properties HomeServices

OPEN TUESDAY 11-2



533 Levering Avenue

Westwood Hills



Open House Tuesday, July 24 11-2 pm **Bristol Farms Lunch**

3 Bedrooms | 2.5 Bathrooms 2,106 SF Living Area | 11,764 SF Lot Size

Classic center hall floorplan. Public rooms are open & spacious. Large living room with focal fireplace. True hub of the home is a wonderful, expansive eat-in cook's kitchen. Three bedrooms up including an en-suite master. Private, lush & tranquil alfresco patio spaces, accessible via banks of French doors. Warner Avenue School District.

\$2,099,000

533Levering.com







Andrea Best



Realtor®

(310) 888-3307 Andrea@AndreaBest.net DRE #00710086









Larry Young



Realtor® Luxury Properties Director

(310) 777-2879 Larry@LarryYoungWestside.com DRE #00999537







LARRY YOUNG WESTSIDE.COM









460 N PALM DR #305 | BEVERLY HILLS

OFFERED AT \$3,695,000

INCREDIBLE VALUE! Unprecedented luxury 3BD/4BA residence in prime Beverly Hills' newest (2015) "5-star" concierge doorman building, 460 Palm. Large floor plan at 3,600SF. Entertainer's dream w/ city views, indoor/outdoor floor plan, modern Chef's kitchen, office, & private media room.







OPEN TUESDAY 11-2

WWW.460PALM305.COM

BERKSHIRE HATHAWAY | California Properties HomeServices

WWW.STJAMESCANTER.COM





2805 NICHOLS CANYON RD | HOLLYWOOD HILLS WEST

OFFERED AT \$4,695,000

Chic exquisitely-done private "Celebrity" 5BD/6BA home in prime upper Nichols Canyon. Perfect for grand scale entertaining with an indoor/outdoor open floor plan & pocket sliding doors to a rare large grassy back yard with sparkling pool. A truly unique custom built luxury estate.







FIRST OPEN TUESDAY 11-2

WWW.2805NICHOLSCANYON.COM

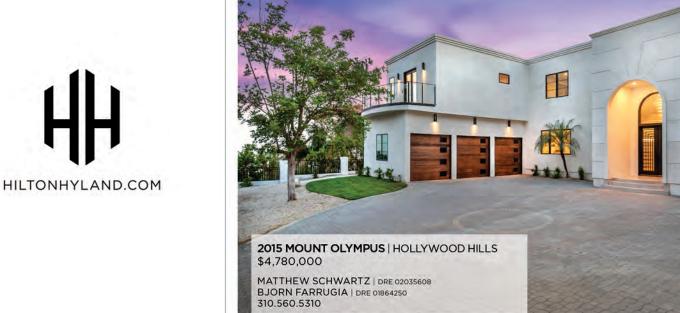
MARKUS CANTER

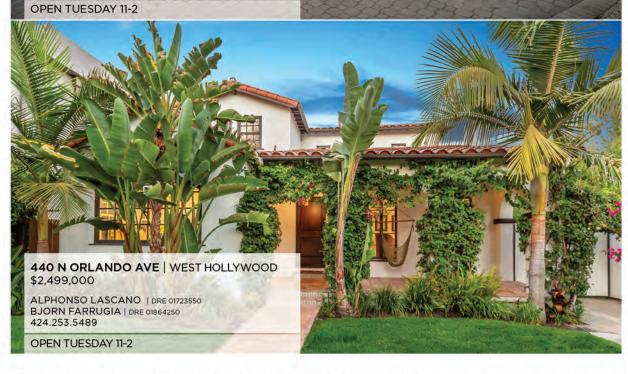
Luxury Properties Director 310.704.4248 | markus@stjamescanter.com

CRISTIE ST. JAMES

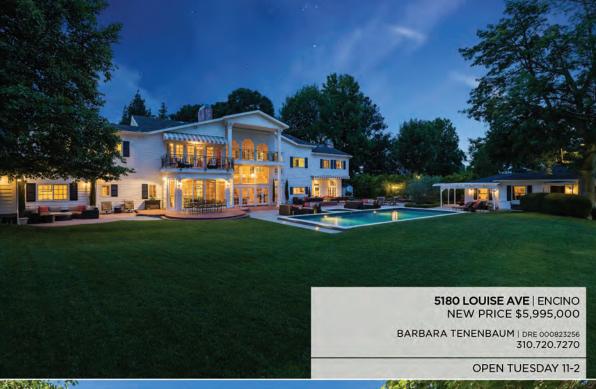
Luxury Properties Director 310.291.1029 | cristie@stjamescanter.com







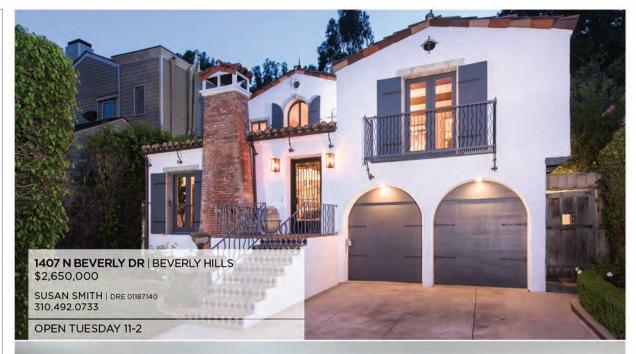
























271 S MAPLETON DRIVE

"IL MAGIONE" IMPECCABLE ESTATE LOCATED ON BILLIONAIRE'S ROW





THE RUTHERFORD HOUSE THE JEWEL BOX OF BEVERLY HILLS \$31,900,000









1169 N HILLCREST RD PRE & POST-CONSTRUCTION ACQUISITION OPPORTUNITIES AVAILABLE

\$35,995,000







5180 LOUISE AVENUE

ENCINO

7BD 9BA | TENNIS COURT & TWO GUEST HOUSES NEW PRICE \$5,995,000 | ENCINOCOMPOUND.COM

STEVE FRANKEL 310.281.3981



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816 ALPINE

BEVERLY HILLS \$19,995,000

WWW.816ALPINE.COM BY APPOINTMENT ONLY











9105 CORDELL

SUNSET STRIP NEW PRICE \$8,850,000

BY APPOINTMENT ONLY



DAVANA FRYZER 949.338.4520 DRE 02008355





Californian ON WILSHIRE UNIT #1604

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MARKET CLIMATE MAP

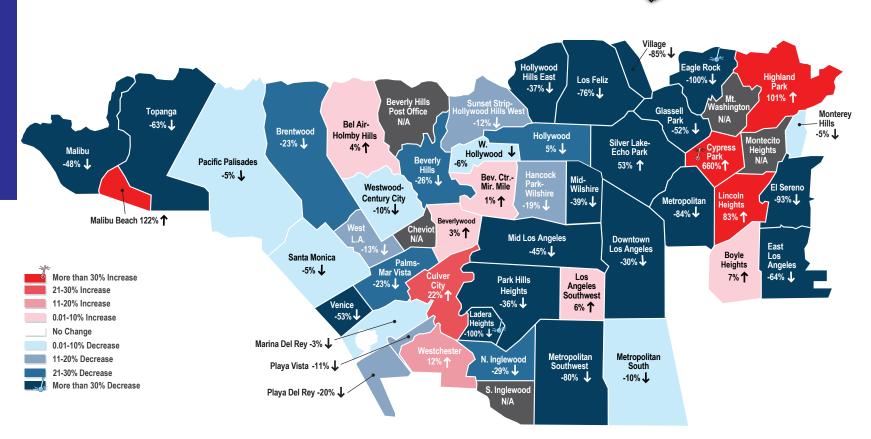
CONDOS & CO-OPS - SALES VOLUME 2nd Quarter 2018 vs. 2017 For The MLS™ Primary Areas

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Go to **TheMLS.com**[™] Home Page and **CLICK** ?



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CONDOS & CO-OPS - SALES VOLUME & # SOLD LISTINGS					
AREA	Q2 - 2018	Q2 - 2018	Q2 - 2017	Q2 - 2017	% CHANGE
	SALES VOLUME	#SOLD LISTINGS	SALES VOLUME	#SOLD LISTINGS	
CYPRESS PARK	\$5,436,551	7	\$715,000	1	660%
MALIBU BEACH	\$5,445,000	2	\$2,455,000	1	122%
HIGHLAND PARK	\$5,646,954	10	\$2,811,500	5	101%
LINCOLN HEIGHTS	\$3,115,500	7	\$1,699,000	4	83%
SILVER LAKE - ECHO PARK	\$32,565,288	38	\$21,259,852	33	53%
CULVER CITY	\$31,633,000	46	\$26,018,100	47	22%
WESTCHESTER	\$7,656,500	13	\$6,830,500	12	12%
BOYLE HEIGHTS	\$614,000	1	\$575,000	1	7%
LOS ANGELES SOUTHWEST	\$1,030,000	2	\$970,000	1	6%
HOLLYWOOD	\$29,284,000	36	\$27,940,500	39	5%
BEL AIR - HOLMBY HILLS	\$1,201,500	1	\$1,150,000	1	4%
BEVERLYWOOD VICINITY	\$11,245,250	13	\$10,946,875	15	3%
BEVERLY CENTER - MIRACLE MILE	\$22,254,000	26	\$22,109,388	29	1%
MARINA DEL REY	\$84,900,325	76	\$87,221,069	93	-3%
SANTA MONICA	\$139,268,101	112	\$146,880,950	113	-5%
MONTEREY HILLS	\$12,369,500	26	\$13,057,000	30	-5%
PACIFIC PALISADES	\$25,778,858	22	\$27,217,000	25	-5%
WEST HOLLYWOOD	\$74,602,966	82	\$79,774,977	101	-6%
METROPOLITAN SOUTH	\$1,127,000	3	\$1,251,000	4	-10%
WESTWOOD - CENTURY CITY	\$183,039,740	142	\$203,478,985	160	-10%
PLAYA VISTA	\$35,721,200	31	\$40,327,567	36	-11%

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-23% -23% PALMS - MAR VISTA \$11,903,500 16 \$15,397,999 23 **BRENTWOOD** \$45,575,350 44 \$59,069,675 57 -26% -29% -30% -36% **BEVERLY HILLS** \$41,936,626 \$56,590,055 35 NORTH INGLEWOOD \$8,153,500 \$11,558,500 36 DOWNTOWN LOS ANGELES 96 12 7 126 \$62,537,050 \$89,950,245 21 12 70 4 PARK HILLS HEIGHTS \$5,474,800 \$8,519,400 HOLLYWOOD HILLS FAST -37% -39% -45% -48% -52% -53% -63% -64% -80% -84% \$4,289,000 \$6,819,000 38 MID - WILSHIRE \$26,858,000 \$44,281,299 MID LOS ANGELES \$1,830,000 3 \$3 338 900 17 2 15 2 MALIBU \$16,566,500 \$8.657.000 GLASSELL PARK \$605,000 \$1.265.000 VENICE \$10.947,500 \$23,245,400 TOPANGA \$1 164 000 \$435,000 3 **EAST LOS ANGELES** \$1,440,000 \$525,000 LOS FELIZ \$5.588.650 \$1,335,173 METROPOLITAN SOUTHWEST \$1,725,000 \$337,000 **METROPOLITAN** 19 \$2,802,000 \$17,048,600 ATWATER VILLAGE \$1,150,000 \$7,705,100 -85% **EL SERENO** \$370,000 -93% \$4,935,800 -100% -100% **EAGLE ROCK** \$1,115,500 LADERA HEIGHTS \$1,367,000 \$0 N/A N/A N/A **BEVERLY HILLS POST OFFICE** \$0 0 0 **CHEVIOT HILLS - RANCHO PARK** \$0 \$0 MONTECITO HEIGHTS \$0 0 \$0 MOUNT WASHINGTON \$0 SOUTH INGLEWOOD \$990,000 Information contained herein deemed reliable but not guaranteed. Questions regarding this information may be sent by e-mail to marketing@

CONDOS & CO-OPS - SALES VOLUME & # SOLD LISTINGS

37

39

Q2 - 2017

SALES VOLUME

\$27,910,565

\$37,710,267

\$44,352,058

\$40,201,805

% CHANGE

70

57

Q2 - 2018

SALES VOLUME

\$24,497,717

\$32,653,195

\$35,866,209

\$32,177,057

AREA

SUNSET STRIP - HOLLYWOOD HILLS WEST

HANCOCK PARK - WILSHIRE

WEST LOS ANGELES

PLAYA DEL REY



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Questions? Call **310-358-1833** www.TheMLS.com











Open House

Tuesday, July 24 11am-2pm and Twilight Open House 6-8pm



Robert Grandinetti 310.497.6365 robert@robertgrandinetti.com DRE 01370571 Nestled at the end of a private, quiet cul-de-sac in the exclusive 'Bird Streets' sits this charming 2 bedroom, 2 bath home — quite simply the quintessential Pied a Terre. Its lovely light, high ceilings and perfect flow indoors and out, will make you a believer in the phrase 'Less is More'.

9156 Warbler Place, Los Angeles

2 Bed | 2 Bath | \$1,549,000 9156warblerpl.com

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. . . .



\$2,195,000

Hancock Park 3 Bed 2.5 Bath 2,429 Sq Ft LISTED BY

Victoria Romeyn 310.770.8218 victoria.romeyn@compass.com DRE 01907781

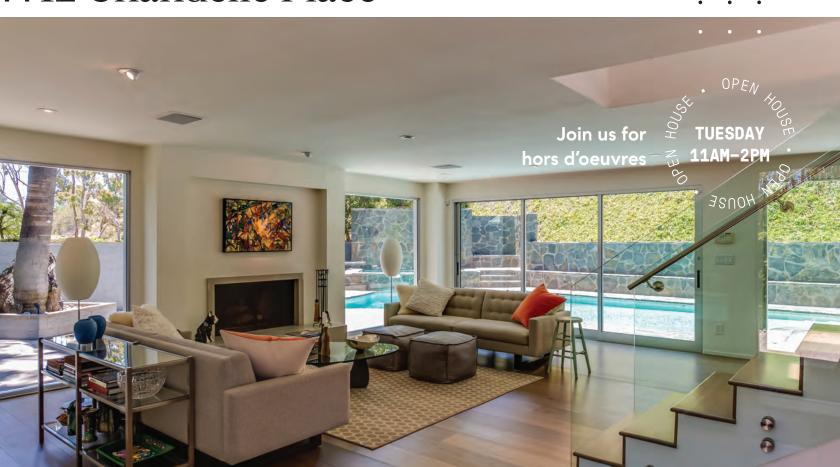
Jackie Smith 213.494.7736 jackie.smith@compass.com DRE 01889096 CO-LISTED BY

James Otis of Rodeo Realty 323.360.5374 jamesrileyotis@aol.com DRE 01262707





7712 Chandelle Place



Los Angeles, CA 90046 4 Bed | 2.5 Bath | 3,148 Sq Ft RareChandellePlace.com \$2,995,000

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A tranquil Hollywood Hills Escape. Situated in a RARE enclave of mid-century architectural homes of upper Nichols Canyon awaits your peaceful oasis.

Lovingly and artfully renovated this mid-century gem's greatest assets have been unearthed. Feel at ease the minute you walk in and take in the walls of glass overlooking the sparkling pool and waterfall cascaded by hillside. This home encompasses an open plan with easy indoor/outdoor flow. Thoughtfully designed skylights flood both the first and second floors with natural light. Escape to the generous master suite offering privacy within the home. Tucked away on Chandelle Place, a quiet cul-de-sac, you'll feel you've escaped to another world. This is Nichols Canyon's best kept secret pocket of homes with wide streets and sidewalks. This versatile home works for all lifestyles whether the entertainer or the family or both. A majestic property and a RARE opportunity.

Lisa Young 310.499.6747 lisasellsla@gmail.com DRE 01877876 Kennon Earl Tom Davila 424.230.7928 DRE 01394743/01725619







204 S Plymouth Boulevard Windsor Square \$4,000,000 4 Bed 5 Bath 3,267 Sq Ft 204Plymouth.com

An elegant Mediterranean Revival in prime Windsor Square on a 10,000+ sf lot with detached guest quarters and pool.

Boni Bryant & Joe Reichling 323.854.1780 boni.bryant@compass.com DRE(s) 01245334 / 01427385



Broker's Open House Tuesday 11am-3pm Join us for lunch by Joan's on Third!



1918 Taft Avenue Los Feliz \$1,949,000 3 Bed 2.5 Bath 2,540 Sq Ft 1918taftave.com

Charming c. 1914 Dutch Colonial in Hollywood Grove HPOZ

Boni Bryant & Joe Reichling 323.854.1780 boni.bryant@compass.com DRE(s) 01245334 | 01427385

Broker's Open House Tuesday 11am-2pm Serving Donut Snob!





2529 Commonwealth Avenue Los Feliz

\$3,750,000 5 Bed 5.5 Bath 3,710 Sq Ft 2529Commonwealth.com

French Colonial Estate in Los Feliz

Boni Bryant & Joe Reichling 323.854.1780 boni.bryant@compass.com DRE(s) 01245334 / 01427385



Broker's Open House Tuesday 11am-2pm Join us for Iced Coffee Cart!





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FREE training resources available to all members of The MLS™ and Palm Springs Regional MLS

Visit www.themls.com, click on the 'Help' tab, and select 'Training Center & Classes' to access all training resources.



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These two-hour classes at The MLS Training Center in Beverly Hills, provide an overview of VESTAPLUS™ new interface and various features. Laptops are provided.



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Held at the PSRAR office in Palm Springs, these two-hour classes provide an overview of VESTAPLUS™ new interface and various features. We ask that all attendees bring their own laptops.



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Check out the various features of VESTAPLUS™ in our video tutorials, which give you the opportunity to learn at your own pace.

























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.

720 N ALTA

BEVERLY HILLS



7 BEDS | 14 BATHS | 18,087 SQ.FT± \$29,999,000

VISIT 720ALTA.COM

APPOINTMENT ONLY

JASON HASTINGS

Realtor

C 424 240 9939 jasonhastings@pacunionla.com License 02002328

HENRIETT NOVAK

Realtor

C 424 226 8992 henriettnovak@pacunionla.com License 02004206



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INTERNATIONAL

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BRE 01296524





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ARVIN HADDAD

DIRECTOR, ESTATES DIVISION | BROKER ASSOCIATE 310.909.6434 | ARVINHADDAD.COM BRE 01930604







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8954 ST IVES DRIVE | HOLLYWOOD HILLS

OFFERED AT \$4,999,000 | OPEN TUESDAY 11-2PM

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COLDWELL BANKER 19

RESIDENTIAL REAL ESTATE

MARIE-FRANCE SALAUN COLDWELL BANKER 310.918.7342 BRE 00674070 Unique opportunity to purchase a gated estate (8027 Floral Ave) for \$7,250,000 or two houses as a gated compound (8027 & 8031 Floral Ave) for \$9,995,000.



8027 & 8031 Floral Avenue, Hollywood Hills

8027 Floral Ave (\$7,250,000): A spectacular Tuscan-style Villa set in the Hollywood Hills with amazing City & canyon views. Secluded & secured on a dead-end, gated private drive - completed in 2013! 5 bedrooms, 6.5 bathrooms, approx. 6,500 sf. A beautiful marble entrance with dramatic skylight welcomes you to fabulous open floor plan with immediate city & canyon views. First floor opens to formal entry leading a huge living room with fireplace & adjoining formal dining room. Oversized office with built-ins/custom cabinetry & city views. An elegant curved staircase with exquisite iron work leads to double generous-sized bedrooms with en suite baths, custom cabinetry and ample walk-in closets. Master suite with gracious fireplace, spa tub, & balcony with views! The 3rd level has room for a pool table, plus a very large bonus entertainment room with full bar, sauna, pool bath and two more bedrooms. Walk out to breath-taking pool and spa plus 3,000+ sq.ft deck with city and canyon views. Offered at \$7,250,000.

8027 Floral Ave may also be sold with 8031 Floral Ave, an adjacent home (\$9,995,000 for both): A lovely formal entrance welcomes you to an open floor plan with high ceilings and terrific views. The first floor features a huge living room with a fireplace that pours into a secondary living or dining area and fabulous kitchen with stunning granite counters, custom cabinets and top-of-the-line appliances. The stairs lead down to the master bedroom level offering high-ceilings, views, fireplace and a generous master bath with dual walk-in closets, plus bonus room on this level. The lower level offers two additional bedrooms with en suite baths and walk-in closets! In total, 4 bd, 4.5 bath and approx 3,500 sf. Every floor has a wrap-around terrace with explosive city and canyon views! Also completed in 2013.

FloralCompound.com | 8027FloralAve.com

ALLA **VINNIK** 323-351-7087

PETER **MAURICE** 310-623-8819

TREGG **RUSTAD** 310-623-8825

