



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

“We live in Venice. Our clients live everywhere.”





# LUXURY REAL ESTATE WORLDWIDE



*Aspen, Barcelona, Beijing, Dubai, London, Miami, Mumbai, New York, Paris*



## 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 | dalerpearson@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



©2016 Coldwell Banker Real Estate LLC. Coldwell Banker is a registered trademark licensed to Coldwell Banker Real Estate LLC. An Equal Opportunity Company. Equal Housing Opportunity. Operated by a subsidiary of NRT LLC. All Rights Reserved. Coldwell Banker, the Coldwell Banker Logo and Coldwell Banker Previews International® are registered service marks owned by Coldwell Banker Real Estate LLC. Competitor data collected by Coldwell Banker NRT from internal and external resources. All material herein is intended for information purposes only and has been compiled from sources deemed reliable. Though information is believed to be correct, it is presented subject to errors, omissions, changes or withdrawal without notice. This is not intended to solicit property already listed. Real estate agents affiliated with Coldwell Banker Residential Brokerage are independent contractor sales associates and are not employees of Coldwell Banker Residential Brokerage.





### 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 | johnnyleegtr@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





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](http://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](http://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@thepartnerstrust.com



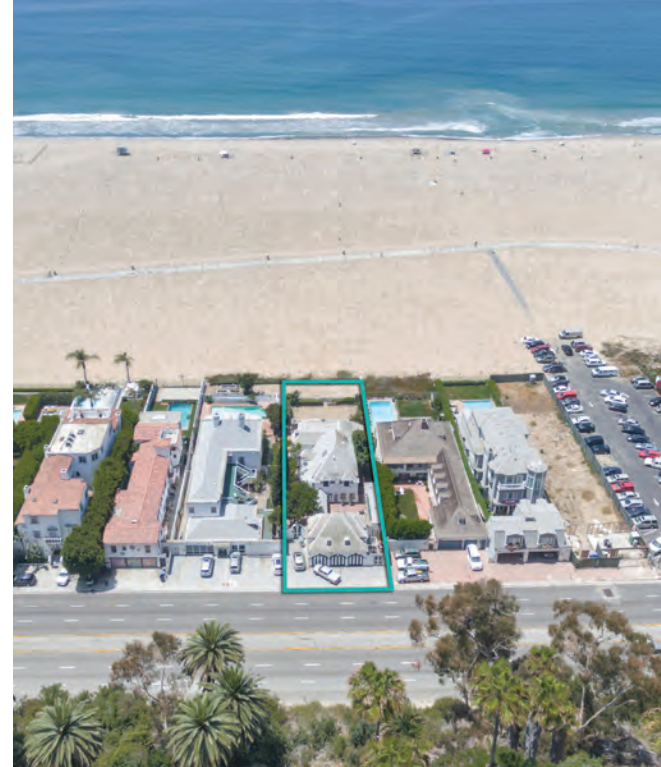
THEPARTNERSTRUST.COM

Partners Trust Real Estate Brokerage & Acquisitions does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals. CALBRE# 01869103 | DORIAN CALBRE# 01520230.

EXCLUSIVE AFFILIATE OF







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](mailto:wheeler.coberly@gmail.com)



THEPARTNERTRUST.COM

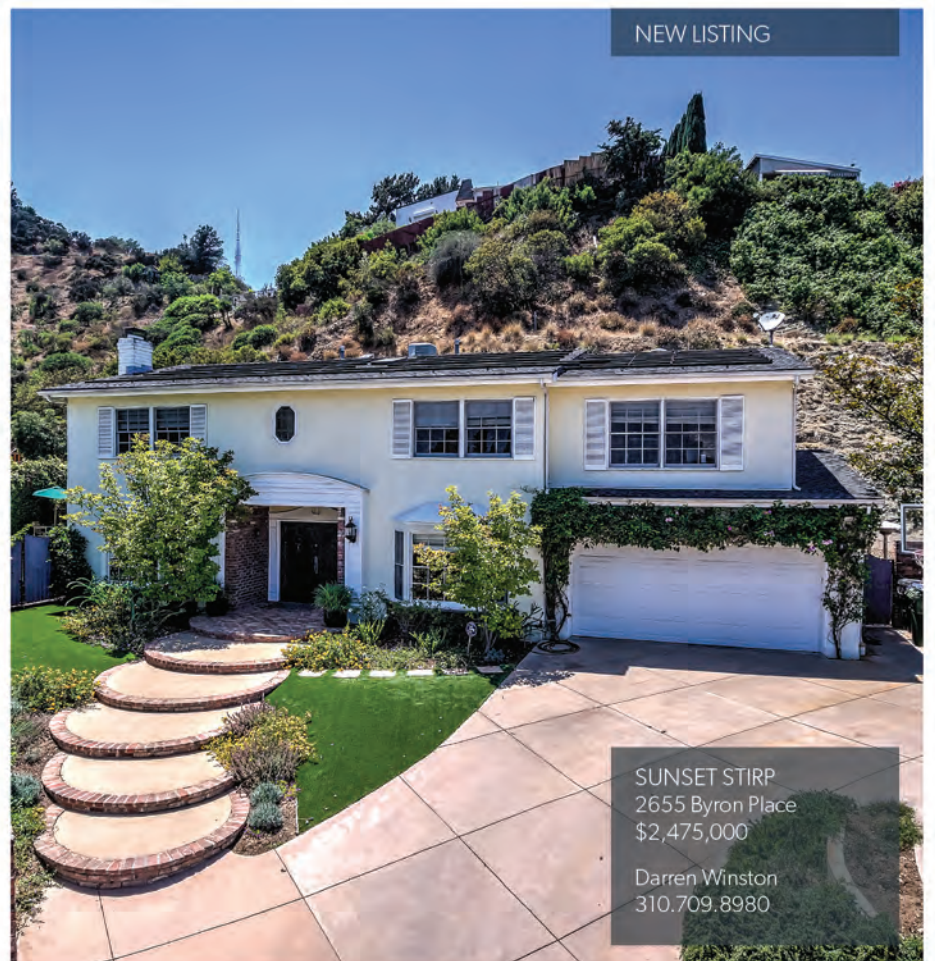
Partners Trust Real Estate Brokerage & Acquisitions does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals. CalBRE# 01869103 | Coberly CalBRE# 01396072.

EXCLUSIVE AFFILIATE OF





# JOHN AAROE GROUP



[aaroe.com](http://aaroe.com)

BEVERLY HILLS  
BRENTWOOD  
SUNSET STRIP  
BALDWIN HILLS  
SHERMAN OAKS

TOLUCA LAKE  
PASADENA  
DOWNTOWN LA  
STUDIO CITY







**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

GREATER LOS ANGELES BROKERAGES | sothebyshomes.com/socal  
Beverly Hills | Brentwood | Los Feliz | Malibu | Pacific Palisades | Pasadena | Santa Monica | Sunset Strip  
FRANK SYMONS | Executive Vice President/Chief Operating Officer, Western Region | 310.724.7000

Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks used with permission. Operated by Sotheby's International Realty, Inc. Real estate agents affiliated with Sotheby's International Realty, Inc. are independent contractor sales associates and are not employees of Sotheby's International Realty, Inc.

Visit [onlywithus.com](https://www.OnlyWithUs.com) to discover the benefits available through us alone.



# A True International Real Estate Brand

Open  
Tuesday  
11am-2pm



**9501 Gloaming Drive • Beverly Hills**

**Unique Development Opportunity**

**Offered at \$18,995,000**



8

8

3

6,377 SF 435,600 SF

Tina Eavers  
310.266.0947  
Tina.Eavers@EVUSA.com  
TinaEavers.EVUSA.com



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

BeverlyHills.EVUSA.com

310.777.7510

#### LOS ANGELES

LosAngeles.EVUSA.com

323.937.5101

Andorra · Argentina · Austria · Bahrain · Belgium · Canada · Chile · China · Colombia · Croatia · Czech Republic · Dominican Republic · France · Germany · Greece · Hungary · Ireland · Italy · Liechtenstein · Luxembourg · Malta · Mexico · Montenegro · Netherlands · Oman · Peru · Portugal · Qatar · Russia · South Africa · Spain · Sweden · Switzerland · Thailand · Turkey · UAE · United Kingdom · Uruguay · USA

Engel & Völkers does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records and other sources. The buyer is advised to independently verify the accuracy of that information. CalBRE# 01906886 | 01948399 | 01911544





Hollywood as only a few will ever see it.



An HEI/GC Hollywood and Vine, LLC project. The Residences at W Hollywood are not owned, developed, or sold by Starwood Hotels & Resorts Worldwide, Inc. or its affiliates. HEI/GC Hollywood and Vine, LLC, a joint venture between Gatehouse Capital Corporation and HEI Hotels and Resorts, LLC, uses the W® trademark and trade names under a license from Starwood Hotels and Resorts Worldwide, Inc. This is not an offer to sell or solicitation of offers to buy, nor is any offer or solicitation made where prohibited by law. The statements set forth herein are summary in nature and should not be relied upon. A prospective purchaser should refer to the entire set of documents provided by HEI/GC Hollywood and Vine, LLC project and should seek competent legal advice in connection therewith. No view is guaranteed and views may be altered by subsequent development, construction.





## 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  
Available 2016  
Exclusive preview in August  
3% to Buyer Agent

**Ron Barnes**  
888.701.8221  
ron@abovethepenthouses.com  
BRE 01731311

**Michelle Montany**  
323.476.1826  
michelle@abovethepenthouses.com  
BRE 01731312



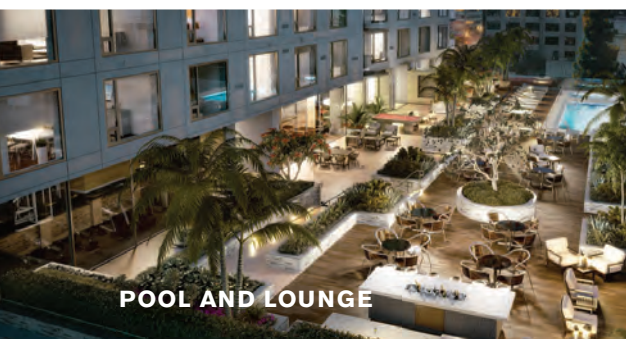
ABOVE THE PENTHOUSES

**BAM** Luxury  
HOME CINEMA | AUDIO | VIDEO

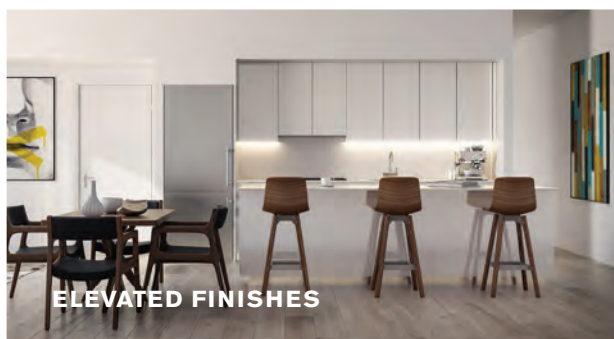


TEN  
50

# PHASE TWO NOW RELEASED



POOL AND LOUNGE



ELEVATED FINISHES



EXPANSIVE WINDOWS

**TEN50 EVENT SERIES, GENUINE DTLA: BE A CONNOISSEUR**  
**SATURDAY, AUGUST 20, 12-4PM, 1057 SOUTH OLIVE STREET DTLA**  
**RSVP AT [INFO@TEN50.LA](mailto:INFO@TEN50.LA)**

**Phase Two Now Released.** 25 stories. 151 condominiums. TEN50 offers floor plans for one- and two-bedroom residences as well as up to four-bedroom penthouses, starting from the \$600,000s.

**Broker Co-op up to 3.5%.** TEN50 offers a Broker Appreciation Program. Earn up to 3.5% commission for multiple buyers represented. Contact the Sales Gallery for more details.\*

**SALES GALLERY:** OPEN 7 DAYS A WEEK  
M-F 11AM-7PM, S-S 11AM-6PM

Call **213-861-1050** to learn more or visit  
**[TEN50-LA.COM](http://TEN50-LA.COM)**

1050 S. GRAND AVENUE, LOS ANGELES, CA 90015    [INFO@TEN50.LA](mailto:INFO@TEN50.LA)    [TEN50-LA.COM](http://TEN50-LA.COM)

TRUMARK  
URBAN

**TrumarkUrban.com**

Trumark Urban and TEN50 reserve the right to make modifications in plans, exterior designs, prices, materials, specifications, finishes, and standard features at any time without notice. Photographs, renderings, and landscaping are illustrative and conceptual. Real estate consulting, sales and marketing by Polaris Pacific—a licensed California, Arizona, Colorado, Oregon and Washington Broker—CA BRE #01499250. ©2016 TEN50. Brokers must accompany their client(s) and register them on their first appointment in order to be eligible for a broker commission. \*Contact Sales Gallery for specific program details on how to earn commission up to 3.5%.





# 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](https://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](https://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](https://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](https://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](https://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

OPEN TUESDAY 11 - 2 PM

OFFERED AT \$16,500,000



[WWW.9233SWALLOWDR.COM](http://WWW.9233SWALLOWDR.COM)





# MODERN

LIFESTYLE.







CONCRETE, STEEL & GLASS







MODERN CONTEMPORARY MASTERPIECE







907 North Alfred Street, Los Angeles  
\$35,000 / Month  
[contemporarycompound.com](http://contemporarycompound.com)

Extraordinary lavish contemporary compound just off Melrose Place. Gated, private and secure, unparalleled living/work space. Sundrenched pool, spa, cabana and rooftop gardens accentuate the lush exteriors.

[brentwatsonhomes.com](http://brentwatsonhomes.com)  
[brent@brentwatsonhomes.com](mailto:brent@brentwatsonhomes.com)  
310.600.9119

**BRENT WATSON HOMES**



**COMPASS**

Compass is a licensed real estate broker (01991628) in the State of California and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdraw without notice. This is not intended to solicit property already listed. CalBRE#:01183125



# 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](https://weahomes.com/listing/1237-hilldale-ave)

**EXCLUSIVE  
REPRESENTATION**

**James Nasser**  
310-351-9450  
[jn@weahomes.com](mailto: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



# 1368 DOHENY PLACE



## OPEN TUESDAY 11-2 | REFRESHMENTS SERVED

Captivating European Villa with over \$4,000 sqft. 3bedrooms and 4bathrooms located in the Sunset Strip area. Great walls for hanging art, soaring ceilings, limestone floors, floor to ceiling windows, and an open floor plan. Large dining area and Chef's kitchen.

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

**Proudly Offered at \$4,149,000**  
[www.1368Doheny.com](http://www.1368Doheny.com)

Myra Nourmand  
[myranourmand@nourmand.com](mailto:myranourmand@nourmand.com)  
[www.myranourmand.com](http://www.myranourmand.com)  
310.888.3333 | bre#:00983509

Melody Rogers  
[mrpk1@pacbell.net](mailto:mrpk1@pacbell.net)  
[www.nourmand.com](http://www.nourmand.com)  
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

*View magazine is distributed to 15.9 million households each year.  
Browse all digital editions at [cbview.com](http://cbview.com)*

**COLDWELL  
BANKER** 





**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**



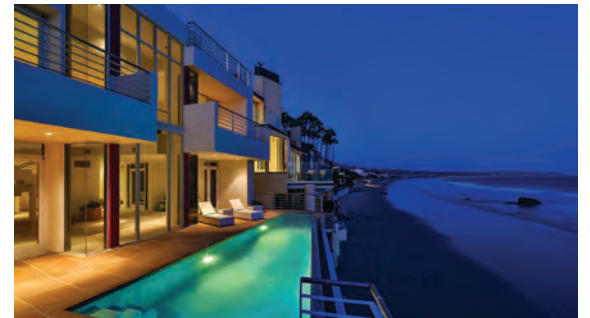
**LOS ANGELES | \$1,199,000**  
Remodeled 3 bd/2ba, walk- in closet, home w/ family  
rm, office & playrm, hardwood floors  
**BOB WALDRON (310) 780-0864**



**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 DERMEJIAN (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  
**COLDWELLBANKERHOMES.COM**





# 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 Nogues; Baumgarten-Urllu; 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, Baumgartner + Urllu

## 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



RESIDENTIAL BROKERAGE

TO FIND OR LIST YOUR ARCHITECTURAL DREAM HOME,  
CONTACT [BRET@BRETPARSONS.COM](mailto:BRET@BRETPARSONS.COM) OR (310) 497-5832  
FOR A SUPERB ARCHITECTURAL SPECIALIST.

**BRET PARSONS**  
DIRECTOR, ARCHITECTURAL DIVISION



©2016 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Coldwell Banker Residential Brokerage office is owned by a subsidiary of NRT LLC. Coldwell Banker® and the Coldwell Banker Logo, Coldwell Banker Previews International® and the Coldwell Banker Previews International Logo, are registered service marks owned by Coldwell Banker Real Estate LLC. Broker does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property provided by seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection and with appropriate professionals. Real estate agents affiliated with Coldwell Banker Residential Brokerage are independent contractor sales associates and are not employees of Coldwell Banker Residential Brokerage.



# 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**

**Michael J. Libow**  
COLDWELL BANKER  
(310) 285-7509









# *NEW PRICE - RENEWED VALUE*



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 TUTTILL  
(310) 979-3980  
[www.marylututthill.com](http://www.marylututthill.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  
Cal BRE #019936246



©2016 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Coldwell Banker Residential Brokerage office is owned by a subsidiary of NRT LLC. Coldwell Banker® and the Coldwell Banker Logo, Coldwell Banker Previews International® and the Coldwell Banker Previews International Logo, are registered service marks owned by Coldwell Banker Real Estate LLC. Broker does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property provided by seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection and with appropriate professionals. Real estate agents affiliated with Coldwell Banker Residential Brokerage are independent contractor sales associates and are not employees of Coldwell Banker Residential Brokerage.





## 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](http://www.6867iris.com)



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



Adam Sires  
asires@nourmand.com  
office: 310.888.3314  
cell: 310.498.1024  
bre #: 01399199



Three Offices.  
One Respected Name.  
[www.nourmand.com](http://www.nourmand.com)



# GLOBAL VISION. LOCAL EXPERTISE.



**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

FOR A COMPLETE LIST OF PROPERTIES, VISIT [ELLIMAN.COM/CALIFORNIA](https://www.elliman.com/california)

© 2016 DOUGLAS ELLIMAN REAL ESTATE. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, NUMBER OF BEDROOMS AND THE SCHOOL DISTRICT IN PROPERTY LISTINGS ARE DEEMED RELIABLE, BUT SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. ☎ EQUAL HOUSING OPPORTUNITY. CALBRE 01947722 | 150 EL CAMINO DRIVE, BEVERLY HILLS, CA 90212 | 310.595.3989.





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**



© 2016 DOUGLAS ELLIMAN REAL ESTATE. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE, THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, NUMBER OF BEDROOMS AND THE SCHOOL DISTRICT IN PROPERTY LISTINGS ARE DEEMED RELIABLE, BUT SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT. ☑ EQUAL HOUSING OPPORTUNITY. CALBRE 01947727. 150 EL CAMINO DRIVE, SUITE 150, BEVERLY HILLS, CA 90212. 310.595.3888.



# 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**

**THEALTMANBROTHERS.COM**



© 2016 DOUGLAS ELLIMAN REAL ESTATE. ALL MATERIAL PRESENTED HEREIN IS INTENDED FOR INFORMATION PURPOSES ONLY. WHILE, THIS INFORMATION IS BELIEVED TO BE CORRECT, IT IS REPRESENTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OR WITHDRAWAL WITHOUT NOTICE. ALL PROPERTY INFORMATION, INCLUDING, BUT NOT LIMITED TO SQUARE FOOTAGE, ROOM COUNT, NUMBER OF BEDROOMS AND THE SCHOOL DISTRICT IN PROPERTY LISTINGS ARE DEEMED RELIABLE, BUT SHOULD BE VERIFIED BY YOUR OWN ATTORNEY, ARCHITECT OR ZONING EXPERT.  EQUAL HOUSING OPPORTUNITY. CALBRE 01947727. 150 EL CAMINO DRIVE, SUITE 150, BEVERLY HILLS, CA 90212. 310.595.3888.



# Nest Seekers INTERNATIONAL



**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

See All Our Listings At  
**NestSeekers.com**

Join our 300,000+ fans



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

All material presented herein is intended for informational purposes only and has been compiled from sources deemed reliable. Though information is believed to be correct, it is presented subject to errors, omissions, changes or withdrawal without notice.



# 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







\$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**

©2016 Berkshire Hathaway HomeServices California Properties (BHHSCP) is a member of the franchise system of BHH Affiliates LLC. BHH Affiliates LLC and BHHSCP do not guarantee accuracy of all data including measurements,



Visit us online at **bhhscalifornia.com**  
Beverly Hills | Brentwood | Calabasas | Encino | Los Feliz | Los Olivos | Montecito  
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**



\$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](http://www.10078Westwanda.com)

**BERKSHIRE HATHAWAY** | California Properties  
HomeServices

**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](mailto:larry@larryyoungwestside.com)

[larryyoungwestside.com](http://larryyoungwestside.com)

## Annette Mott

Realtor™

(310) 777-2830

[annette.mott@gmail.com](mailto: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.

The expansive private Rooftop Deck features an outdoor kitchen, Spa, dining area, lounges, cabana and most of all Views Views Views and is the piece-de-resistance of this home.

5 star premium class living. Call for a showing.



**Pate Stevens**

[patestevensells@aol.com](mailto:patestevensells@aol.com)

[www.nourmand.com](http://www.nourmand.com)

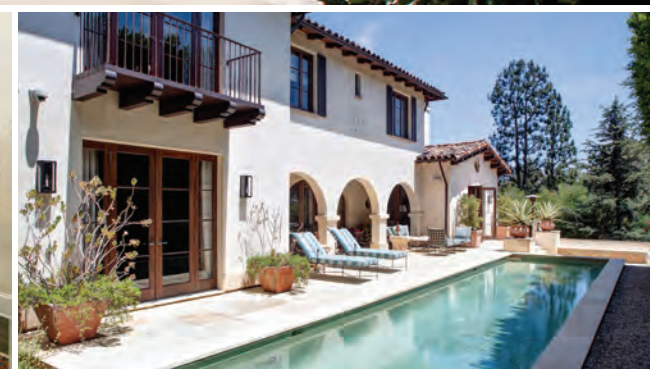
310.467.7253

bre #: 01749421





# ABSOLUTE PERFECTION AND PRIVACY



**182 N CARMELINA AVENUE | \$8,995,000**

**OPEN TUESDAY, JULY 26TH • 11-2PM**

Located behind gates down a long private driveway. An extremely private, secluded, and sophisticated Mediterranean Villa designed by William Hefner in 2004. Great open floor plan with over 7,000 sf, featuring high ceilings throughout, with French doors leading to an incredible pool, spa and areas for large scale entertaining. A beautiful living room, formal dining room, media room, gym, wine room, and more. 6 bedrooms, 6 baths, plus 2 powder rooms. Beautiful materials and taste throughout, done by one of the top designers of the world. [182northcarmelina.com](http://182northcarmelina.com)

**EXCLUSIVE  
REPRESENTATION**

**Kurt Rappaport**  
310-860-8889  
[kr@weahomes.com](mailto:kr@weahomes.com)  
CALBRE#: 01036061

[WEAHOMES.COM](http://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



## 9010 Ashcroft Ave

\$3,100,000

Open Tuesday, July 26th  
from 11am to 2pm

Outstanding modern construction in one of the most exclusive neighborhoods in West Hollywood, just half a block away from Beverly Hills. This gated 2 story home offers 3 bedrooms, 3 bathrooms, powder room & den. Modern open floor plan seamlessly combines kitchen opening out onto private entertainer's backyard with deck, pool, spa, and cabana with tv. Featuring Crestron smart systems, Doimo kitchen cabinetry, Bertazzoni kitchen appliances, and Jandy Touchscreen system for the pool and spa. Also offered furnished for \$3,200,000.

[9010Ashcroft.com](http://9010Ashcroft.com)

### The Sunset Team

9000 W. Sunset Blvd. Suite 1100  
West Hollywood, CA 90069  
310 274 3900

[thesunsetteam.com](http://thesunsetteam.com)

**KW HOLLYWOOD HILLS**  
KELLER WILLIAMS REALTY



REDEFINING REAL ESTATE

Sales | Consulting | Design



Where effortless

# Luxury

is a

# Way of Life

## Toll Brothers

AMERICA'S LUXURY HOME BUILDER®



Seville | Priced from the low \$600,000s  
**Agent Commission \$25,000\***



Glen | Priced from the low \$900,000s  
**Agent Commission \$35,000\***



Bluffs | Priced from the low \$1,000,000s  
**Agent Commission \$40,000\***



Palisades | Priced from \$1,300,000s  
**Agent Commission \$50,000\***

Visit us to learn about our Escalating Broker Commission Program on all of our new homes and ask about our increased commissions on Quick Delivery Homes\*\*!

PORTER RANCH

Luxury Living in the Hills of LA

Call 844-790-5263 or visit [LiveAtPorterRanch.com](http://LiveAtPorterRanch.com)

Join our Agent VIP list today at [TollAgent.com](http://TollAgent.com) to get exclusive agent updates!

Open daily from 11 am–6 pm. Homes available nationwide. Prices subject to change without notice. Brokers welcome. Commission is contingent upon closing. Photos are images only and should not be relied upon to confirm applicable features. \*On select lots. \*\*For Quick Delivery Homes that close on or before 10/31/16. This is not an offering where prohibited by law. CA BRE License No. 01206770





SPRINGVILLE  
elacora®

NEW PHASE  
RELEASES



## THE LIFESTYLE YOU HAVE WAITED FOR

Introducing Springville elacora in Camarillo – a family-friendly community with three distinct new home neighborhoods and a future five-acre park with basketball court, volleyball courts, turf playfield, exercise equipment and children's tot lot.

**SOL**

### SINGLE-FAMILY HOMES

1,711 – 1,837 Sq. Ft.

Up to 3 Bedrooms

2-Car Garage

From the Mid \$500,000s

**MODELS SELLING!**

**VIVA**

### COURTYARD HOMES

1,626 – 2,114 Sq. Ft.

Up to 4 Bedrooms

2-Car Garage

From the Mid \$500,000s

**NEW PHASE RELEASE!**

**BRISA**

### SINGLE-FAMILY HOMES

1,599 – 2,121 Sq. Ft.

Up to 4 Bedrooms

2-Car Garage

From the Mid \$600,000s

**NEW PHASE RELEASE!**

**SPRINGVILLE**  
elacora®

203 Stonegate Road  
Camarillo, CA 93010

805-465-6929

Open Daily 10 a.m. to 5 p.m.



South of West Ponderosa Drive, between Springville Drive and North Las Posas Road

elacora® by Comstock Homes

f [elacoraSpringville.com](http://elacoraSpringville.com)

Floor plans, elevations, renderings, features, finishes and specifications are subject to change by the developer at any time. They should not be relied upon as representations, expressed or implied. All dimensions and square footages are approximate and subject to normal construction variances and tolerances. Please see an elacora sales agent for clarification. Home shown does not reflect actual homesites. California licensed broker. CalBRE #01912034.





4 ARCHITECTURAL  
SINGLE FAMILY HOMES  
[ William Adams Designed ]  
2 bed 2.5 bath | ±2,000 sq. ft.  
\$1,795,000 - \$1,850,000

2502, 2506, 2512, 2516  
Wilson Avenue, Venice

Open Tuesday, July 26th  
11AM - 2PM

Tacos | Margaritas | Live DJ | Valet Parking

JOIN US FOR TACO TUESDAY + PREVIEW OUR STUNNING HOMES  
jonathan@haltonpardee.com | haltonpardee.com | 310.907.6517



CalBRE# 01858429



PARTNERS  
*trust*

# Marmol Radziner Architectural

868 LEONARD ROAD  
BRENTWOOD

*Offered at* \$6,495,000

OPEN HOUSE  
TUESDAY 7/26, 11AM-2PM

F. RON SMITH & DAVID BERG

310.500.3931 | smithandberg@thepartnertrust.com



THEPARTNERTRUST.COM

Partners Trust Real Estate Brokerage & Acquisitions does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals. CalBRE# 01869103 | Smith CalBRE# 00961954 | Berg CalBRE# 01461036.

EXCLUSIVE AFFILIATE OF







208 STAFFORD ROAD, SHERWOOD COUNTRY CLUB • OFFERED AT \$5,900,000  
Nicki LaPorta & Karen Crystal • [www.208StaffordRoad.com](http://www.208StaffordRoad.com) • 805.390.6591 / 805.625.0304

[ewingsir.com](http://ewingsir.com)

Ewing &  
Associates

Sotheby's  
INTERNATIONAL REALTY

[ewingsir.com](http://ewingsir.com)



AVALON RANCH, CALABASAS • OFFERED AT \$14,900,000  
Nicki LaPorta & Karen Crystal • [www.AvalonRanch.net](http://www.AvalonRanch.net) • 805.390.6591 / 805.625.0304



955 VISTA RIDGE LANE, WESTLAKE VILLAGE • OFFERED AT \$9,990,000  
Nicki LaPorta & Karen Crystal • [www.955vistaridge.com](http://www.955vistaridge.com) • 805.390.6591 / 805.625.0304



22580 LA QUILLA DRIVE, INDIAN SPRINGS  
Offered at \$2,895,000 • Stephen & Liz Kaseno  
[www.22580LaQuilladrive.com](http://www.22580LaQuilladrive.com) • 818.470.3422



4070 OLD TOPANGA CANYON ROAD, CALABASAS  
Offered at \$915,000 • Erica Fields & Tiffany Cohen  
[www.EricaAndTiffany.com](http://www.EricaAndTiffany.com) • 818.822.8835 / 310.625.5959



4844 ESCOBEDO DRIVE, WOODLAND HILLS  
Offered at \$779,000 • The Baldwin Scott Thomas Team  
[KarenandSerena.com](http://KarenandSerena.com) • 818.442.7072/310.926.7482

We do not guarantee accuracy of square footage, lot size, condition, features, or income provided by sellers, third parties, or public records. Buyers are advised to verify accuracy of all information through independent inspection by professionals. Buyers and sellers are advised to seek legal and tax advice when purchasing or selling real property. Broker does not guarantee specific school availability. Each office is independently owned and operated.





2584 LADBROOK WAY, SHERWOOD COUNTRY CLUB • OFFERED AT \$4,495,000

This newly constructed Sherwood Country Club Tuscan masterpiece is luxuriously detailed and thoughtfully designed for regal entertaining and the art of fine living. This approximately 6,400 sq ft custom home offers an authentic Italian style with high ceilings, hand-crafted finishes, formal living room, 5 bedrooms, 5 baths, 2 powder rooms, library and 1st floor Master Suite. The main level encompasses approx 4,300 sq ft offering a gourmet kitchen adjacent to the family room, wine cellar and interior and exterior fireplaces highlighting the expansive covered terrace. Set upon an elevated lot above the 1st fairway with incredible golf course, mountain and clubhouse views, this Tuscan Villa is one of the premier estates in this exclusive guard gated community!

**[www.2584Ladbrook.com](http://www.2584Ladbrook.com)**



**NICKI & KAREN**  
laporta crystal

VICE PRESIDENTS  
INTERNATIONAL MARKETING DIRECTORS

[www.NICKIANDKAREN.COM](http://www.NICKIANDKAREN.COM)

805.390.6591 805.625.0304

Ewing &  
Associates

**Sotheby's**  
INTERNATIONAL REALTY

Nicki LaPorta & Karen Crystal are Realtor Associates, CalBRE#s 01233940 & 01346860. Buyers advised to verify accuracy of all information through independent inspection by professionals. If your home is currently listed for sale this is not meant as a solicitation. Each office is independently owned and operated.





25067 JIM BRIDGER ROAD, HIDDEN HILLS  
Offered at \$12,500,000



5570 BILL CODY ROAD, HIDDEN HILLS  
Offered at \$8,800,000



4131 PRADO DE LOS CABALLOS, CALABASAS  
Offered at \$4,099,000



25420 PRADO DE ORO, CALABASAS  
Offered at \$3,900,000



25391 PRADO DE LAS PERAS, CALABASAS  
Offered at \$3,799,000



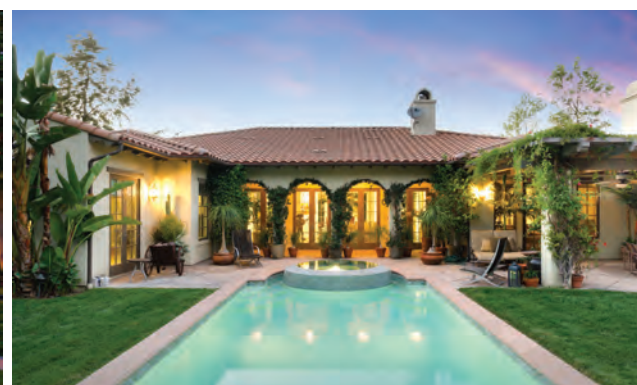
5550 BONNEVILLE ROAD, HIDDEN HILLS  
Offered at \$3,250,000



25235 PRADO DE ROSADO, CALABASAS  
Offered at \$3,675,000



25420 PRADO DE AMOR, CALABASAS  
Offered at \$3,399,000



25202 PRADO DE ROSADO, CALABASAS  
Offered at \$3,199,000



4030 PRADO DE LA MARIPOSA, CALABASAS  
Offered at \$2,995,000



3800 PRADO DEL TRIGO, CALABASAS  
Offered at \$2,899,000



25500 PRADO DE LAS BELLITAS, CALABASAS  
Offered at \$2,590,000

# TOMER & ISIDORA FRIDMAN

310.926.3777 • 818.402.4442

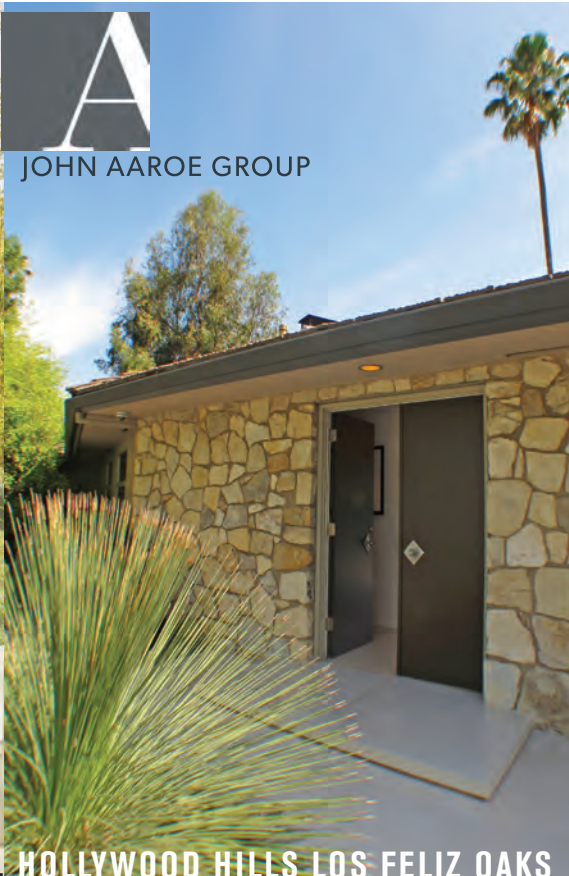
Tomer.Fridman@SothebysRealty.com • Isidora.Fridman@SothebysRealty.com

We do not guarantee accuracy of square footage, lot size, condition, features, or income provided by sellers, third parties, or public records. Buyers are advised to verify accuracy of all information through independent inspection by professionals. Buyers and sellers are advised to seek legal and tax advice when purchasing or selling real property. Broker does not guarantee specific school availability. Each office is independently owned and operated.

Ewing &  
Associates

Sotheby's  
INTERNATIONAL REALTY





JOHN AAROE GROUP

MODERN

2318 W LIVE OAK DRIVE, HOLLYWOOD HILLS LOS FELIZ OAKS

LUXURY

1,995,000

TUESDAY OPEN 11-2

CLINTONANDTODD.COM



CLINTON WADE  
310.403.9497  
CLINTON@CLINTONWADE.COM  
TODD GODDARD  
310.924.2484  
GODDARDTODD@YAHOO.COM



624 South Rimpau Boulevard, Hancock Park

REDUCED! | OPEN TUESDAY 11AM - 2PM



Meredith Schlosser  
310.923.5811  
meredith@sfjgroup.com

Shauna Walters  
310.775.1106  
shauna@sfjgroup.com

Sally Forster Jones  
310.691.7888  
sallyforsterjones.com

**NEW PRICE! Offered at \$6,485,000 | 624Rimpau.com**

This sophisticated Traditional home boasts a striking updated style while maintaining the best of its classic charm! The open floor plan is perfectly complimented by beautiful moldings, hardwood floors, French doors, and exceptional attention to detail. Rooms are flooded with natural light including the formal living room with large windows and a handsome fireplace. The spacious kitchen features a huge center island, bar seating, stainless steel appliances, and custom cabinetry. The main level also offers a formal dining room, media room, game room, breakfast area, and more. Upstairs find 4 ensuite bedrooms plus the generous master suite with a breathtakingly romantic sitting room that overlooks the tranquil yard. The quiet park-like yard will be your personal sanctuary with a sparkling pool and spa & grassy yard. Situated on a huge private lot, lush landscaping abounds and creates a peaceful oasis that encourages Southern California living at its finest. Located in the heart of Hancock Park!



NEW LISTING | OPEN THURSDAY 9:30AM - 12:30PM

31454 BROAD BEACH ROAD, MALIBU

Offered at \$15,000,000 | [31454BroadBeachRoad.com](http://31454BroadBeachRoad.com)



SFJ GROUP

SALLY FORSTER JONES  
John Aaroe Group  
310.691.7888  
[sallyforsterjones.com](http://sallyforsterjones.com)

John Aaroe Group does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of the property provided by the seller or obtained from public records and other sources. The buyer is advised to independently verify the accuracy of the information. Sally Forster Jones CalBRE# 00558939.



JOIN US FOR A CATERED BRUNCH BUFFET!





ANDREA KORCHEK  
WISH | Sotheby's

818.371.0933  
andreakorchek.com

AARON KIRMAN  
President, Aaroe Estates

424.249.7162  
aaronkirman.com



NEUTRA, 1972 MID-CENTURY MODERN

18918

LA MONTANA PLACE | TARZANA  
New price \$3,995,000  
18918lamontana.com



OPEN  
TUE 11-2



JOHN AAROE GROUP

Wish | Sotheby's  
INTERNATIONAL REALTY





ALAN TAYLOR

Director, Aaroe Estates

818.650.1603

[alantaylorrealestate.com](http://alantaylorrealestate.com)

AARON KIRMAN

President, Aaroe Estates

424.249.7162

[aaronkirman.com](http://aaronkirman.com)

THE ULTIMATE ENCINO COMPOUND  
±62,700 SQ. FT. LOT

OPEN  
TUE 11-2

5255

ENCINO AVENUE | ENCINO

New price \$5,999,000

[5255encino.aaroe.site](http://5255encino.aaroe.site)



JOHN AAROE GROUP





MAYA MANSHEL  
Director, Aaroe Estates

310.902.5060  
mayamanshel.com

AARON KIRMAN  
President, Aaroe Estates

424.249.7162  
aaronkirman.com

OPEN  
TUE 11-2



8266  
CLINTON STREET  
WEST HOLLYWOOD  
\$1,599,000  
8266clinton.aaroe.site



JOHN AAROE GROUP





AARON KIRMAN

President, Aaroe Estates

424.249.7162

aaronkirman.com

OPEN  
TUE 11-2

9501

GLOAMING DRIVE | BEVERLY HILLS P.O.

New price \$18,995,000

[9501gloaming.aaroe.site](http://9501gloaming.aaroe.site)



JOHN AAROE GROUP





OPEN TUESDAY 11-2PM

1142 SAN YSIDRO DRIVE | BEVERLY HILLS | \$17,995/MO  
4 BEDS | 3.5 BATH | 3,442 SQ. FT. | 16,971 SQ. FT. LOT  
CO-LISTED WITH JOSH MYLER 424.230.3733

NEW LISTING



OPEN TUESDAY 11-2PM

2160 CENTURY PARK EAST #1704 | CENTURY CITY | \$4,400/MO  
1 BEDS | 1 BATH

NEW LISTING

MAURICIO UMANSKY  
424.230.3701

FARRAH ALDJUFRIE  
424.230.3712



An international associate of Savills | THEAGENCYRE.COM







# 9505 LANIA LANE

BEVERLY HILLS POST OFFICE

NEW LISTING

12 BEDROOMS | 23 BATHROOMS | APPROX. 25 ACRES

Palazzo di Amore, a lavish Mediterranean estate with the elements of a five-star resort located on approximately 25 acres with exquisite views. The palatial grounds feature a private vineyard producing 400-500 cases annually, a world-class tennis court, and 128-ft reflecting pool overlooking the city below. The main structure boasts a 5000 square foot master suite and the 15,000 square foot entertainment building offers a ballroom, theater, and bowling alley.

OFFERED AT \$375,000/MO

MAURICIO UMANSKY  
424.230.3701

EDUARDO UMANSKY  
424.230.3715

FARRAH ALDJUFRIE  
424.230.3712



An international associate of Savills | THEAGENCYRE.COM







# 3312 CLERENDON ROAD

BEVERLY HILLS

OPEN TUESDAY 11-2PM

7 BEDROOMS | 9 BATHROOMS | 10,681 SQ. FT. | 33,549 SQ. FT. LOT

Newly restored modern traditional estate behind the gates of Mulholland Estates situated on nearly three-fourths of an acre with views. The backyard includes a pool, spa, outdoor kitchen/living area, and spacious lawn. The main level opens with a grand two-story entry leading to a living room, formal dining room, gym/media room, kitchen with butler's pantry, and maids quarters. The upstairs boasts a luxurious master suite with patio and views, 4 en-suite bedrooms, and 2-room guest suite.

OFFERED AT \$11,000,000

JEFF KOHL  
424.230.3707

MAURICIO UMANSKY  
424.230.3701



An international associate of Savills

THEAGENCYRE.COM







# 333 S. MAPLETON DRIVE

HOLMBY HILLS

6,690 SQ. FT. | 56,709 SQ. FT. LOT

Settled on the most coveted street in Holmby Hills, this mostly flat 1.3-acre ranch home presents an incomparable development opportunity in what is widely regarded as the country's most prestigious enclave. Referred to as the "Bunny Hutch" while serving as the nearby Playboy Mansion's supplemental residence to bebies of Playmates, this property sits amongst the grandest and highest-priced residences in the world, including the rumored recent accepted offers of two properties over \$100 Million dollars each.

DEEDEE HOWARD  
424.230.3755

SHARYN GERTZ  
424.256.7226

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$25,000,000



An international associate of Savills | THEAGENCYRE.COM







# 333 22ND STREET

SANTA MONICA

Beautifully positioned on 22nd Street in coveted north of Montana neighborhood. This villa is filled with an abundance of natural light and has an open floor plan that is ideal for entertaining. Warm and inviting, this home offers five generous bedrooms, chef's kitchen, formal living and dining rooms and family room. The basement level features a large media/game room. Enjoy relaxing in the grassy backyard with an open patio, cabana, spa and fountain. Two-car alley access garage.

**OFFERED AT \$4,999,000**  
5 BEDROOMS | 5 BATHROOMS  
5,557 SQ. FT. | 7,574 SQ. FT. LOT

**SANTIAGO ARANA**  
310.926.9808





OPEN TUESDAY 11-2PM

NEW LISTING



An international associate of Savills

THEAGENCYRE.COM







# 1430 ABBOT KINNEY BLVD

VENICE

3 BEDROOMS | 3.5 BATHROOMS | 2,700 SQ. FT. LOT

Located on the best street in the city, this urban oasis combines a masterful use of space, abundance of natural light and attention to detail throughout. Three levels of living space are highlighted by a sensational rooftop deck overlooking the city below, spacious master suite with high ceilings and large master bath, state of the art gourmet chefs kitchen and private outdoor spa. This home offers the best of Venice, within walking distance to world renowned boutique shops, and art galleries.

**BLAIR CHANG**  
424.230.3703

OPEN TUESDAY 11-2PM

NEW PRICE

OFFERED AT \$9,995,000



An international associate of Savills | THEAGENCYRE.COM







# 21500 CALLE DEL BARCO

MALIBU

OFFERED AT \$24,495,000

PRIVATE & GATED

PANORAMIC OCEAN VIEWS

8 BEDROOMS | 8 BATHROOMS

16,709 SQ. FT.

79,222 SQ. FT. LOT

JAMES HARRIS  
424.400.5915

DAVID PARNES  
424.400.5916

MAURICIO UMANSKY  
424.230.3701

BY APPOINTMENT ONLY

NEW LISTING



An international associate of Savills

THEAGENCYRE.COM







# 12135 SUNSET BOULEVARD

BRENTWOOD

5 BEDROOMS | 7 BATHROOMS | 6,000 SQ. FT. | 9,392 SQ. FT. LOT

New construction in Brentwood, Spanish home with contemporary interior. Open floor plan, 1st level: chef's kitchen, Thermador appliances, powder room, bonus room for office, living and dining, indoor-outdoor living area, backyard, outdoor bath, cabana area by pool and spa. Upper level: 3 en-suite beds, 4th room master-suite, dual walk-in-closets and balcony. Master bath: floating vanities, free standing tub, large shower and white marble floors. Gated entry for up to 5 cars, and security system.

MEIR KROLL  
310.341.4393

OPEN TUESDAY 11-2PM

NEW PRICE

OFFERED AT \$4,695,000



An international associate of Savills

THEAGENCYRE.COM







# 347 N. LAUREL AVENUE

BEVERLY GROVE

4 BEDROOMS | 4 BATHROOMS | 4,380 SQ. FT. | 6,554 SQ. FT. LOT

Charming, private, contemporary Spanish in exclusive north Beverly Grove. This home features 4 bedrooms, 4 bathrooms, gorgeous hardwood floors, marble counters, formal dining room, living room with French doors, entertainer's loggia with gas fireplace, and overhead heaters with exposed wood beams. Custom BBQ area with pool and spa. Chef's kitchen with top-of-the-line appliances. Second level with 3 huge bedrooms all en-suite. Moments from the most desirable shops and restaurants.

TODD KRAINES  
424.672.4443

OPEN TUESDAY 11-2PM

NEW PRICE

OFFERED AT \$3,095,000



An international associate of Savills | THEAGENCYRE.COM







# 8570 COLE CREST DRIVE

SUNSET STRIP

NEW LISTING

5 BEDROOMS | 8 BATHROOMS | 7,744 SQ. FT. | 11,918 SQ. FT. LOT

Perched on a distinctive knoll in the Hollywood Hills with commanding 360 degree views, this is an extraordinary opportunity to acquire one of the safest homes in Los Angeles. Enter the main level and step down into spacious living room with panoramic views of the LA skyline spanning downtown to the ocean. A SAFE home featuring state of the art security including a safe core, biometrics, helipad and elevator access to all floors along with covered parking for six vehicles.

OFFERED AT \$5,495,000

DAMIAN NELSON  
424.238.2475

PAUL LESTER  
424.230.3747

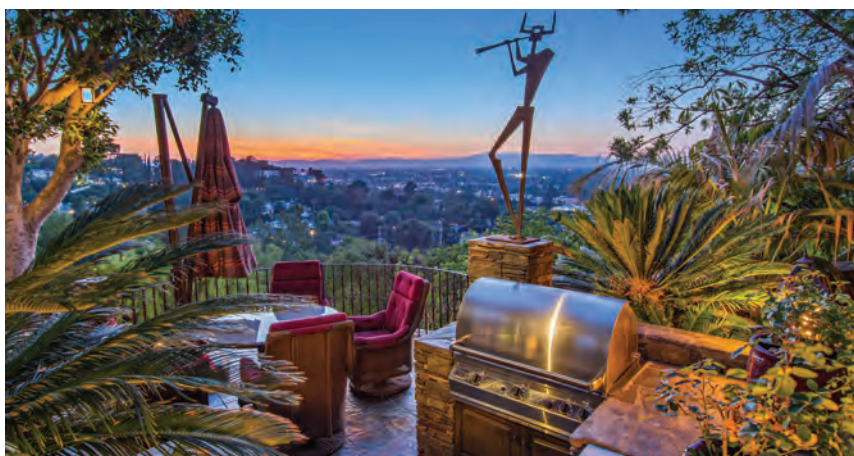
MAX NELSON  
424.238.2482



An international associate of Savills | THEAGENCYRE.COM







# 3848 AVENIDA DEL SOL

STUDIO CITY

4 BEDROOMS | 4.5 BATHROOMS | 3,475 SQ. FT. | 9,987 SQ. FT. LOT

Fabulous celebrity-owned, mid-century house with panoramic views. Reminiscent of Frank Lloyd Wright architecture. Wood, glass and stone finishes throughout the house. Beautiful, updated kitchen with Miele appliances. The house features great upgrades throughout, including a gas-run generator large enough to power the entire residence, as well as a water filtration system throughout the house. Completely private and not visible from the street. Located close to Ventura Blvd, shopping and dining. In very close proximity to great schools. This house is a unique gem. Don't miss it.

MARY HELLMUND  
424.230.7806

OPEN TUESDAY 11-2PM  
& SUNDAY 2-5PM

NEW LISTING

OFFERED AT \$2,599,000



An international associate of Savills | THEAGENCYRE.COM







# 17100 RANCHO STREET

ENCINO

3+ Acres, south of Ventura, prime Rancho Estates. Private, gated, long driveway up off street to arrive at two spectacular graded flat pads. One accommodates a 60x120 true N/S Tennis Court, soccer field, or guest house and sports court, while the other will be the grandest estate in the Valley, with the most supreme panoramic views. Existing permit ready plans to build a 11,500-square-foot modern masterpiece designed by famed architects Shubin & Donaldson.

**OFFERED AT \$2,495,000**

130,637 SQ. FT. LOT

NEW DEVELOPMENT OPPORTUNITY

17100RANCHO.COM

**CRAIG KNIZEK**

424.230.3718





OPEN TUESDAY 11-2PM

NEW PRICE



An international associate of Savills

THEAGENCYRE.COM







# 1055 COLD CANYON ROAD

CALABASAS

4 BEDROOMS | 4.5 BATHROOMS | 5,127 SQ. FT. | 120,302 SQ. FT. LOT

Nestled within a natural preserve in the Santa Monica Mountains in Calabasas, this luxurious and private Abramson Teiger Architects designed architectural consists of a seamlessly connected open main house and guest house that open to unrivaled views. Meticulously designed, poured concrete and floor to ceiling sliding doors open to the pool and balcony. Neighboring The Commons at Calabasas and even closer to the beaches of Malibu experience indoor/outdoor living and privacy in this amazing home.

OPEN FRIDAY 11-2PM

NEW PRICE

OFFERED AT \$4,150,000  
LUNCH PROVIDED BY MENDOCINO FARMS

KOFI NARTEY  
COMPASS  
310.849.5634

LEAH KOUBA  
THE AGENCY  
310.795.3714

MARCI KAYS  
THE AGENCY  
323.356.2650



An international associate of Savills | THEAGENCYRE.COM

COMPASS







# 1024 PALISADES BEACH RD

SANTA MONICA

6 BEDROOMS

8 BATHROOMS

5,917 SQ. FT.

**HUGE REDUCTION  
MOTIVATED SELLERS**

DAVID SOLOMON  
424.400.5905

ANNA SOLOMON  
424.400.5903

BRETT RASKIN  
310.867.0173

OPEN TUESDAY 11-2PM

OFFERED AT \$9,500,000



An international associate of Savills | THEAGENCYRE.COM







# THE RESIDENCES AT CARBON BEACH

## THREE RESIDENCES REMAIN

Only three homes remain available within this exquisitely private enclave located steps from the sand and sea in Malibu's famed Billionaire's Beach. Each offers sweeping ocean views, sleek, open-concept design, soaring 11-foot ceilings and a plush, expansive rooftop terrace with fireplace and jacuzzi — the ultimate setting for seaside lounging, dining and entertaining.

**Starting at \$3,695,000 | 2.5% Broker Commission**

**3 Bed | 3.5 Bath | 4,996 – 5,415 Approx. Total Sq. Ft.**

**310.698.7889 | Carbon-Beach.com**

22065 PACIFIC COAST HIGHWAY, MALIBU, CALIFORNIA 90265

**SOCAL**  
HOLDINGS





# COUNTRY RIDGE

ESTATES



## Country Ridge Estates

*An Exceptional Lifestyle  
In An Idyllic Setting*

Set amidst sweeping canyon and mountain views minutes from the heart of Calabasas, Country Ridge is a private estate community offering a distinct style of living at the foothills of the Santa Monica Mountains. Providing unmatched space, privacy and serenity, five homesites and four hacienda-style residences are set upon 5 to 40 idyllic acres and seamlessly connected to the nature that surrounds.

**PRICE UPON REQUEST | 2.5% BROKER COMMISSION**

*Represented by  
Craig Knizek & Michelle Schwartz*

424.221.5039  
COUNTRYRIDGECALABASAS.COM  
2717 COUNTRY RIDGE ROAD, CALABASAS, CA 91302



The developer reserves the right to make modifications in materials, specifications, plans, pricing, various fees, designs, scheduling and delivery of the homes without prior notice. All dimensions are approximate and subject to normal construction variances and tolerances. Plans and dimensions may contain minor variations from floor to floor. This is not an offer to sell or solicitation to buy to residents in jurisdictions in which registration requirements have not been fulfilled, but is intended for information only. Listing Broker: The Agency New Development CA RE 01973483. 6/29/16. Obtain the property report or its equivalent by federal and state law and read it before signing anything. No federal or state agency has judged the merits or value, if any, of this property. 🏠





2028 SOUTH

WESTWOOD

# BENTLEY AVE

## BRAND NEW CONSTRUCTION APARTMENT BUILDING

- Trophy West Side property with huge long term potential
- 7 Contemporary 2 and 3 bedroom units plus rec room
- Excellent rental area close to UCLA, Century City and Beverly Hills
- Gated and secure parking
- Call for more information

**GRAND OPENING**  
**OPEN TUESDAY 11-2**

OFFERED AT \$6,385,000



**GAVIN & PAMELA FLEMINGER**


[gavinfleminger@gmail.com](mailto:gavinfleminger@gmail.com)

[www.gavinandpamela.com](http://www.gavinandpamela.com)

direct: 310.300.3397

bre #: 01240692

bre #: 01139845

 NourmandLA

 @NourmandLA

 @NourmandRE

**MANDANA KOHEN**


[mkohen@nourmand.com](mailto:mkohen@nourmand.com)

[www.mandanakohen.com](http://www.mandanakohen.com)

office: 310.300.3333

cell: 310.300.3322

dre #: 01383430

 NourmandLA

 @NourmandLA

 @NourmandRE





# PRIME SUNSET PARK

OPEN TUES 11-2pm



## 2260 27th St, Santa Monica

A wonderful opportunity for buyers looking for a well-finished 2-story home in Sunset Park, blending classic elements with modern systems and conveniences. Situated on an oversized parcel, in a superb mid-block location on a tree lined street with alley access. The main level features: front porch, formal entry, living room with fireplace, guest bedroom (4th bedroom or study/library/den), bathroom, hardwood floors and at the back of the house - a bright sunlit open-concept dining-kitchen-family room. The kitchen features stainless steel appliances, including Wolf range, granite counters, banquette and breakfast bar. Upstairs features: 3 bedrooms, 2 bathrooms, including a master suite opening to private terrace, with soaring ceilings, luxurious bath, plus an enviable, fully fitted, walk-in closet. The family room and dining room open to park-like grounds, complete with multiple entertaining decks, built-in BBQ and deep grassy yard, ideal for football, plus plenty of room for a pool. The garden also features a converted detached garage with vaulted ceilings, finished walls and lots of daylight - a great home office, garden pavilion, or suitable for a variety of other functions. This property represents an unusual opportunity to acquire a move-in condition home for a low-key Santa Monica lifestyle...in the coveted Grant Elementary School District! Only a few blocks from restaurants, coffee shops, parks, schools, Trader Joe's and the new Whole Foods 365! Lot is approx. 7,680 s.f.; house approx. 2,400 s.f.

Offered at \$2,299,000  
2260TwentySeventh.com

**TREGG RUSTAD**  
treggrustad.com  
310-623-8825

**PETER MAURICE**  
petermaurice.com  
310-623-8819



Sotheby's  
INTERNATIONAL REALTY

LUXURIOUS PENTHOUSE IN PRIME WEHO  
OFFERED AT \$1,750,000



WEST HOLLYWOOD | 9024 Cynthia Street Penthouse 1 | 9024Cynthia.com | **\$1,750,000** | web: 0355669 | MLS: 16-142738

Stunning 2-story penthouse located in the prestigious, highly sought after Villa Cynthia, a classic Hollywood-style building with a fountain courtyard highlighted with pristine landscaping. This sophisticated private town house is light, bright, and ultra-spacious, featuring 2 beds and 3 baths. The formal living room with high vaulted ceilings are filled with natural light. The open den off the cook's kitchen provides the perfect flow for entertaining. The large master suite with double french doors and a walk-in closet opens up to a large private patio. Amenities include brand new solid white oak flooring throughout, a resort-style bathroom done in custom carrara marble, a brand new shower, a spa-like bathtub, and twin sinks. Truly a rare find in one of LA's most desirable neighborhoods, let alone buildings. This one will not last.

**BRENTWOOD BROKERAGE**  
11911 San Vicente Boulevard, Suite 200, Los Angeles, CA 90049 | sothebyshomes.com/losangeles



**LINDSAY GALBRAITH**  
lindsay.galbraith@sothebyshomes.com  
d: 310.916.8622  
CalBRE#: 01873410  
**ONLYWITHUS.COM**

Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks used with permission. Operated by Sotheby's International Realty, Inc. Real estate agents affiliated with Sotheby's International Realty, Inc. are independent contractor sales associates and are not employees of Sotheby's International Realty, Inc.



**Sotheby's**  
INTERNATIONAL REALTY

**GREGORY BEGA**  
213.453.2020 | CalBRE: 0935802  
gregory.bega@sothebyshomes.com

**LINDSAY GALBRAITH**  
310.916.8622 | CalBRE: 01873410  
lindsay.galbraith@sothebyshomes.com



**TUSCANY IN BEL AIR**  
5br, 5ba | 4,880 sq.ft. | MLS: 16-144070  
930StoneCanyon.com  
**SHOWN BY APPOINTMENT ONLY**

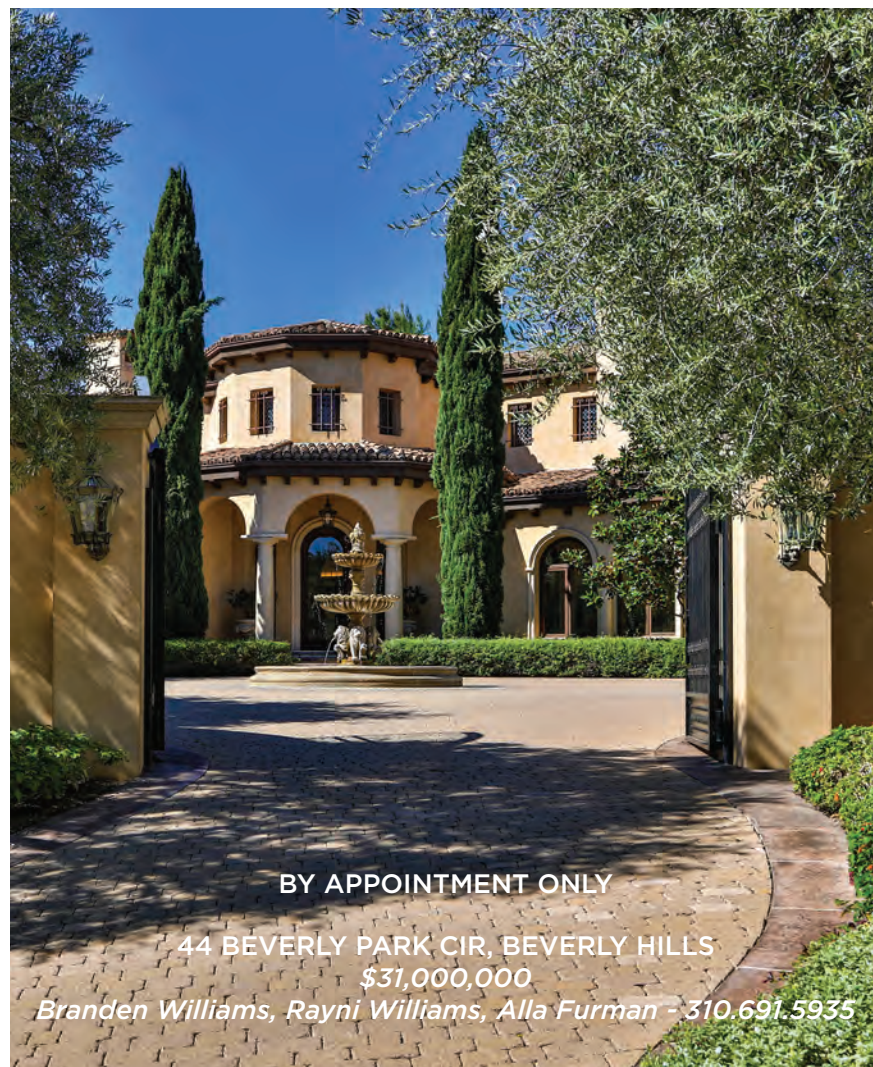
**For Lease \$25,000/Month**

**sothebyshomes.com | ONLYWITHUS.COM**

11911 San Vicente Boulevard, Suite 200, Los Angeles, CA 90049 | **BRENTWOOD BROKERAGE**

Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks used with permission. Operated by Sotheby's International Realty, Inc. Real estate agents affiliated with Sotheby's International Realty, Inc. are independent contractor sales associates and are not employees of Sotheby's International Realty, Inc.





BY APPOINTMENT ONLY

44 BEVERLY PARK CIR, BEVERLY HILLS

\$31,000,000

Branden Williams, Rayni Williams, Alla Furman - 310.691.5935



BY APPOINTMENT ONLY

9145 ST IVES DR, SUNSET STRIP

\$12,995,000

Alphonso & Bjorn, Williams & Williams - 310.691.5935



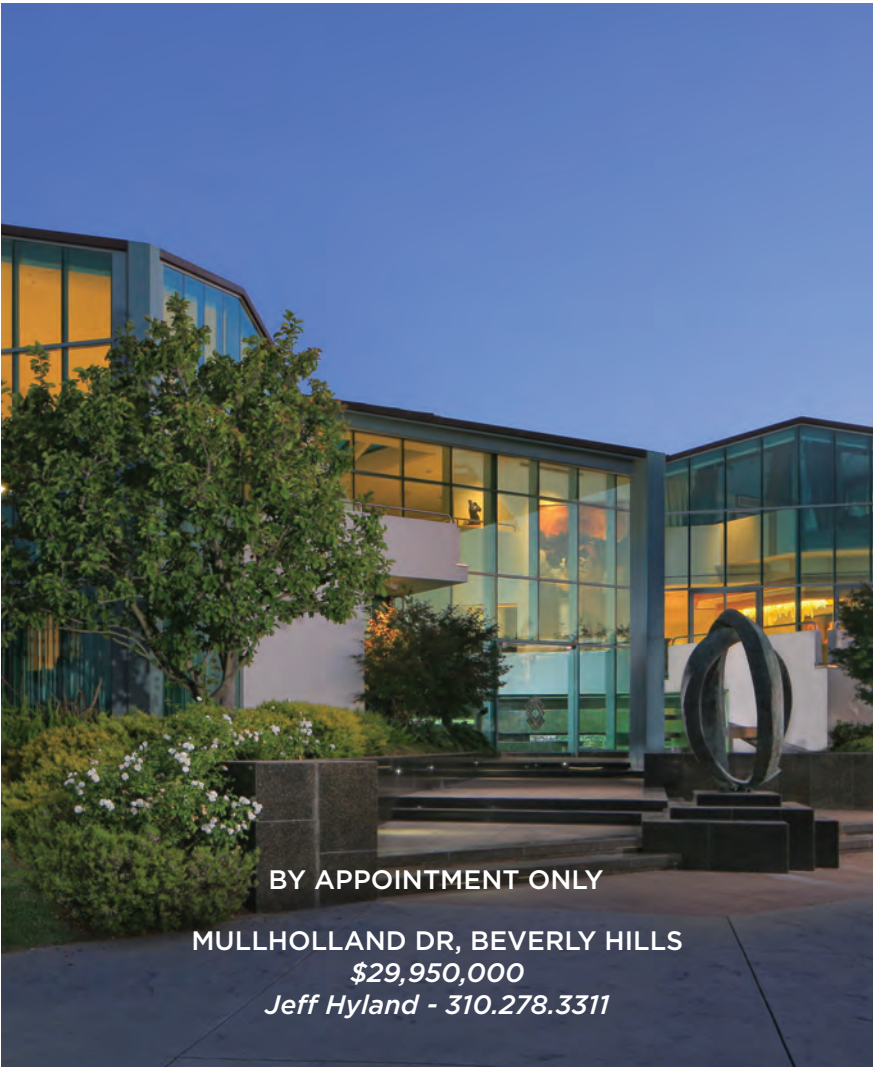
OPEN TUESDAY 11-2

144 N WOODBURN DR, BRENTWOOD

\$12,495,000

Gary Gold - 310.858.5411





BY APPOINTMENT ONLY  
MULLHOLLAND DR, BEVERLY HILLS  
\$29,950,000  
*Jeff Hyland - 310.278.3311*



BY APPOINTMENT ONLY  
11846 ELLICE ST, MALIBU  
\$27,900,000  
*Rodrigo Iglesias, Helena Deeds - 310.699.3435*



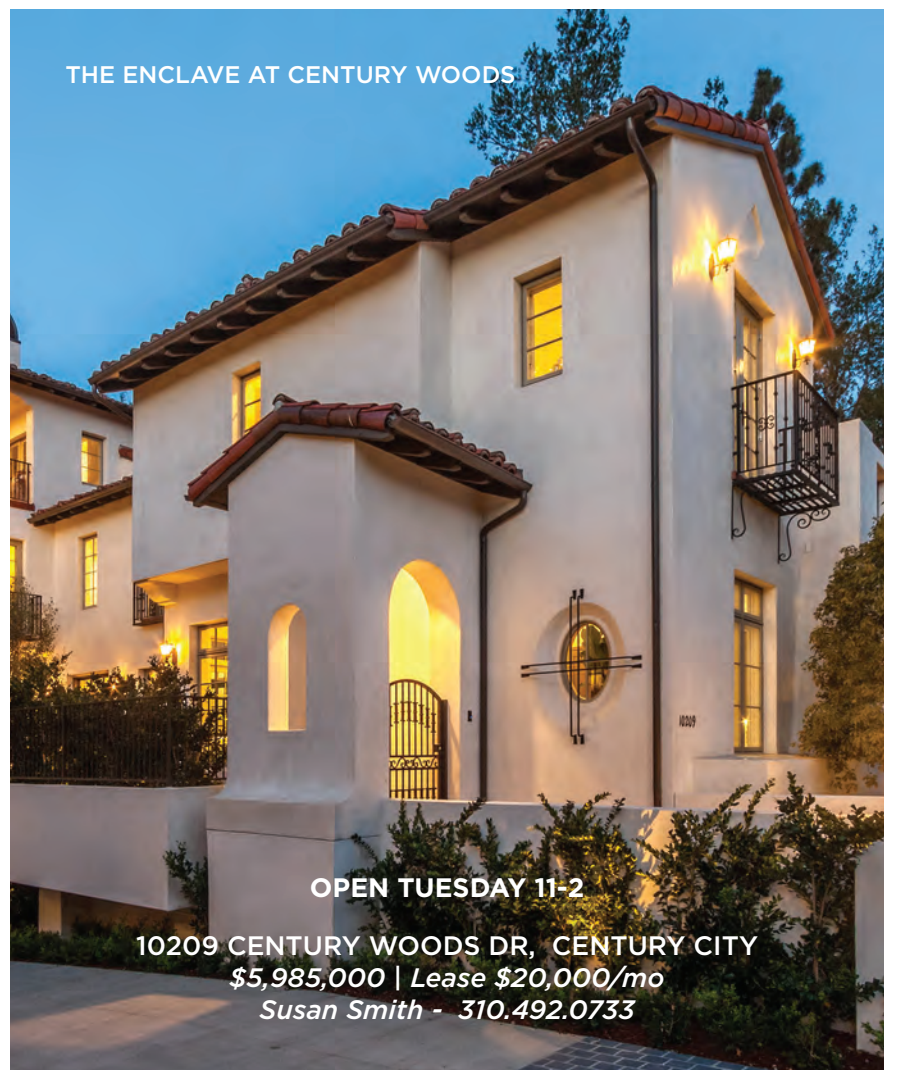
BY APPOINTMENT ONLY  
702 N ALTA DR, BEVERLY HILLS  
\$14,995,000  
*Drew Fenton - 310.858.5474*

HILTON & HYLAND  
CHRISTIE'S  
INTERNATIONAL REAL ESTATE

HILTONHYLAND.COM

250 N CAÑON DR | BEVERLY HILLS, CA 90210 +1 310.278.3311



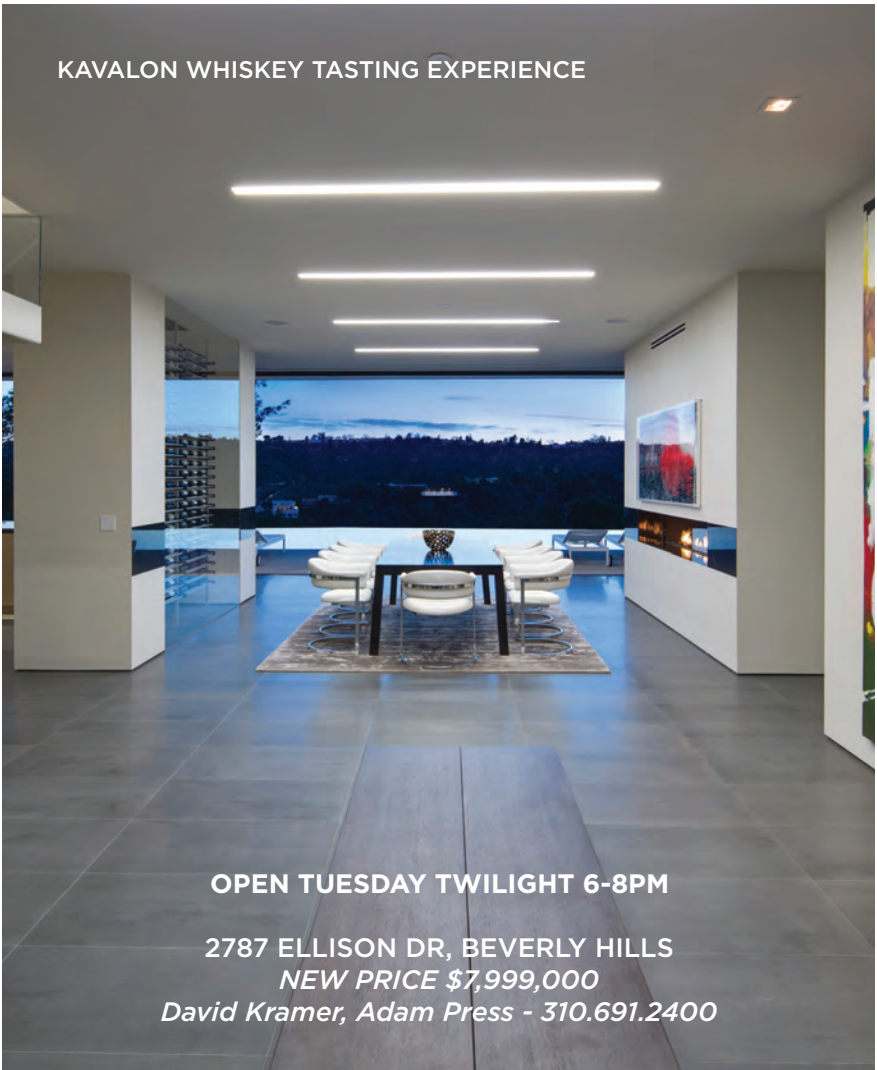






OPEN TUESDAY 11-2

501 S PLYMOUTH BLVD, HANCOCK PARK  
\$8,495,000  
Jonah Wilson - 310.858.5465



KAVALON WHISKEY TASTING EXPERIENCE

OPEN TUESDAY TWILIGHT 6-8PM

2787 ELLISON DR, BEVERLY HILLS  
NEW PRICE \$7,999,000  
David Kramer, Adam Press - 310.691.2400



BY APPOINTMENT ONLY

1031 COVE WAY, BEVERLY HILLS  
\$7,399,000 | LEASE \$22,500/MO  
Drew Fenton - 310.858.5474

**HH**  
**HILTON & HYLAND**  
CHRISTIE'S  
INTERNATIONAL REAL ESTATE

HILTONHYLAND.COM

250 N CAÑON DR | BEVERLY HILLS, CA 90210 +1 310.278.3311



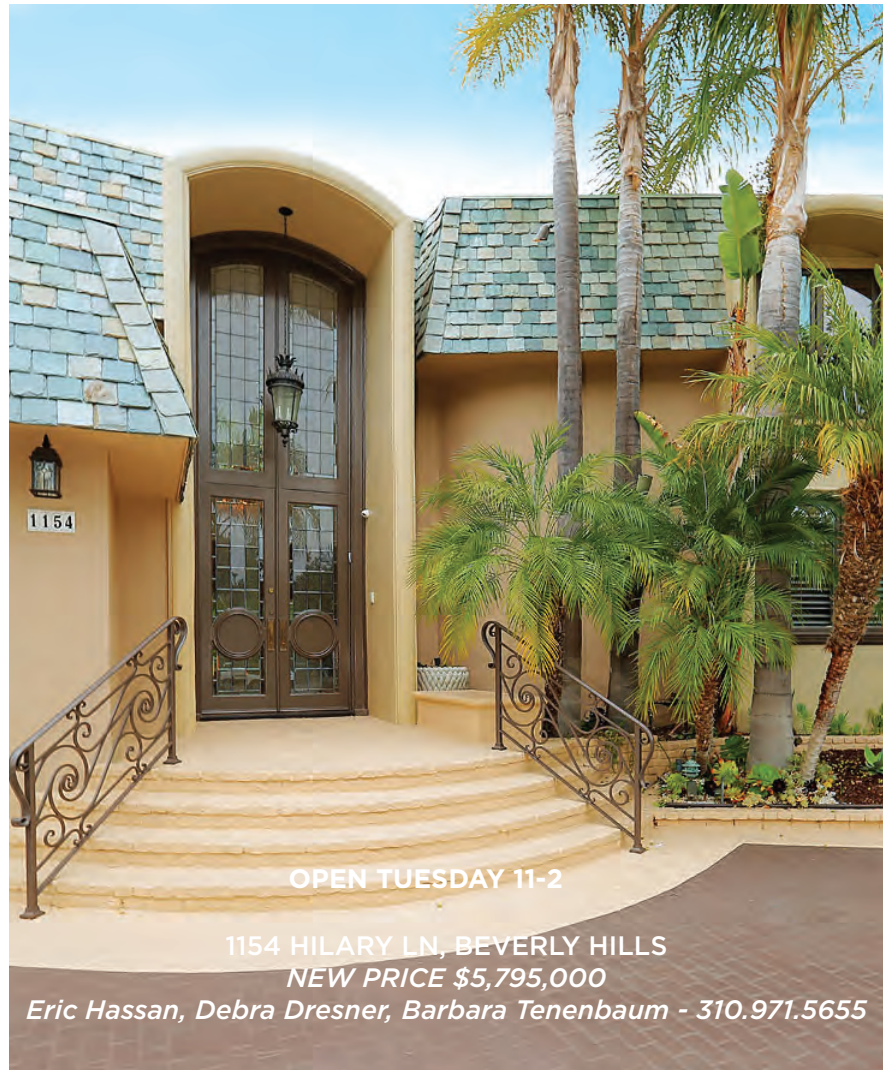


OPEN TUESDAY 11-2

1210 CHICKORY LN, BRENTWOOD

\$5,800,000

David Kramer, Adam Press - 310.691.2400



OPEN TUESDAY 11-2

1154 HILARY LN, BEVERLY HILLS

NEW PRICE \$5,795,000

Eric Hassan, Debra Dresner, Barbara Tenenbaum - 310.971.5655



OPEN TUESDAY 11-2

15914 TEMECULA ST, PACIFIC PALISADES

\$3,995,000

Susan Smith - 310.492.0733



OPEN TUESDAY 10-2

5350 JESSEN DR, LA CANADA/FLINTRIDGE

\$3,595,000

Aren Afsharian- 310.200.9323





OPEN TUESDAY 11-2

656 S HUDSON AVE, HANCOCK PARK  
\$5,195,000  
Marcie Hartley - 310.691.5950



OPEN TUESDAY 11-2

10375 WILSHIRE BLVD #11ABD, WILSHIRE CORRIDOR  
\$3,395,000  
Linda May, Barbara Tenenbaum - 310.492.0735



BY APPOINTMENT ONLY

2620 BENEDICT CANYON, BEVERLY HILLS  
\$5,475,000  
Judy Feder - 310.890.0033



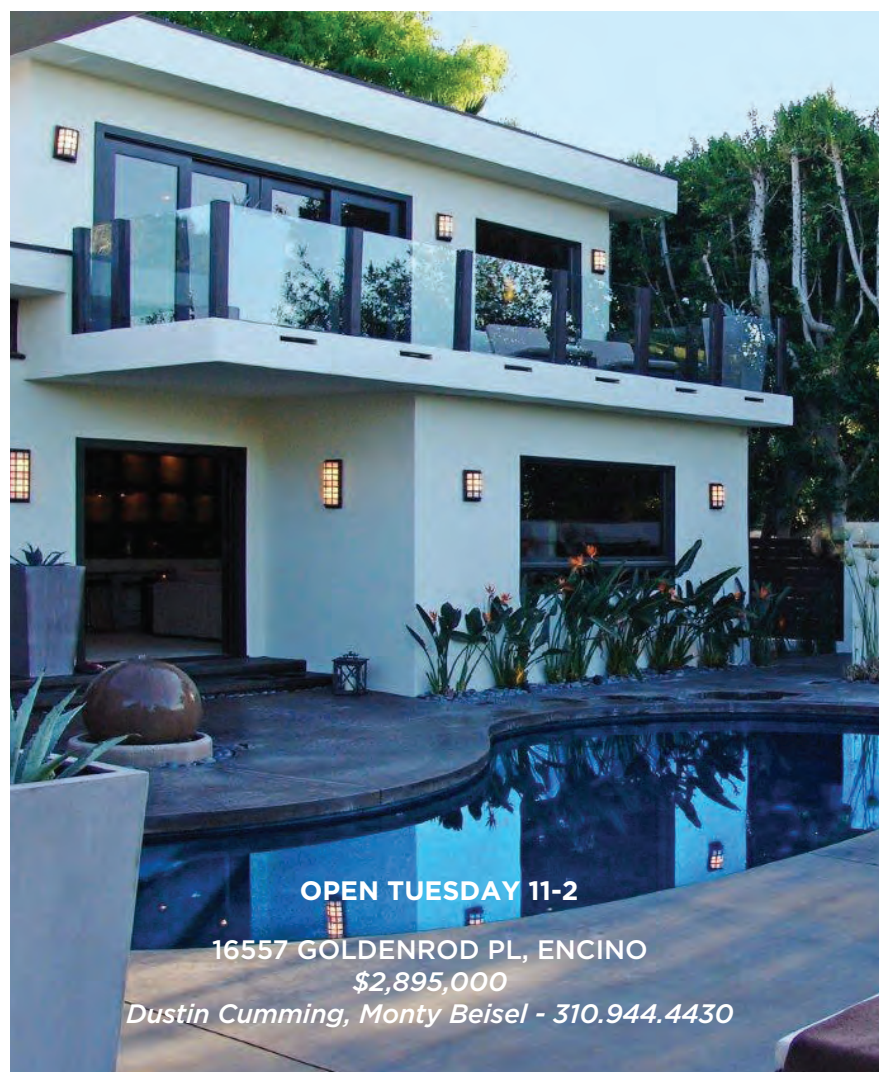
HILTON & HYLAND

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

HILTONHYLAND.COM

250 N CAÑON DR | BEVERLY HILLS, CA 90210 +1 310.278.3311









OPEN TUESDAY 11-2  
4724 SANCOLA AVE, TOCULA LAKE  
\$2,395,000  
Brett Lawyer - 310.858.5402



OPEN TUESDAY 11-2  
2103 ALCYONA DR, HOLLYWOOD HILLS  
NEW PRICE \$1,995,000  
Ladd Jackson - 310.346.1744



OPEN TUESDAY 11-2  
1367 LAUREL WAY, BEVERLY HILLS  
NEW PRICE \$5,995,000  
Barbara Tenenbaum, Eric Hassan - 310.858.5468

  
**HILTON & HYLAND**  
CHRISTIE'S  
INTERNATIONAL REAL ESTATE

[HILTONHYLAND.COM](http://HILTONHYLAND.COM)

250 N CAÑON DR | BEVERLY HILLS, CA 90210 +1 310.278.3311









THE O'MELVENY HOUSE, 1908

501 SOUTH PLYMOUTH  
WINDSOR SQUARE, HANCOCK PARK

OPEN TUESDAY 11-2  
\$8,495,000

JONAH WILSON  
JONAH@JONAHWILSON.COM  
310.858.5465



HILTON & HYLAND





**OPEN TUESDAY 11-2**  
1210 CHICKORY LN, BRENTWOOD  
\$5,800,000

DAVID KRAMER  
310.691.2400

ADAM PRESS  
310.429.1407

ALEX POWERS  
310.962.1899







**TWILIGHT OPEN 6-8PM**  
**KAVALON WHISKEY TASTING EXPERIENCE**  
2787 ELLISON DR, BEVERLY HILLS | \$7,999,000

DAVID KRAMER  
310.691.2400

ADAM PRESS  
310.429.1407







# THE ENCLAVE

AT CENTURY WOODS

OPEN TUESDAY 11-2

10209 CENTURY WOODS DR, CENTURY CITY  
\$5,985,000 | LEASE \$20,000/MO

**SUSAN SMITH**  
888.213.9644

**HH HILTON & HYLAND**



SEE MORE AT  
[THEENCLAVECENTURYWOODS.COM](http://THEENCLAVECENTURYWOODS.COM)





15914 TEMECULA ST | PACIFIC PALISADES  
OPEN TUESDAY 11-2  
\$3,995,000



SUSAN SMITH  
310.492.0733

**HH** HILTON & HYLAND





OPEN TUESDAY 11-2

10380 WILSHIRE BLVD #304, WILSHIRE CORRIDOR

\$2,600,000

IMPECCABLE UNIT AT LA TOUR WILSHIRE



BARBARA TENENBAUM  
310.720.7270

FELIX PENA, ESQ.  
310.256.0770

**HH** HILTON & HYLAND





OPEN TUESDAY 11-2

1154 HILARY LN, BEVERLY HILLS

NEWLY PRICED \$5,795,000

GORGEOUS CONTEMPORARY MEDITERRANEAN SECONDS NORTH OF THE BEVERLY HILLS HOTEL



BARBARA TENENBAUM  
310.720.7270

ERIC HASSAN  
310.971.5655

DEBRA DRESNER  
310.866.3466

**HH** HILTON & HYLAND





# *Sycamore Valley Ranch*

SANTA BARBARA COUNTY



Sycamore Valley Ranch, Michael Jackson's inspiration, comprises 2,700 acres and is among the most prestigious properties on the market. The main 12,600 sq.ft. residence boasts six bedrooms, including a first-floor master suite with a private loft and two master baths. The home was designed by Robert Altevors for William Bone in the French Normandy style and meticulously crafted to perfection in 1982. Nestled between extensively landscaped gardens and a two-acre lake with waterfall, the adobe features incredible pastoral views to the south and majestic mountain views to the north. A covered barbecue area is ideal for entertaining and is adjacent to the pool, tennis court, and pool house. The acreage also includes three guest homes, a 5,500 sq.ft. theater, animal shelter facilities, several barns, and corrals. The estate's wilderness locale, bordering Los Padres National Forest, ensures the continued privacy and natural beauty of this estate.

OVER 4.2 SQUARE MILES

OFFERED AT \$100,000,000 | [SYCAMOREVALLEYRANCH.COM](http://SYCAMOREVALLEYRANCH.COM)

JEFF HYLAND  
310.278.3311  
CalBRE# 0160681

BARBARA ROBINSON  
310.854.4130  
CalBRE# 00632913

NICHELLE ROBINSON  
310.854.4130  
CalBRE# 01519968

**HH** HILTON & HYLAND



---

MULHOLLAND'S GREATEST ESTATE  
BEVERLY HILLS

---



---

Set atop famed Mulholland Drive this magnificently designed architectural estate resides on over 4 acres, offering an unparalleled lifestyle of seclusion, luxurious comfort and lavish entertaining. A long private driveway leads up to a spectacular setting with commanding views and a motor court for over 30 cars. This custom-designed home with over 17,000 square feet, encompasses 10 bedrooms, 11 bathrooms and floor-to-ceiling glass-lined walls with steel beams.

Never before offered for sale.  
\$29,950,000

JEFF HYLAND  
310.278.3311  
JEFF@HILTONHYLAND.COM



Co-listed with Ninkey Dalton, Mauricio Umansky of The Agency

---



10375 WILSHIRE BLVD #11ABD, WILSHIRE TERRACE

\$3,395,000



OPEN TUESDAY 11-2

WILSHIRETERRACE11ABD.COM

3 Bedroom | 4.5 Bathroom | 4,500 sf

Rare South/West/North facing triple unit with panoramic unobstructed views of the ocean, city & mountains.

**LINDA MAY**  
linda@lindamay.com | lindamay.com  
310.492.0735

**BARBARA TENENBAUM**  
btenenbaum@hiltonhyland.com  
310.858.5468

**HH** HILTON & HYLAND





144 N WOODBURN | BRENTWOOD  
OPEN TUESDAY 11-2  
\$12,495,000



GARY GOLD  
LUXURY REAL ESTATE  
310.858.5411

HH HILTON & HYLAND





10540 TENNESSEE AVE | CENTURY CITY  
OPEN TUESDAY 11-2  
\$2,395,000



ALPHONSO  
BJORN  
ALPHONSOBJORN.COM  
424.253.5489

H H HILTON & HYLAND



# NEWLY REMODELED HANCOCK PARK ESTATE

OPEN TUESDAY 11-2



656 S HUDSON AVE  
JUST LISTED \$5,195,000

- Outstanding floor plan with abundant natural light
- 5 huge bedrooms, each with en suites and spacious walk-in closets
- Over half an acre lot
- Detached 2-car garage plus bonus room
- Privately gated
- Large kitchen with island, stainless steel appliances & sub-zero refrigerator

SEE MORE AT [656HUDSON.COM](http://656HUDSON.COM)



MARCIE HARTLEY  
310.691.5950

HH HILTON & HYLAND

MICA RABINEAU  
323.816.5868







1375 SUMMITRIDGE PLACE | BEVERLY HILLS  
OPEN TUESDAY 11-2  
\$8,700,000



DAVID YOCUM  
310.560.6164

**HH HILTON & HYLAND**





**OPEN TUESDAY 11-2**  
**4724 SANCOLA AVE, TOLUCA LAKE**  
**\$2,395,000**

**4724SANCOLA.COM**

Approx 5000 sq.ft. with Guest House on Large Lot with Gated Circular Drive





There's No Place Like Home in  
*La Canada Flintridge*

- ✓ Short Commute to DTLA
- ✓ Nationally recognized School District
- ✓ Named as one of California's Safest Cities
- ✓ All Properties open Tuesday, July 26 from 10 am to 2 pm



French Chateau  
 567 Meadow Grove St \$5,980,000  
 Presented Amy Chang, Kobeissi Properties  
 818.404.2168  
[www.567MeadowGroveSt.com](http://www.567MeadowGroveSt.com)



Majestic Gated Estate  
 4265 Beresford Way \$4,750,000  
 Presented by Dawna Thibodeau  
 Broker, Harcourts Crown Jewel  
 818.681.7320  
[www.4265BeresfordWay.com](http://www.4265BeresfordWay.com)



2016 Pasadena Showcase House  
 700 Berkshire Avenue \$14,995,000  
 Presented by Tim Durkovic, Sr Estates Director  
 The Durkovic Group/Dilbeck Estates  
 Christie's International Real Estate  
 310.738.8098  
[www.700Berkshire.com](http://www.700Berkshire.com)



Exquisite Spanish Colonial Revival Estate  
 887 Flintridge \$6,495,000  
 Presented by Laura Brandt  
 Partners Trust & Acquisitions  
 818.400.0476  
[www.887Flintridge.com](http://www.887Flintridge.com)



Historic English Revival Estate on ½ acre  
 555 Meadow Grove Street  
 \$3,285,000  
 Presented by Phyllis Harb  
 Dilbeck Estates/Christie's International RE  
 818.790.7325



Majestic Mediterranean Style Villa  
 Cloaked in Privacy  
 5350 Jessen \$3,595,000  
 Presented by Phyllis Harb & Aren Afsharian  
 Christie's International RE/Hilton & Hyland  
 310.200.9323



Peaceful, Private, View Home  
 845 Highland Avenue \$4,699,999  
 Presented by Christine Navarro  
 Partners Trust & Acquisitioos  
 818.288.4802  
[www.845Highlanddrive.com](http://www.845Highlanddrive.com)



Sprawling Spanish  
 4229 Oakwood Avenue \$3,395,000  
 Presented by Sean Clinnin  
 Vista Pacific Realty 818.858.4567  
[www.4229Oakwood.com](http://www.4229Oakwood.com)



# THE EPITOME OF LUXURY

MAJOR REDUCTION



**661 DOHENY ROAD | NOW OFFERED AT \$22,495,000**

## REPRESENTATION BY:

**Fred J. Bernstein**  
310-300-0599  
fjb@weahomes.com  
CALBRE# 01476689

## OPEN TUESDAY, JULY 26TH • 11-2PM

Over an acre in the most prime section of Beverly Hills, this world-class estate is the perfect blend of quality, style, and privacy. Lushly landscaped and gated, the estate encompasses a 6 bedroom + 9 bathroom main house, a guest house, a north/south lighted tennis court, and a resort style pool and spa complete with water and fire features. The main house includes a stunning living room with a wall of glass featuring the resort style gardens, a formal dining room, chef's kitchen, game room, and a sensational media/family room with a bar, fireplace, and wine cellar. The generous master suite includes a sitting room, study, gym, and his/hers bathrooms and closets. There is also an elevator, a 3 car garage, and a motor court with parking for more than 25 cars. [weahomes.com/listing/661-doheny-rd](https://weahomes.com/listing/661-doheny-rd)

[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



16935

# STRAWBERRY DRIVE

ENCINO | \$1,695,000

OPEN TUESDAY JULY 26TH 11-2 CATERED LUNCH  
& FRIDAY JULY 29TH 11-2

Rochelle Atlas Maize  
rochelle@rochellemaize.com  
310.968.8828  
BRE#:01365331

Pat Phillips  
patphillips.realtor@gmail.com  
818.535.4920  
BRE#:01303792

 ROCHELLE MAIZE  
LUXURY ESTATES







# 2606 RUHLAND AVE #3 REDONDO BEACH

OPEN TUESDAY  
JULY 26TH 11-2  
CATERED LUNCH

Detached Townhome  
2 Bed + 2.5 Bath + Den

Proudly Offered at \$685,000  
[www.2606Ruhland.com](http://www.2606Ruhland.com)

Rochelle Atlas Maize  
[rochelle@rochellevmaize.com](mailto:rochelle@rochellevmaize.com)  
310.968.8828  
BRE#:01365331



Ari Passy  
[ari@rochellevmaize.com](mailto:ari@rochellevmaize.com)  
310.926.7078  
BRE#:01993828



**RM** ROCHELLE MAIZE  
LUXURY ESTATES







903 N. VISTA ST. | LOS ANGELES  
\$1,998,888

Dan Stueve  
PROPERTIES

OPEN TUESDAY 11 - 2



DAN STUEVE  
310.595.5875

**KW HOLLYWOOD HILLS**  
KELLER WILLIAMS REALTY

SHAUN BENNETT, BROKER  
562.832.2588





# JUST SOLD

1040  
NORTH  
SPAULDING  
AVE #2  
WEST  
HOLLYWOOD



**Sold Price**  
**\$1,175,000**

Exclusively  
Represented Buyer



**FIELDEN JUNGLAS**

fjunglas@nourmand.com

www.nourmand.com

office: 310.888.3368

cell: 310.728.0930

bre#:1902641

 NourmandLA

 @NourmandLA

 @NourmandRE





## NEW PUBLIC RECORDS REPORT

NOW AVAILABLE IN THE  
NEW LISTING SEARCH (ALPHA)



The screenshot shows a property listing for a 'Single Family' home, dated '6/29/2015', with a green 'Add' button and the ID '16051429MR'. To the right is a 'Reports' sidebar menu with the following options: Agent Detail Full, Client Detail Full, Agent Listing Brief, Client Listing Brief, Agent Showing, Client Gallery, Listing History (MLS), Flyer, **Public Records** (highlighted in yellow), and concessions.

<b>Bedrooms</b>	Tax: 3/ MLS: 3
<b>Bathrooms</b>	Tax: 2.00/ MLS: 3.00
<b>Living Area Sq.Ft.</b>	Tax: 2,994/ MLS: 2,994
<b>Lot Sq.Ft.</b>	Tax: 10,685/ MLS: 10,688

### Now accessible:

- Owner Info
- Structure Info
- Land/Lot Info
- Location Info
- Assessment & Tax Info
- Characteristics
- Last Market Sale
- Previous Market Sales
- Last Recorded Mortgage
- Easily Compare MLS Data with public records
- Create mailing labels under PDF option



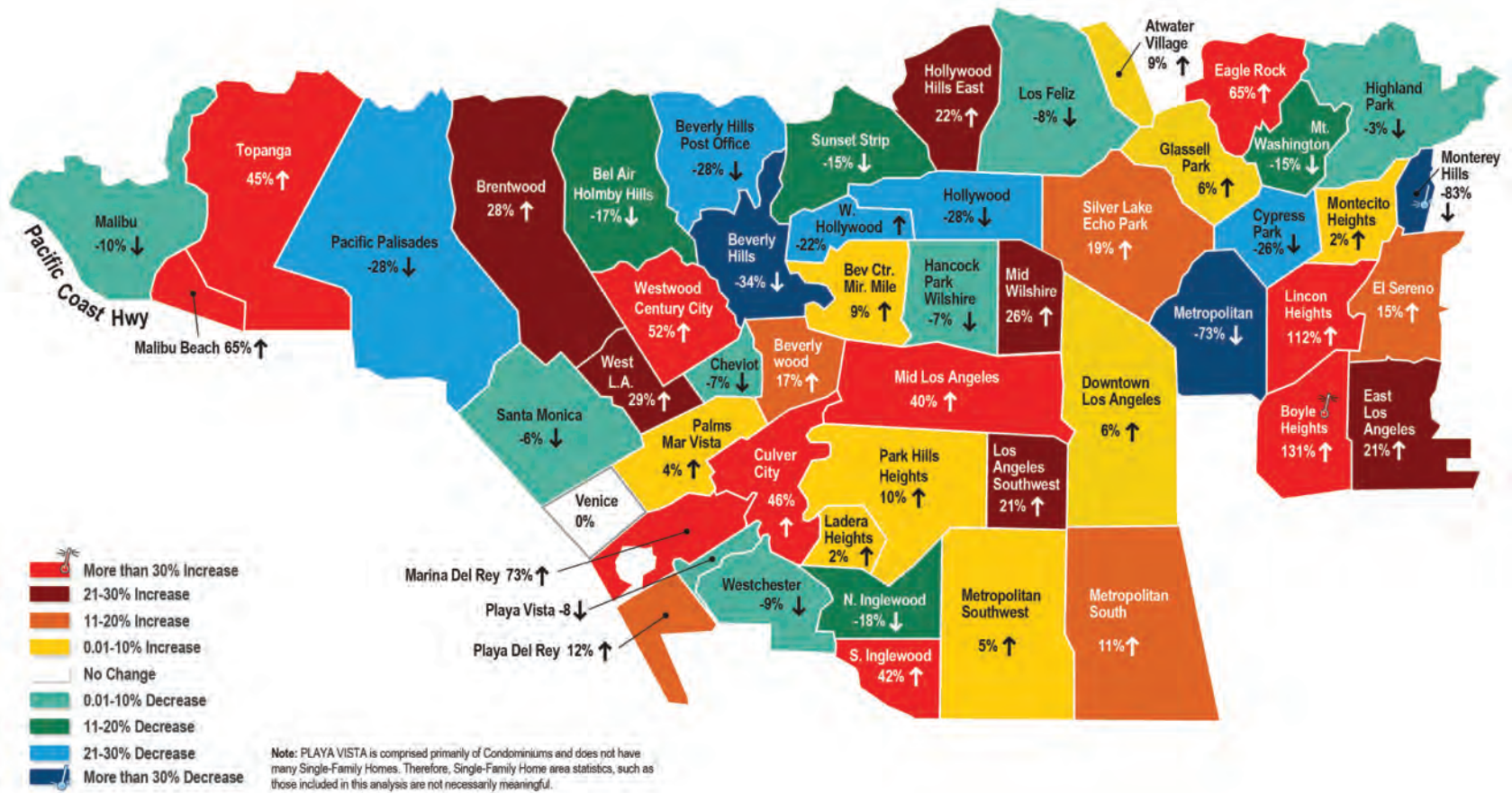
# www.TheMLS.com

The Source Of Real Time Real Estate™

MARKET CLIMATE MAP SINGLE-FAMILY HOMES - SALES VOLUME 2<sup>nd</sup> Quarter 2016 vs. 2015 For The MLS™ Primary Areas

Interested in getting **REAL-TIME STATISTICS?**

Go to **TheMLS.com**™ Home Page and **CLICK**  **MLS™ STATISTICS CORNER**



SINGLE-FAMILY HOMES SALES VOLUME & SOLD LISTINGS					
AREA	Q2 - 2016 SALES VOLUME	Q2 - 2016 SOLD LISTINGS	Q2 - 2015 SALES VOLUME	Q2 - 2015 SOLD LISTINGS	% CHANGE
BOYLE HEIGHTS	\$11,247,749	30	\$4,873,000	16	131%
LINCOLN HEIGHTS	\$6,704,874	13	\$3,168,888	8	112%
MARINA DEL REY	\$53,354,200	37	\$30,760,013	25	73%
MALIBU BEACH	\$93,377,222	11	\$56,534,500	6	65%
EAGLE ROCK	\$57,191,181	70	\$34,707,025	47	65%
WESTWOOD - CENTURY CITY	\$138,787,198	54	\$91,261,983	41	52%
CULVER CITY	\$86,299,150	73	\$59,242,451	58	46%
TOPANGA	\$43,187,000	36	\$29,804,416	29	45%
SOUTH INGLEWOOD	\$7,994,600	19	\$5,626,000	14	42%
MID LOS ANGELES	\$76,301,435	112	\$54,318,216	94	40%
WEST LOS ANGELES	\$41,875,618	33	\$32,424,615	32	29%
BRENTWOOD	\$295,308,154	73	\$230,892,098	71	28%
MID - WILSHIRE	\$10,136,000	13	\$8,068,000	10	26%
HOLLYWOOD HILLS EAST	\$67,750,495	47	\$55,444,720	42	22%
EAST LOS ANGELES	\$26,551,403	73	\$21,880,000	67	21%
LOS ANGELES SOUTHWEST	\$23,986,200	66	\$19,802,149	65	21%
SILVER LAKE - ECHO PARK	\$89,004,494	88	\$74,521,916	83	19%
BEVERLYWOOD VICINITY	\$78,342,128	60	\$66,804,143	58	17%
EL SERENO	\$27,421,496	58	\$23,926,242	59	15%
PLAYA DEL REY	\$15,232,000	11	\$13,635,000	6	12%
METROPOLITAN SOUTH	\$55,493,134	190	\$49,799,599	194	11%

SINGLE-FAMILY HOMES SALES VOLUME & SOLD LISTINGS					
AREA	Q2 - 2016 SALES VOLUME	Q2 - 2016 SOLD LISTINGS	Q2 - 2015 SALES VOLUME	Q2 - 2015 SOLD LISTINGS	% CHANGE
PARK HILLS HEIGHTS	\$101,496,814	184	\$92,209,744	186	10%
ATWATER VILLAGE	\$11,593,804	16	\$10,665,500	15	9%
BEVERLY CENTER - MIRACLE MILE	\$92,852,174	50	\$85,451,699	52	9%
DOWNTOWN LOS ANGELES	\$21,489,053	64	\$20,190,795	71	6%
GLASSELL PARK	\$26,547,670	38	\$25,063,888	36	6%
METROPOLITAN SOUTHWEST	\$48,430,350	133	\$46,292,879	143	5%
PALMS - MAR VISTA	\$122,597,560	81	\$117,333,345	89	4%
MONTECITO HEIGHTS	\$5,870,888	8	\$5,745,350	9	2%
LADERA HEIGHTS	\$13,727,750	15	\$13,478,465	15	2%
VENICE	\$124,013,260	54	\$124,342,730	60	0%
HIGHLAND PARK	\$48,358,900	73	\$49,626,150	82	-3%
SANTA MONICA	\$189,944,926	69	\$202,120,740	75	-6%
BEL AIR - HOLMBY HILLS	\$42,640,000	20	\$45,813,265	23	-7%
HANCOCK PARK - WILSHIRE	\$142,437,050	73	\$153,705,539	90	-7%
PLAYA VISTA	\$6,825,000	4	\$7,406,500	4	-8%
LOS FELIZ	\$84,969,483	54	\$92,560,014	56	-8%
WESTCHESTER	\$85,725,423	75	\$93,844,705	88	-9%
MALIBU	\$171,671,665	61	\$190,049,382	69	-10%
MOUNT WASHINGTON	\$21,300,950	29	\$25,133,824	36	-15%
SUNSET STRIP - HOLLYWOOD HILLS WEST	\$246,794,205	100	\$293,037,353	120	-16%
NORTH INGLEWOOD	\$15,676,499	34	\$19,176,225	47	-18%
WEST HOLLYWOOD	\$55,628,075	31	\$71,277,500	38	-22%
CYPRESS PARK	\$22,285,950	31	\$30,138,651	48	-26%
PACIFIC PALISADES	\$236,976,115	71	\$327,988,977	93	-28%
BEVERLY HILLS POST OFFICE	\$103,028,950	36	\$142,831,864	46	-28%
HOLLYWOOD	\$29,256,655	25	\$40,657,490	34	-28%
BEVERLY HILLS	\$238,444,500	35	\$363,412,587	58	-34%
METROPOLITAN	\$877,000	2	\$3,700,000	4	-73%
MONTEREY HILLS	\$570,000	1	\$3,375,500	6	-83%

Information herein deemed reliable, but not guaranteed.



Introducing  
The MLS™ New Mobile App  
Now Available  
Download **homesnap** today!



Questions regarding this information may be sent by e-mail to [marketing@themls.com](mailto:marketing@themls.com).



**WELLS  
FARGO****HOME  
MORTGAGE***A mortgage with built-in renovation financing*

# Knowledgeable buyers = opportunities for you

**Thursday, July 28<sup>th</sup>  
12:00pm - 1:30pm**

Not all homes are move-in ready — some require a little TLC, while others need more extensive improvements. This, however, can either keep your buyers from making a purchase — or keep you from selling a listed home.

Understanding the benefits of a **Purchase & Renovate<sup>SM</sup>** loan from Wells Fargo Home Mortgage can help you show buyers a financing option that may help them purchase a home, plus make improvements — *right away*.

## How does it benefit you?

Listing homes with — or informing your buyers about — the benefits of a mortgage with built-in renovation financing may help you move your listing faster or help a buyer get into the home they want. Renovations can begin right away after loan closing. And, your commission is paid at closing.

A Wells Fargo **Purchase & Renovate** loan can help buyers:

- Purchase a home in most any condition, plus make improvements, with just *one* application, *one* loan approval, *one* closing, and *one* monthly mortgage payment — the loan amount is based on an appraiser's estimate of what the property value *will be* with completed improvements.
- Make improvements from basic repairs or upgrades, to extensive additions and renovations
- Pay for home improvements over the life of their mortgage

**Call today!**

**Nathalie Koplin**  
Private Mortgage Banker  
Phone: 323-841-6001  
Nathalie.Koplin@wellsfargo.com  
NMLSR ID 238113

**Tanya Morris**  
Home Mortgage Consultant  
Renovation Specialist  
Cell: 702-204-7609  
Tanya.Morris@wellsfargo.com  
NMLSR ID 457812



**Beverly Hills/Greater Los Angeles  
Association of REALTORS®  
6330 San Vicente Blvd #100  
Los Angeles, CA 90048**

**Register online at: [www.bhglaar.com](http://www.bhglaar.com)  
FREE - BH/GLAAR Members  
\$15 Non - Members**

This information is for real estate and building professionals only and is not intended for consumer distribution.  
Information is accurate as of date of printing and is subject to change without notice. Wells Fargo Home Mortgage is a division of Wells Fargo Bank, N.A. © 2014 Wells Fargo Bank, N.A. All rights reserved. NMLSR ID 399801.



107410 - 07/16

REV 3/16

**Together we'll go far**