



VENICE 423 Rialto \$2,250,000 Jennifer Hughes



VENICE 2905 Strongs Drive \$2,995,000 Jennifer Hughes



SANTA MONICA 400 Entrada \$2,450,000 Doug Stoddard



VENICE 23 18th Avenue (duplex) \$2,098,000 Winston Cenac



SANTA MONICA 236 23rd Street \$12,000/month Jeff Curtis



PARIS, FRANCE 11th Arrondissement \$11,000,000 Cari Chanin

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LUXURY REAL ESTATE WORLDWIDE



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BEVERLY HILLS

Discover luxury and harmony in this beautifully designed Trousdale trophy property overlooking stunning views from Downtown to the ocean. 5 bedrooms, 6 baths, \$16,900,000

Represented by: Bahare Rabadi
T. 310.922.0046 | rabadi@coldwellbanker.com



MALIBU

Rare neoclassic estate in the heart of Pt. Dume on approx. 1.4 private acres feat. views of the Queen's Necklace. Spacious, 4 fireplaces + media room. 6 bedrooms, 7+ baths, \$10,500,000

Represented by: Dale Pearson
T. 310.779.0547 | dalepearson@gmail.com



PACIFIC PALISADES

Gorgeous East Coast Traditional with 5 BD & 4.5 BA in the El Medio Bluffs of Pacific Palisades offers top quality designer finishes throughout. 5 bedrooms, 4.5 baths, \$4,375,000

Represented by: Jaleh Azarmi
T. 310.573.7452 | jazarmi@coldwellbanker.com



MALIBU

Breathtaking Ocean Views! Light, Bright, private architectural gem and guest house on over 2 tranquil acres. Ocean view master suite w/fireplace. 7 bedrooms, 9 baths, \$3,749,000

Represented by: Lynda Marsolek & Adriana Daniel
T. 310.994.1782 | lmarsolek@coldwellbanker.com



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BRENTWOOD

Pvt & Gated Country Compound on true park-like grounds, main house 4 bdrms, 3 baths, 2 powder rooms, library, plus 2 gsthse, pool, orchards. 1+ acre. 4 bedrooms, 3+ baths, \$8,300,000

Represented by: Johnny Lee Schell
T. 310.859.6032 | johnnylee@mac.com



BEVERLY HILLS

Fabulous custom architectural home at the end of cul-de-sac on one of Benedict Hills Estates best streets. Apx 5,751sf home on an apx 31,393sf lot. 6 bedrooms, 4+ baths, \$4,495,000

Represented by: Ginger Glass
T. 310.927.9307 | Ginger@GingerGlass.com



BEVERLY HILLS PO

Great opportunity! Canyon to Ocean views on a large lot! Located just off Summitridge Dr. in Prime BHPO. Escape from the city w/short drive to Sunset. 3 bedrooms, 3 baths, \$2,697,000

Represented by: Mann/Marshall
T. 310.777.6362 | Kathemarshall@aol.com



BEVERLY HILLS

Bright, renov. 5BR 7BA former-celeb estate, 15K lot! Master bdrm w/remodeled bath & huge closet. 2-sty ballroom, gardens, pool, waterfall & spa. 5 bedrooms, 7 baths, \$2,288,000

Represented by: Mickey Kessler
T. 310.367.2322 | mkessler@verizon.net



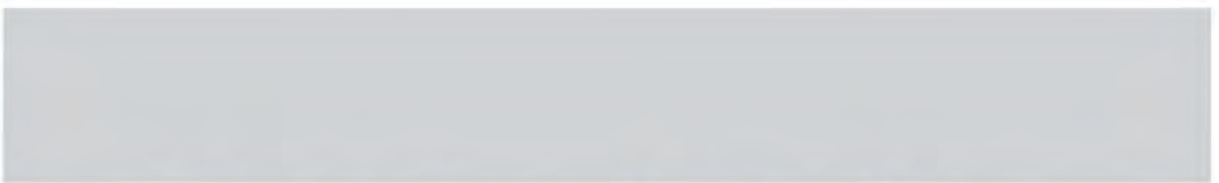
1



2



4



architectureforsale.com™



5



NEW PRICE!

3



IN ESCROW! BACK-UP OFFERS WELCOME

6

1. AVI DANIEL, ARTIST & RENEE BERTRAND, BEDHEAD – \$1,895,000

2 Artist's Oasis In The City– Cheviot Hills
3BRs & 3BAs. Step-down living room with high ceilings, arched windows, stone patios & pathways surround the house
architectureforsale.com/address/111 / C. Doe & D. Glusker

2. HATHAWAY HILL GUARD GATED ESTATE \$1,395,000

Contemporary English w/ City Views – Los Angeles
5BRs & 4BAs, formal living and dining rooms, fireplace, solar panels & family room opening to the patio
Ilana Gafni & Crosby Doe

3. GEORGE DEUTSCH, DESIGNER – BUILDER, 1963 \$1,650,000

Expressionist Modernism above the Outpost – Los Angeles
3BRs, 3BAs, outdoor spa surrounded by the green space, Views of surrounding hills as well as the city
David Koch

4. MILTON J. BLACK, ARCHITECT \$1,790,000

Streamline Moderne in Los Feliz
4BRs, 4BAs, 2nd story patio off master bedroom, den w/built-in bar
Stephen Skuris & Ilana Gafni

5. STUDIO 0.10 ARCHITECTS \$3,500,000

Mü/Sh Residence — Los Angeles
3 level and 2 level building with privacy and views for flexible use. International prize winning residence
Christina Hildebrand

6. MID CENTURY VIEW RESIDENCE ABOVE THE SUNSET STRIP – \$2,199,000

Appian Way – Los Angeles
3BRs, 2.5BAs, Large-scale entertaining all within 11,000 sq. ft. with incredible views

crosbydoe.com/address/821/Modern-Ranch / Matthew Berkley

CROSBY DOE ASSOCIATES

310.275.2222



1310 NAPOLI DRIVE | PACIFIC PALISADES

Offered at \$6,795,000 | 4 BED | 3 BATH | 5,104 SQ. FT. | 1310NAPOLIDR.COM



BY
APPOINTMENT

JANE DORIAN

310.922.6464 | jane.dorian@thepartnertrust.com

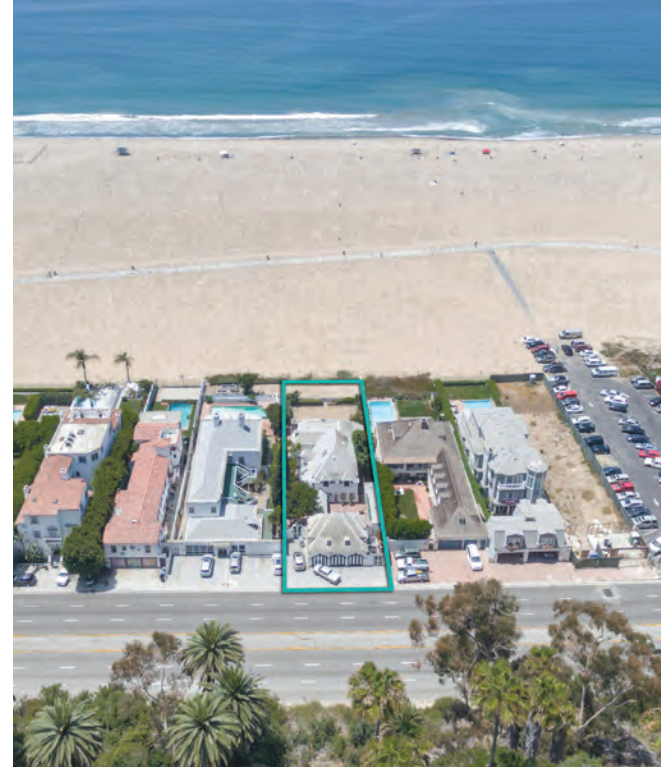


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OPEN HOUSE
TUESDAY 11-2 PM

602 PALISADES BEACH ROAD | SANTA MONICA

Offered at \$14,000,000 | 7 BED | 7 BATH | 5,000 S.F. | 11,200 S.F. LOT

Incredible opportunity to own this classic 5,000 s.f. French Revival sitting on over 11,000 s.f. of beach front land. Once owned by Samuel Goldwyn, the property is rich in Hollywood history and sits right in the middle of Santa Monica's famed Gold Coast. With 59 feet of beachfront, it is one of the largest single family lots north of the Santa Monica Pier to Will Rogers State Beach. The property is secluded and neighbored by single family homes, not parking lot. An exciting opportunity to create your own paradise along a premier stretch of coastline.

WHEELER COBERLY

310.351.6234 | wheeler.coberly@gmail.com



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NEW PRICE

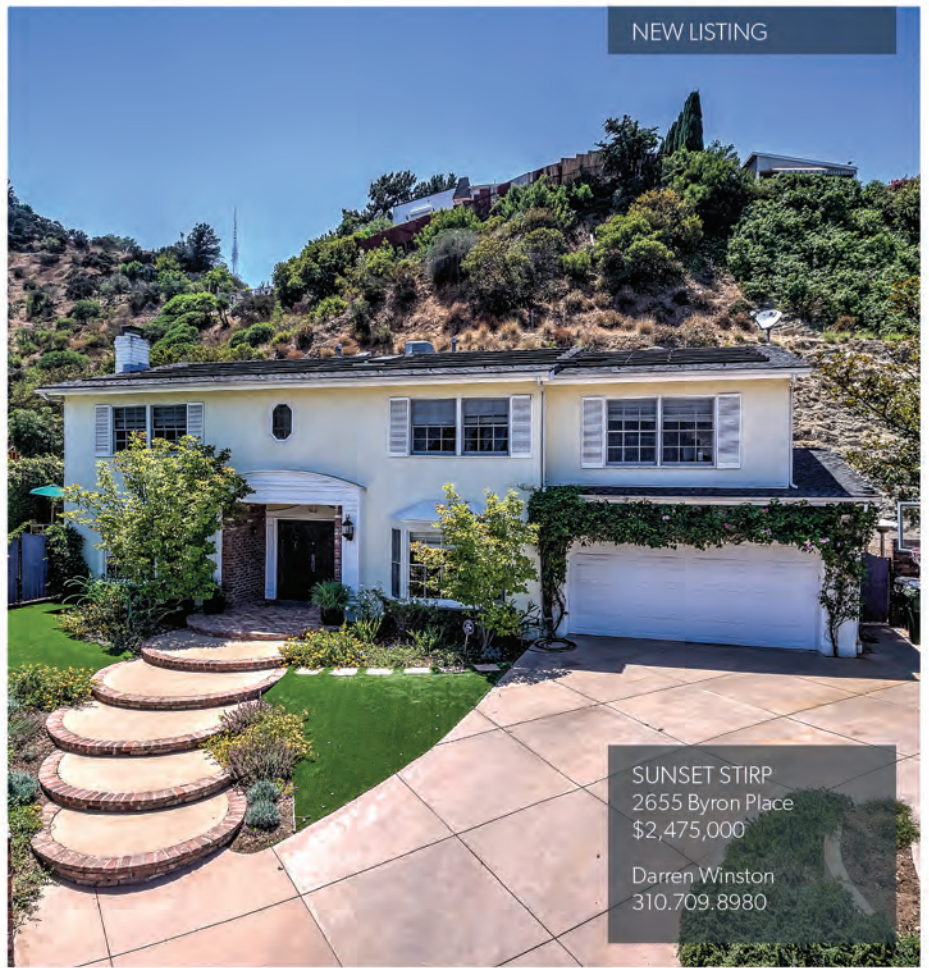
WEST HOLLYWOOD
551 Norwich Drive
\$3,900,000
Wendy Gladson
310.923.2600



BEL-AIR
2001 Roscomare Road
\$2,495,000
Aaron Kirman
424.249.7162



STUDIO CITY
4070 Wilkinson Avenue
\$2,449,000
Tom Sardo
818.929.1575



NEW LISTING

SUNSET STRIP
2655 Byron Place
\$2,475,000
Darren Winston
310.709.8980

aaroe.com

- BEVERLY HILLS
- BRENTWOOD
- SUNSET STRIP
- BALDWIN HILLS
- SHERMAN OAKS
- TOLUCA LAKE
- PASADENA
- DOWNTOWN LA
- STUDIO CITY

NEW LISTING



BALDWIN VISTA
4149 S. Cloverdale Avenue
\$1,100,000
Ron Jackson
310.748.5959

NEW PRICE



HANCOCK PARK
624 S. Rimpau Blvd
\$6,485,000
Jones, Schlosser & Walters
310.691.7888



HOLLYWOOD HILLS
2065 Watsonia Terrace
\$1,125,000
Ken Shields
310.270.5152

NEW PRICE



OPEN TUESDAY 11-2
ENCINO
5255 Encino Avenue
\$5,999,000
Alan Taylor
Aaron Kirman
818.650.1603



OPEN THURS 9:30 - 12:30
MALIBU BEACH
31454 Broad Beach Road
\$15,000,000
Sally Forster Jones
310.691.7888



184 SOUTH HUDSON, HANCOCK PARK
LISTED AT \$9,100,000

BY APPOINTMENT

1930's Period Mediterranean Estate sited on one of Hancock Parks best streets! Many original and amazing details still intact. Sited on a large, over half an acre lot with street to street access. 7 bedroom and 5.5 bath main house with approx 8000 sq ft., detached guest suite with bedroom, kitchen and one and a half baths. Grand, park-like grounds featuring a sunny pool and many mature trees.

MICHAEL EISENBERG 310.748.5410
www.SOUTHHUDSONESTATE.com mikeeisenberg@sbcglobal.net



10899 CHALON ROAD, BEL AIR
LISTED AT \$6,695,000

BY APPOINTMENT

Located in coveted lower Bel Air and nestled behind gates and a long private driveway this single story luxury Mid-Century Modern estate boasts quality finishes, meticulous craftsmanship and stunning views. Enjoy ultimate privacy on nearly an acre of lush landscaped grounds complete with putting green and practice area. This 3-bed, 3-bath designer home offers a spacious open floor plan, walls of glass and copious doses of natural light throughout.

MARISA ROKSTAD 310.721.7773
JOSHUA ALTMAN 310.819.3250
www.10899CHALONRD.com marisarokstad@kw.com

207 11TH STREET, SANTA MONICA
LISTED AT \$3,595,000

BY APPOINTMENT

The cool ocean breeze flows through this properties large bay windows, with five bedrooms leaving plenty of space and privacy. Beautiful finishes including hardwood floors, high ceilings and marble counter tops throughout. Multiple bonus rooms including an upstairs loft, den and extra large master suite. The large, secluded backyard is perfect for relaxing or entertaining. Situated in the heart of Santa Monica in the most sought after neighborhood.

ROBERT CRAWFORD 310.363.0452
www.WEAREREALTY.com rob@wearerealty.com



2509 SILVER RIDGE AVE, SILVER LAKE
LISTED AT \$1,595,000

BY APPOINTMENT

Gorgeous 4+4.5 Contemporary home with panoramic views. LR with high ceilings & views. Great family room. Cook's kitchen with ss appl, breakfast bar & DR. Master enjoys expansive vus + sumptuous bath with shower, spa tub, double sinks & walk-in closet. Guest bdrm with private bath, home office & powder bath. Spacious yard (rm 4 pool), patio & a small orchard of fruit trees too! Walking distance to 365 Whole Foods. Close to Silver Lake Library, reservoir & more.

GEORGE & EILEEN MORENO 323.668.7600
www.GEORGEANDEILEEN.com moreno@georgeandeileen.com



1214 14TH STREET #203, SANTA MONICA
LISTED AT \$1,189,000

OPEN TUESDAY 11-2PM

Immaculately presented bright and sunny 3 bedroom plus loft penthouse is located in Santa Monica close to world class dining, shopping and the beach. The spacious 2159 sq ft open plan residence with wall to ceiling windows has the feeling of a single family home. Tastefully appointed with an newly remodeled gourmet kitchen, hard wood floors, wood burning fireplace, central air, side by side laundry and 2 secure carparks. Rarely available.

ROBERT GOOD
www.ROBERTGOOD.com

310.435.3772
robert@robertgood.com

3839 ALBRIGHT AVENUE, CULVER CITY
LISTED AT \$1,050,000

OPEN TUESDAY 11-2PM

Adorable three bedroom and one bathroom home on a quiet street in Culver City. Features include hardwood floors, vintage crown moldings, and original California tiles. The lush private backyard is ideal for entertaining. This home is move-in ready and full of charm!

EITAN DAGAN 310.954.0554
edagan@kw.com



Sotheby's

INTERNATIONAL REALTY



HOLLYWOOD HILLS | 1764 Viewmont Drive | \$6,995,000

This architectural tour-de-force has been reborn with gorgeous, newly refinished walnut floors in every room. The entire property explodes with light, and of course, breathtaking views. Making use of the finest custom materials throughout, this gated community of just six homes offers the ultimate Hollywood Hills lifestyle. Open plan for entertaining, massive master suite with walls of glass, sitting area, fireplace and large closets; a dine-in cooks kitchen, fireplaces in all bedrooms and a luxurious THX Movie Theater with a bar. If you think you've "seen" this property, you haven't. web: 0308750

Sunset Strip Brokerage
Patrick Martin 323.353.7200

THE ART OF LIVING



PACIFIC PALISADES | New Traditional 6BD/6.5BA | web: 0355631 | **\$5,995,000**
Brentwood Brokerage
Steven Moritz 310.871.3636



PACIFIC PALISADES | Custom Construction 7BD/6BA | web: 0343970 | **\$5,299,999**
Pacific Palisades Brokerage
Elizabeth Stein 310.902.4436



HOLLYWOOD HILLS | 8146LaurelView.com 5BD/4.5BA | web: 0027502 | **\$4,995,000**
Beverly Hills Brokerage
Marc Silver 310.809.4656, Barry Sloane 310.786.1844



MALIBU | Ocean View Burnout Lot 80± Acres | web: 1290389 | **\$3,650,000**
Malibu - Cross Creek Brokerage
John Snyder 310.270.7463, Sheryl Snyder 310.428.8006



LOS FELIZ | 4421 Dundee Drive 5BD/5.5BA | web: 0286290 | **\$2,495,000**
Los Feliz Brokerage
Manvel Tabakian 323.376.2222, Nadia DeWinter 310.500.7979



VAN NUYS | 5810 Ranchito Avenue 3BD/3BA | web: 0308736 | **\$710,000**
Sunset Strip Brokerage
Denise Flachbart 213.705.1813, Lori LePage 818.284.7700

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Aaron Kirman | John Aaroe Group
310.994.9512
Aaron@AaronKirman.com
AaronKirman.com



2121 La Mesa Dr · Santa Monica
Sandra Miller
6 bed · 7 bath · 9,288 sf · 22,881 sf lot

\$17,800,000
310.616.6213



415 7th St · Santa Monica
Sandra Miller
7 bed · 10 bath · 8,954 sf · 15,000 sf lot

\$9,998,000
310.616.6213



1106 N Hillcrest Rd · Beverly Hills
Y Charlie | K Sanchez | E Peskowitz, F Bernstein, WEA
4 bed · 4 bath · 4,009 sf · 28,544 sf lot

\$9,995,000
323.547.8900



406 S Sycamore Ave · Hancock Park Adjacent
Rosalie Klein
5 bed · 6 bath · 6,502 sf lot

\$3,790,000
323.935.8680



9512 Tullis Dr · Beverly Hills
Y Charlie | K Sanchez | A Aldrete, The Agency
3 bed · 3.5 bath · 2,188 sf · 4,950 sf lot

\$2,199,000
323.547.8900



1919 4th St, #B · Santa Monica
Sandra Miller
3 bed · 2.5 bath

\$2,299,000
310.616.6213



6652 Lindenhurst Ave · Beverly Grove
Rosalie Klein
2 bed · 2 bath · 7,098 sf lot

\$1,650,000
323.935.8680



8786 Lookout Mountain · Los Angeles
R Barragán | C Montgomery-Duban
3 bed · 2.5 bath · 1,776 sf · 2,962 sf lot

\$1,475,000
310.663.3676



ENGEL & VÖLKERS®

SANTA MONICA
SantaMonica.EVUSA.com
310.460.2525

BEVERLY HILLS
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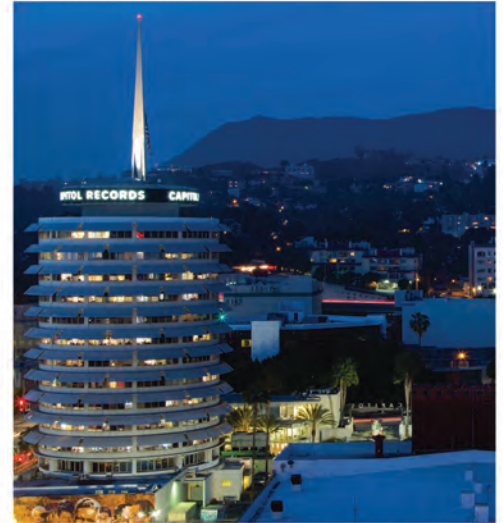
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Hollywood as only a few will ever see it.



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THE GRIFFITH

* Inspired by the iconic Observatory, this fully furnished 3-bedroom and 5-bathroom home spans 5078 SF and features custom bespoke design aesthetics, a new ethos crafted by luxury interior design firm Smith & Firestone Associates. We also partnered with BAM Luxury to create cutting-edge Whole-Home Automation. Vast 1251 SF private terraces with incomparable views of Hollywood's landmarks including the famed Griffith Park Observatory, all framed by fold away NanaWalls. Enjoy 24-hour concierge, valet and ambassador to further elevate the ultimate luxury experience of owning at Above The Penthouses. The Meek Don't Reside Here.

\$8,950,000 including
furnishings curated by SFA
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888.701.8221
ron@abovethepenthouses.com
BRE 01731311

Michelle Montany
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BRE 01731312

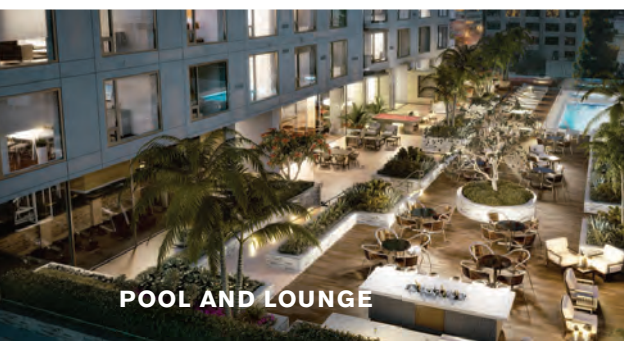


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TrumarkUrban.com

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WESTSIDE ESTATE AGENCY



THE PARK BEL AIR BEL AIR | \$75,000,000

The finest "bespoke" estate collection to be built in LA. There will be 3 homes on almost 11 acres. This is the first estate to be released. Permitted & ready to build. Your home can range from 23k ft at \$75m to 59k ft at \$115m. 3 acres, city + ocean views. Main residence, gst house, IMAX theater, fitness center, 2-lane bowling alley, elevators, art vault, spa & esthetician room, golf & race car simulator, underground auto gallery for 19 cars w/underground connector tunnel, two pools (89 ft & 75 ft). weahomes.com/listing/788-tortuoso-way

Kurt Rappaport

(310) 860-8889 | CalBRE# 01036061

Stephen Shapiro

(310) 860-8888 | CalBRE# 01257836

Fred J. Bernstein

(310) 300-0599 | CalBRE# 01476689



SPECTACULAR NORTH BEVERLY PARK ESTATE BEVERLY HILLS | \$33,500,000

Completely private & secluded from the street, set behind iron gates. Over 20,000 sf of living space on almost 4 acres. Mediterranean villa with a grand 2-story entry, large living room, formal dining room, conservatory, grmt kitchen/family room, theater, wine cellar, incredible entertainment facilities, & more. weahomes.com/listing/beverly-park-circle

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

SPRAWLING 2.6 ACRE COMPOUND BRENTWOOD | \$22,500,000

Magical 2.63 acres of park-like land on lower Mandeville is this compound of 3 structures, a swimming pool, & a tennis court + flat & rolling lawns. Main house is approx 8,000 sf (5 BRs/6 BAs + 2 powder rms). 3,500 sf guest house, a pool house, & more. brentwoodcompound.com

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

Richard Ehrlich (310) 860-8885 | CalBRE# 01267136



THE EPITOME OF LUXURY BEVERLY HILLS | \$22,495,000

Over an acre in the most prime section of Beverly Hills, this world-class estate is the perfect blend of quality, style, & privacy. Includes a 6 BR + 9 bath main house, a guest house, N/S lighted tennis court, and a resort style pool, spa, & gardens. Elevator, 3 car garage, + motor court with parking for 25+ cars. weahomes.com/listing/661-doheny-rd

Fred J. Bernstein (310) 300-0599 | CalBRE# 01476689

FEATURED IN ARCHITECTURAL DIGEST IN 1967 WEST HOLLYWOOD | \$3,695,000

Downtown and ocean views. A duplex plus a one bedroom permitted Artists suite. Highest and best use is to turn it into a luxury single family residence. Room for a pool (includes an expired pool permit). weahomes.com/listing/1237-hilldale-ave

James Nasser (310) 351-9450 | CalBRE# 01476689

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

9233 SWALLOW

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BRENT WATSON HOMES



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WESTSIDE ESTATE AGENCY



1237 HILLDALE AVENUE | \$3,695,000

BY APPOINTMENT

Featured in Architectural Digest in 1967. Downtown and ocean views. A Duplex plus a one bedroom permitted Artists suite. Highest and best use is to turn it into a luxury single family residence. Room for a pool (includes an expired pool permit).
By appointment only. weahomes.com/listing/1237-hilldale-ave

**EXCLUSIVE
REPRESENTATION**

James Nasser
310-351-9450
jn@weahomes.com
CALBRE#: 01073042

[WEAHOMES.COM](https://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

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Upstairs find a luxurious master suite with sitting area, fireplace and walk in closet. Resort-like expansive patio and pool with city lights.

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310.888.3357 | bre#:01219625



VIEW



FEATURED *Properties*

PACIFIC PALISADES | \$8,995,000

Represented by ARAM AFSHAR (310) 702-0583
& CRAIG M. SHAPIRO (310) 739-4887

COLDWELL BANKER RESIDENTIAL BROKERAGE

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**COLDWELL
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BELL CANYON | \$1,699,000
 5BucksinCourt.com Rare, nearly flat acre with views!
 Updated Mediterranean Villa 5bd +5ba
KATHERINE STARK (818) 590-8847



BRENTWOOD | \$1,350,000
 Expansive golf course views in tranquil, private setting
 within Mountaingate's "Terrace."
CYNTHIA RADOM (310) 288-0479



HANCOCK PARK | \$3,250,000
 Luxury California indoor/outdoor retreat replete w/
 pool & large deck. 5+5. Stunning!
LOVELAND CARR PROPERTIES (323) 460-7606



HOLLYWOOD HILLS | \$949,000
 Celebrity inspired design. Private hillside residence
 recently remodeled and updated.
CLAUDIA HIPOLITO (323) 906-2425



LA CAÑADA FLINTRIDGE | \$3,495,000
 5260 Angeles Crest •6BD •5BA •Private road w/ main
 gate •Pool •La Cañada School
DOUG & TIM DRUMMOND (818) 446-6374



LOS ANGELES | \$1,199,000
 Remodeled 3 bd/2ba, walk- in closet, home w/ family
 rm, office & playrm, hardwood floors
BOB WALDRON (310) 780-0864



LOS ANGELES | \$749,000
 Completely Remodeled 2BD/2BA Condo | Brand New
 Hardwood Flooring | Stunning Fire & Ice FP
DEBBIE VUKOJEVIC (310) 308-5258



LOS ANGELES | \$725,000
 2BD/2.5BA Contemporary Penthouse Condo with
 Private Roof Deck | Soaring Ceilings
TAYA DICARLO (310) 431-8251



MALIBU | \$13,900,000
 An architectural triumph in Malibu offering
 sophisticated coastal living on Broad Beach Rd
SUSAN MONUS (310) 589-2477



MALIBU | \$15,000/MONTH
 Tri-leveled architectural home w/spectacular ocean
 views. 4 bed+ 4bath. Available Now!
ANI DERMENJIAN (310) 317-9382



MANDALAY SHORES | \$3,695,000
 Beachfront DesignARC, AIA award-winning modern
 home. 4,000+ sf with spectacular views.
ARIEL & KAREN (805) 746-2070



MONTECITO | \$52,000,000
 Grand Italian Villa in Montecito ~ ocean & mountain
 views on over 9 acres.
SUSAN BURNS ASSOCIATES



Arcadia (626) 445-5500
 Beverly Hills North (310) 777-6200
 Beverly Hills South (310) 273-3113
 Brentwood (310) 820-6651

Calabasas (818) 222-0023
 Glendale (818) 240-1111
 Hancock Park North (323) 464-9272
 Hancock Park South (323) 462-0867

La Cañada Flintridge (818) 790-3334
 Los Feliz (323) 665-5841
 Malibu Colony (310) 456-3638
 Malibu West (310) 457-6550

Manhattan Beach (310) 802-5700
 Marina del Rey (310) 301-3500
 Montecito (805) 969-4755
COLDWELLBANKERHOMES.COM



PACIFIC PALISADES | \$2,699,000
Mid-century 4+4 home on spacious 1/3 of an acre lot. Backyard w/ a sparkling pool and spa.
LEXIE BREW (310) 804-9081



PASADENA | \$7,600,000
Impressive gated estate w/views 7 bd/7ba plus guest quarters on 2.5 acres. 1199Chateau.com
CAROL MAJORS (626) 399-9665



PASADENA | \$1,928,000
New home in Brookmere gated community at Johnston Lake. 4BR, 3BA, cascading bkdy waterfall
SCOTT JAMES & CHRIS STILLMARK (626) 327-1836



SANTA BARBARA | \$5,950,000
Private Hilltop Villa. Elegant Santa Barbara living. www.HopeRanchParadise.com
LINDA LORENZEN-HUGHES (805) 886-1842



SANTA MONICA | \$6,675,000
Elegant 701 Ocean Ave. #303 | 3 BD/3 BA, 3,408 SF. Ocean Views. 701OceanAve.com
JULIE LOVETT (310) 899-3514



SANTA MONICA | \$3,500,000
1755 Ocean Ave #310 | Stunning & bright 2BR corner unit + rooftop pool. Open Sunday 2-5PM
KRISTEN PARKS NEGUS (310) 562-5647



SANTA MONICA | \$485,000
Totally remodeled & open floor plan, 1 bd/1 ba top floor west facing Sunset Park unit.
FELIZA KOHAN (310) 581-8188



SHERMAN OAKS | \$1,250,000
Stunning 1 Level Mid-Century Modern Showplace! Private Resort ambiance & Open Floor Plan.
STEVEN WALKER (310) 717-4750



SUNSET STRIP | \$2,425,000
8271 Skyline Dr. OPEN SUNDAY 2-5. 4B+2.5BA Fantastic open home with gorgeous city views.
AERO MALKA (310) 779-1225



VENICE | \$2,749,000
Bold Modernist Arch, 3+3+media, Striking sculpture gardens, Luxe design, Hot Silicon Beach
JOAN CAPLIS (310) 748-2208



WESTLAKE VILLAGE | \$1,850,000
Luxurious waterfront living. 4+3 on Westlake Island. Remdld kit. Lib w/frpl. 1BD down.
JUNE MURRAY (805) 495-1048



WOODLAND HILLS | \$2,650,000
Guard gated Westchester County! Over 10k sq.ft! 5bd+10ba. Pool/spa. www.20546Chatsboro.com
LYNNE WEISS & STEVEN HERAVI (818) 371-7812

Pacific Palisades (310) 454-1111
Palos Verdes (310) 378-5201
Pasadena (626) 584-0050
Playa Vista (310) 862-5777

San Marino (626) 449-5222
Santa Barbara (805) 682-2477
Santa Monica Montana (310) 458-0091
Santa Monica Wilshire (310) 829-3939

Sherman Oaks (818) 995-2424
Studio City (818) 788-5400
Venice (424) 280-7400
Ventura (805) 648-5051

Westchester (424) 702-3000
Westlake Village (805) 495-1048
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A&D ARCHITECTURE & DESIGN

FIFTY UNDER FIFTY: INNOVATORS OF THE 21ST CENTURY

by Bret Parsons

Southern California houses (no pun intended) an extraordinary array of contemporary architects. In the new book, "Fifty Under Fifty: Innovators of the 21st Century," nine of the 50 international architecture firms profiled are located right here in Los Angeles. These unparalleled firms include: Ball Nogués; Baumgarten-Urll; Freehand Buck; John Friedman Alice Kimm; Minarc; Johnston Marklee; P-A-T-T-E-R-N-S; Patrick Tighe; and Tim Durfee Studio. Those represented in "Fifty Under Fifty" are innovators of our time. After a world-wide search of top firms, lead author Beverly Russell, along with Eva Maddox and Farooq Ameen, assembled a unique body of work; all partners in these firms are 50 years old or under, and represent a forward-thinking generation of creative practitioners, aware of global issues that urgently need solutions through imaginative design. These innovators share their desires for exponential learning; designs are illuminated with full-color photography and detailed illustrations, helping to showcase the innovators' individual curiosities, imaginations, and talents. This material shows how they bridge disciplines, respect cultural norms, respond to human needs regardless of costs, and how they adopt team transparency in their passion to create and solve problems with a clear mission. Significantly, a quarter of these innovators are women, representing the elevated leadership of women in architecture and design. Reports Architectural Digest: "A truly impressive group that represents five continents and 19 countries."

www.ImagesPublishing.com



Top left to bottom right: Patrick Tighe Architecture, Minarc, Johnson Marklee, Baumgarten + Urll

ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: LOUIE TOMARO



MANHATTAN BEACH | \$5,199,000
TUSCAN HEART MANHATTAN BEACH STYLE
| 5 BD . 4BA . 2 powder rooms . office . music room
Lauren Forbes (310) 901-8512

ARCHITECT: DLDESIGN ARCHITECTS



MARINA DEL REY | \$2,749,000
Bold Modernist Arch, 3+3+media, Striking sculpture
gardens, Luxe design, Hot Silicon Beach
Joan Caplis (310) 748-2208

ARCHITECT: ROBERT HAUGAARD



PASADENA | \$1,595,000
309 Patrician Wy. San Rafael Hills Updated Mid Century
Modern. Expansive views 3 BD | 3 BA
Bettina Rosenfeld (626) 827-6114



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Stunning Trousdale Estates Contemporary Villa



1028 Hillcrest Road • Beverly Hills

- Sunlit gem with high ceilings and open spaces
- French doors, marble and wood floors
- 4 Bedroom suites + maid's quarters
- Large family room
- Superb redone center-isle kitchen with top built-ins
- Big master with dual walk-ins and luxe bath
- Peek-a-boo city views from the south-facing bedrooms
- Public rms open to glorious grounds w/lawns/pool/spa
- Separate upper-level outdoor patio w/gazebo/BBQ/vus
- Gated parking and direct-entry garage
- Premier location on lower Hillcrest Road

\$17,500/month unfurnished

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Sun-drenched living and entertaining spaces with seamless flow to the outdoors, provide endless possibilities. A showcase for today's modern family with the finest amenities and activities at your fingertips. Work out in the gym and take a sauna. Lounge by the pool. Watch cartoons, or play billiards in the sports/media rm. Dine alfresco in the pavilion. Sip wine from your own cellar and enjoy movies in the theatre. Dance in the moonlight on terraces with fountains. Experience a balanced life! \$13,495,000



MARY LU TUTHILL
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www.marylututhill.com



Trousdale Trophy Estate

440 Martin Lane - Open Tuesday 11-2

Offered at \$16,900,000 or \$42,000/month



Ben Bacal
310.717.5522
BenBacal@gmail.com
Cal BRE #01437782



Bahare Rabadi
310.922.0046
Rabadi@coldwellbanker.com
Cal BRE #01941134



Deanna Smith
310.560.4510
DeannaSP@msn.com
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OPEN TUES 11-2
6867 IRIS CIRCLE, HOLLYWOOD HILLS

The Theodore Wright Jr. House. Private and gated designer done home, nestled in the hills of Whitley Heights. Formal entry welcomes you to a dramatic and large step down living room with French doors and windows, built-in bookcases and wood burning fireplace. Kitchen features a Wolf Range, Miele dishwasher, Waterworks fixtures and brick laid floors that open to a den and breakfast area. Upstairs has two en-suite bedrooms including the master with custom built-ins, beautiful tiled bathroom with a clawfoot bathtub and steam shower. French doors open up to an expansive deck that runs the length of the house. Lounge area with day bed and head on views of the Hollywood sign and city lights.

Professionally landscaped yard with multiple entertaining areas with built-in bench, fire pit and outdoor lighting. This is an enchanting home not to be missed. Come fall in love.

Offered at \$1,499,000 | www.6867iris.com



Michael Nourmand
 mnourmand@nourmand.com
 office: 310.888.3364
 cell: 310.666.3294
 bre #: 01281017



Adam Sires
 asires@nourmand.com
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BEL AIR
11531 Orum Road | 6 Bedrooms | 7 Baths | \$7,950,000
Juliette Hohnen 323.422.7147



BEL AIR | PRICE REDUCTION
2267 Roscomare Road | 4 Bedrooms | 3.5 Baths | \$1,799,000
Gina Dickerson 310.744.5584



BEVERLY HILLS | PRICE REDUCTION
9311 Readcrest Drive | 6 Bedrooms | 7 Baths | \$9,995,000
Josh Altman 310.819.3250 | Matthew Altman 323.791.9398



BEVERLY HILLS
200 S. Swall Drive | 4 Bedrooms | 3 Baths | \$2,395,000
Marshall Peck 310.497.3279



BEVERLY HILLS POST OFFICE
9839 Cardigan Place | 5 Bedrooms | 7 Baths | \$5,495,000
Marshall Peck 310.497.3279



BEVERLY HILLS POST OFFICE | LEASE
9585 Hidden Valley Rd | 4 Bedrooms | 7 Baths | \$25,000 per month
Juliette Hohnen 323.422.7147



BRENTWOOD
13151 Rivers Road | 7 Bedrooms | 10 Baths | \$18,995,000
Dena Luciano 310.600.3848



BURBANK
905 E. Olive Avenue | 3 Bedrooms | 3 Baths | \$1,399,900
Erica Carver 310.402.9411



CENTURY CITY
1 West Century Drive #28A | 3 Bedrooms | 5 Baths | \$12,750,000
Michelle Oliver 310.500.6111

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FOR A COMPLETE LIST OF PROPERTIES, VISIT ELLIMAN.COM/CALIFORNIA



OPEN TUESDAY 11-2

HOLLYWOOD HILLS | NEW LISTING

330 Barham Boulevard #102 | 4 Bedrooms | 4 Baths | \$950,000
 Josh Altman 310.819.3250 | Matthew Altman 323.791.9398



MALIBU

29518 Harvester Road | 5 Bedrooms | 4 Baths | \$4,395,000
 Tracy Tutor Maltas 310.722.2267



PACIFIC PALISADES

1201 Villa Woods Drive | 5 Bedrooms | 5.5 Baths | \$5,495,000
 Dena Luciano 310.600.3848 | Tracy Tutor Maltas 310.722.2267



OPEN TUESDAY 11-2

SUNSET STRIP

7038 Los Tilos Road | 6 Bedrooms | 5 Baths | \$3,995,000
 Josh Altman 310.819.3250 | Matthew Altman 323.791.9398



SUNSET STRIP

2783 La Castana Drive | 4 Bedrooms | 3.5 Baths | \$2,995,000
 Tracy Tutor Maltas 310.722.2267



SUNSET STRIP

9092 St. Ives Drive | 4 Bedrooms | 4 Baths | \$2,895,000
 Juliette Hohnen 323.422.7147



SUNSET STRIP

2862 Nichols Canyon Road | 3 Bedrooms | 3 Baths | \$2,649,000
 Maryann O'Donnell 310.990.7621



VENICE | LEASE

628 San Juan Avenue | 4 Bedrooms | 2 Baths | \$7,200 per month
 Juliette Hohnen 323.422.7147



WEST HOLLYWOOD | NEW LISTING

8530 Holloway Drive #304 | 1 Bedrooms | 1 Baths | \$489,000
 Jim Crane 310.855.4595 | Connie Blankenship 310.994.6451

THE ALTMAN BROTHERS



OPEN TUESDAY 11-2PM | SIGNIFICANT PRICE REDUCTION

9311 Readcrest Drive | Beverly Hills Post Office | 6 Bedrooms | 7 Baths | \$9,995,000 | Secluded, newly constructed, gated compound surrounded by greenery and overlooking the city lights of Beverly Hills. A private driveway leads up to this stunning 3-story architectural flanked by cascading staircases for easy access to the massive entertainment space which showcases amazing city, ocean, and canyon views through floor-to-ceiling sliding glass doors. The high-end stone veneer and textured wall finishes accent the expansive open floor plan, complete with gourmet kitchen, wine cellar, theater, outdoor dining area and pool/spa. Master suite includes private balcony, luxurious spa bath, walk-in shower and huge walk-in closet. This masterpiece is truly a testament to modern opulence!

JOSH & MATTHEW ALTMAN

C: 310.819.3250

JOSH@THEALTMANBROTHERS.COM

THEALTMANBROTHERS.COM

GREG DEAN

C: 310.502.5002

GREG@THEDEANCO.COM

AB THE ALTMAN BROTHERS


The Dean Company

 **Douglas Elliman** EST. 1911
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THE ALTMAN BROTHERS



OPEN TUESDAY 11-2PM

3300 Barham Boulevard | Hollywood Hills | 4 Bedrooms | 4 Baths | \$950,000 | Incredible townhouse nestled in a prime area of the Hollywood Hills finished with the highest end materials and finishes. Boasting over 2,700 SQFT of living space, this 4 bedroom, 4 bathroom townhome offers the very best of everything, having recently undergone a \$100K renovation! Utilizing an open floor plan, top of line "green" appliances and chef's kitchen that opens up to the rest of the home make it an entertainer's dream. Brand new hardwood floors throughout, Arlo security monitoring system, and newly installed motorized gate for unparalleled privacy and 3-car garage. Perfect location, with easy access to freeway and surrounding areas!!

JOSH ALTMAN

C: 310.819.3250

JOSH@THEALTMANBROTHERS.COM

THEALTMANBROTHERS.COM

MATTHEW ALTMAN

C: 323.791.9398

MATTHEW@THEALTMANBROTHERS.COM

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AB THE ALTMAN BROTHERS

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Nest Seekers INTERNATIONAL FEATURED



10450 WILSHIRE BOULEVARD UNIT 7E LOS ANGELES CA 90024 | \$1,050,000

This elegant corner unit features 2 Bedrooms+Den, 2 Baths, the Den can easily be converted to a 3rd bedroom. An additional unit is included and must be sold together. This unit is a guest/maid unit. Inspiring views of the Westwood skyline look north, and the den or 3rd bedroom has an east-facing. Located near UCLA, Century City, Westwood Village, and Beverly Hills. The landmark Churchill has recently completed a fabulous new swimming pool, and remodel of the recreation room. The Churchill HOA fees include Electricity, Basic Cable, Gas, and Water, as well as the full service amenities - 24-hour valet and concierge service, swimming pool, spa, and fitness center. WebID 578578



SHAHIN ADIBI

Nest Seekers International - Licensed Real Estate Agent
271 North Canon Drive Beverly Hills, CA
Phone: 310.278.8861 Mobile: 310.463.2032
shahina@nestseekers.com BRE# 01962412

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BEVERLY HILLS EAST SIDE MIDTOWN WEST SIDE GREENWICH VILLAGE SOHO WILLIAMSBURG LONG ISLAND CITY NEW JERSEY

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JUST LISTED

Brokers Open Tuesday 11am-2pm & Twilight Open Tuesday 7:30pm-10pm



Nest Seekers INTERNATIONAL



326 S. BUNDY DRIVE LOS ANGELES, CA 90049 | \$5,795,000

Purposefully situated in the heart of Brentwood, this exquisitely designed and expertly crafted Modern Farmhouse. A stately entrance opens to wide plank wood floors that flow from one room to the next, showcasing an epic floor plan and custom touches throughout. Branching off the grand entry is a blended living room + fireplace and formal dining. Perfect for entertaining, the eat-in kitchen is decked to the nines w/ custom cabinets, integrated appliances, and marble counters, all of which opens to an open plan living room and sumptuous patio + pool and cabana. Six bedrooms + 8 designer crafted baths, including a master w/soaking tub, are punctuated by high beamed ceilings and glorious light. Lower level features an opulent great room w/bar and adj. screening room + powder and laundry area. Lush landscaping, direct entry 2-car garage, and fab walkability to Brentwood Village, create a world class environment perfect for entertaining or everyday family living.



PETER LORIMER

PLG Estates - Broker
315 South Beverly Dr. Suite 315 Beverly Hills, CA
Phone: 310.788.0700 Mobile: 310.666.7383
Peter@plgestates.com BRE# 01479846

SAM REAL

Nest Seekers International - Agent
271 North Canon Dr. Beverly Hills, CA
Phone: 310.278.8861 x 2072 Mobile: 323.533.1277
SamR@nestseekers.com BRE# 1899808



QUALITYAGENTS



\$5,995,000 | 868 Birchwood Dr, Westwood | 4BD/5BA
Larry Young | 310.777.2879



\$3,675,000 | 1416 Brinkley Avenue, Brentwood | 6BD/5BA
Patricia Fowler | 310.990.8611



\$4,795,000 | 470 Hot Springs Rd, Montecito | 4BD/5BA
Kogevinas/Schultheis | 805.450.6233/805.729.2802



\$4,479,000 | 624 Kingman Ave, Santa Monica | 4BD/4BA
Isabelle Mizrahi | 310.230.3720



\$4,449,000 | 16167 Royal Oak Rd, Encino | 4BD/7BA
Keith Fisher | 310.738.3356



\$2,495,000 | 4948 Vanalden Avenue, Tarzana | 4BD/4½BA
Maurice Kozak | 818.612.0204



\$889,000 | 4907 Stern Ave, Sherman Oaks | 3BD/2BA
Elaine Selko | 818.400.9667

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 Pacific Palisades | Pasadena | Santa Barbara | Santa Monica | Sherman Oaks | Studio City | Ventura

EXTRAORDINARY RESULTS



\$3,075,000 | 835 26th Street, Santa Monica | 3BD/3BA
Mary Young | 310.255.3416



\$5,250,000 | 2737 Beacontree Ln, Calabasas | 7BD/8BA
Marc & Rory Shevin | 818.251.2456/818.251.2476



\$1,998,000 | 2618 N Commonwealth Ave, Los Feliz | 3BD/3BA
John Abreu | 323.671.1231



\$965,000 | 12000 Goshen Ave #304, Brentwood | 2BD/2½BA
Dan & Charlee Nessel | 310.365.0195



\$889,000 | 5644 Tobias Ave, Sherman Oaks | 3BD/2BA
Scott Harvey | 818.679.5864



OPEN TUES 11-2

\$750,000 | 1506 S Bentley Ave #301, Westwood | 2BD/2BA
Kathy Douglas | 310.820.9320



\$989,900 | 338 Monrovia Avenue, Long Beach | 4BD/2¾BA
Ellen Model | 818.292.5413

conditions, and features of property. Information is obtained from various sources and will not be verified by broker or MLS. Sellers will entertain and respond to all offers within this range. CalBRE 01317331



10078 WESTWANDA DR | BEVERLY HILLS

OFFERED AT \$1,299,000

Extensively remodeled, ultra private modern 2BD+Den+2.5BA gated home w/ panoramic canyon views from nearly every room. A perfect retreat w/ private pool to entertain guests or enjoy privately.



CRISTIE ST. JAMES

Luxury Properties Director

310.291.1029 | stjamesest@aol.com

MARKUS CANTER

Luxury Properties Director

310.704.4248 | markuscanter@bhhsca.com

BROKER'S OPEN HOUSE:

TUESDAY, JULY 26 11AM-2PM

www.10078Westwanda.com

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WWW.STJAMESCANTER.COM

15141 Rayneta Drive Sherman Oaks

Open House

Tuesday, July 26

11-2 pm - Lunch Served

& Friday, July 29

11-2 pm



Contemporary
3 Bedrooms | 2 ½ Bathrooms
2,159 Sq. Ft. - Living Area
Sensational Panoramic Views.
Recent Stylish Upgrades.
Open Floorplan.
Great Room with fireplace.
Open Gourmet Cook's Kitchen.
Expansive Master Suite.
Completely Redone Backyard.
Alfresco Living & Dining Areas.

\$1,395,000

property
Information



More information available at
15141Rayneta.com

Larry Young

Luxury Properties Director

(310) 777-2879

larry@larryyoungwestside.com

larryyoungwestside.com

Annette Mott

Realtor™

(310) 777-2830

annette.mott@gmail.com



BERKSHIRE HATHAWAY
HomeServices
California Properties

460 N PALM DRIVE



BEVERLY HILLS | OPEN TUESDAY 11-2

This luxury new construction Penthouse, located in heart of Beverly Hills, in close proximity to the world's most iconic stores and restaurants, is a state-of-the-art smart executive home with the finest fittings and finishes.

The Penthouse interior, with its own private elevator, features three bedrooms and three and a half baths, open-concept kitchen with the highest quality appliances, motorized shades remotely controlled from anywhere, a security system that starts at your private entry way and continues onto the rooftop deck. This Penthouse has been upgraded beyond the builders finishes.

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