

01 Beverly Hills Single Family

661 DOHENY RD	Open	11-2	NEW
\$25,000,000	6+10	CONTEMPORARY	



THE EPITOME OF LUXURY

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, north/south lighted tennis court, and a resort style pool and spa complete with water & fire features. Elevator, wine cellar, gardens, a 3 car garage, and a motor court with parking for more than 25 cars.

MLS#16-977433
Fred Bernstein 310-300-0599
WEA

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

349 S CLARK DR	Open	11-2	632H3	NEW
\$2,895,000	6+5	2sty-MEDITERRANEAN		




Grand, remodeled, move-in condition 6Br+5Ba (apx 3,700 sqft). Bright open floor plan w/high ceilings. Beautiful 2 story entry. Huge living room & large family room. Sizable eat-in kitchen w/granite counters & subzero refrigerator. Grand master suite w/fireplace & walk-in closets. Beautiful master bath w/domed ceiling, double sinks, spa tub & double shower. Additional features include: hardwood floors, central A/C, skylights, bar, custom cabinetry, converted garage, private grassy yard.

MLS#16-145704
Steven Geller 310 777-6237
COLDWELL BANKER RESI

Remodeled, Spacious, Move-in condition

462 S LA PEER DR	Refresh.	11-2	NEW
\$2,300,000	3+2	1sty-CAPE COD	




BEAUTIFUL 3 BED 2 BATH HOME, PRIME BH SCHOOL DISTRICT

Beautiful 3 bedroom 2 bath home in prime Beverly Hills neighborhood, located near shops, cafes, temples. Hardwood floors, open living and dining areas. Recently remodeled kitchen with lots of storage. Beautiful front porch, gorgeous heated pool, and a large entertaining area. Nice open flow, additional semi finished attic area. Large garage has been converted to recreational, exercise room, or office. Great home for entertaining! Great, open kitchen, large deck. Beverly Hills Schools.

MLS#16-143658
Andrea Alberts 310 777 5105
SOTHEBY'S INT REALTY

Built ins, Dshwshr, Micro, Range, Fridge,

300 N SWALL DR, UNIT 202	Open	11-2	NEW
\$1,599,000	2+3	TRADITIONAL	




TREMENDOUS VALUE AT THE FULL-SERVICE FOUR SEASONS-BEVHILLS

This spacious approximately 2700 SF, south/west front-corner unit w/2 bedrooms + den & 3.5 bathrooms is primed & ready for refreshment. Formal entry opens to elegant den, living room w/fireplace, & large west-facing patio. This condo also features a large eat-in kitchen w/separate south-facing patio and formal dining room, generous master suite w oversized master bath, and enormous walk-in closets. Enjoy daily conveniences of 24-hour valet parking, doorman/concierge, & fitness center w pool.

MLS#16-143380
Allie Riley/M.Collins (310)467-4567
TELES/COLDWELLBANKER

www.FourSeasonsBH.com

257 S LA PEER DR	Open	11-2	red
\$2,575,000	3+4	SPANISH	



REDUCED TO SELL! Gorgeous fully remodeled Spanish home (1961 sq ft in main house and 400 sq. ft. per owner guesthouse) in prime Beverly Hills location. French doors open to a courtyard with built in benches, wet bar and fire pit for entertaining. Living room with high ceilings and exposed beams, formal dining room, kitchen with stainless steel appliances. Hardwood floors, throughout. CA basement and back yard with non-permitted guesthouse. BHUSD. Can be purchased furnished. BRING ALL OFFERS!

MLS#16-141106
Kim Hartley
THE AGENCY

Dshwshr, Dryer, Grbg Disp

1133 SAN YSIDRO DR	Open	11-2	rev
\$4,895,000	4+4.5	2sty-RANCH	



WARM CUSTOM-BUILT HOME IN PRIME BEVERLY HILLS

This custom-built 1980's home exudes warmth & pride-of-ownership. On the prime estate portion of San Ysidro Drive, the home offers an abundance of amenities & features: spacious floor plan, large public rooms opening to a private back yard, ground-floor MBR suite w/ fireplace & Fr. doors, 3 or 4 add'l bedrooms (potentially 5 total), spacious family room w/ vaulted ceilings & frplc on 2nd floor wing, with bedroom suite -- ideal for media room/in-law/teenage/ guests. Also for Lease @ \$14,500/mo.

MLS#16-133112
Stephen Baker 310-490-8510
KELLER WILLIAMS/B.H.

FLEXIBLE & UNIQUE FLOOR PLAN

356 S CLARK DR	Refresh.	11-2	rev
\$3,500,000	4+6	CONTEMPORARY	



STUNNING BRAND NEW CONSTRUCTION

Stunning brand new construction in Beverly Hills. The home features 4 beds, 5.5 bath + bonus room + outdoor loggia. The home is wired for sound & audio with Smart Home Features, boasts beautiful Oak Floors and exquisite design & attention to the most discriminating details. There is a Gourmet chef's kitchen features Stainless Steel appliances, stunning center eating island, a resort style pool/spa & perfectly manicured landscaping.

MLS#16-124328
Milstein/Silver 310.867.5598
KW BEVERLY HILLS

www.356Clark.com

01 Beverly Hills Condo / Co-op

318 N MAPLE DR #208	Refresh.	11-2	NEW
\$1,200,000	2+3	ARCHITECTURAL	



WONDERFUL CONDO IN HEART OF BEVERLY HILLS!

Prime Beverly Hills location! This spectacularly situated 2 bedroom, 3 bath condo in desirable zip code 90210 offers the best lifestyle. Walk to everything! The wonderful corner condo features rare over-sized bedrooms and the floor to ceiling windows offer ample natural light. New carpet and new paint lends to a perfect fresh canvas, ready for move-in. Large light filled kitchen close to formal dining room for perfect entertaining. Extra storage, two parking spots. Building has secured entry way.

MLS#16-144770
Nina Kubicek 310-409-7809
COLDWELL BANKER

Elvtr, Frzr, Rng/Ovn, Fridg

01 Beverly Hills Lease

1142 SAN YSIDRO DR	Open	2-5	33A4	NEW
\$17,995	4+4	TRADITIONAL		



Having recently undergone a top to bottom renovation, this stunning Traditional in Beverly Hills Proper offers everything from privacy to convenience to entertaining space for both family and friends. Updates include new kitchen (featuring brand new appliances, new Carrera marble surfaces, and wine fridge), beautiful hardwood floors throughout, LED Lighting, and fresh landscaping back and front. 3 bedrooms plus additional 4th bonus room and 4 bathrooms. Beautiful backyard with pool and BBQ!

MLS#16-143380
Farrah Aldjufrie 310-467-9542
THE AGENCY

BBQ, Dshwshr, Dryer, Frzr, Grbg Disp, Other

1142 SAN YSIDRO DR	Open	11-2	33A4	NEW
\$17,995	4+4	1sty-TRADITIONAL		

Having recently undergone a top to bottom renovation, this stunning Traditional in Beverly Hills Proper offers everything from privacy to convenience to entertaining space for both family and friends.

MLS#16-143380	BBQ, Dshwshr, Dryer, Frzr, Grbg Disp, Other
Joshua Myler	3233330301 THE AGENCY

THE MLS™
.COM

The Source Of Real Time Real Estate™

1142 SAN YSIDRO DR

Open 11-2 33A4

\$17,995 4+4 1sty-TRADITIONAL



MLS#16-143380

Joshua Myler
THE AGENCY 3233330301

BBQ,Dshwshr,Dryer,Frzr,Grbg Disp,Other

NEW

SENSATIONAL FAMILY HOME IN BEST LOCATION!

Having recently undergone a top to bottom renovation, this stunning Traditional in Beverly Hills Proper offers everything from privacy to convenience to entertaining space for both family and friends. Updates include new kitchen (featuring brand new appliances, new Carrera marble surfaces, and wine fridge), beautiful hardwoods throughout, LED Lighting, and fresh landscaping. Home features an easy floor plan with all doors leading to the large Provence-style backyard with lovely pool!

317 OAKHURST DR

Open 11-2

\$9,500 4+4 2sty-SPANISH



MLS#16-121650

Janet Block 310-285-7536

stove/oven/refr/w/d/gd
COLDWELL BANKER RESI

rev

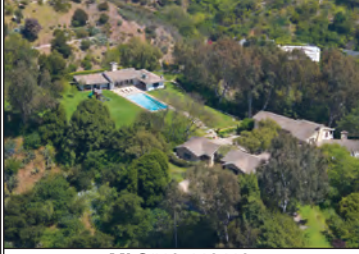
Two story 4bed/4 bath home offers plenty of character with wd fls, Spanish tiles, hi ceiling 3 bed/3 ba up/1bed 1 1/2ba down. FDR/Kit with eatin bkr/den/wine cellar/pool Avail Immed. Easy to show

02 Beverly Hills Post Office Single Family

9501 GLOAMING DR

Open 11-2

\$18,995,000 7+8 MONTEREY COLONIAL



MLS#16-116416

Aaron Kirman
JOHN AAROE GROUP 424-249-7162

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


NEW

Most significant land offering in Beverly Hills Post Office with exceptional city and canyon views. Up a gated and private drive this 10+ acres (includes 2 APN,s) promontory, of mostly flat land, is the perfect setting to build the ultimate trophy compound.

1375 SUMMITRIDGE PL

Open 11-2 592D5

\$8,700,000 6+7.5 ARCHITECTURAL



MLS#16-144940

David Yocum
HILTON & HYLAND 310.560.6164

1375summitridge.com

NEW

GATED COMPOUND WITH PANORAMIC CITY TO OCEAN VIEWS

Substantially renovated Franklin Israel Architectural located on quiet cul de sac street adjoining Beverly Hills. 6 bedroom 7.5 bath property has expansive entertainment rooms & incredible grounds, privacy & tranquility set on 1.4 acres. Gated motor court, pool & unbelievable vistas overlooking Beverly Hills to Downtown, Ocean & Mountain Views.

Summitridge Place is located just off Summit Dr.

1450 BELLA DR

Open 10-2

\$8,000,000 3+3 VILLA



MLS#16-136806

Amir Nazarian
KELLER WILLIAMS 310-488-0167

NEW

NEW


5+ ACRE GATED ESTATE WITH VIEWS

At the top of Bella Road, sits a property unlike any other in Beverly Hills. An extraordinary find with breathtaking city views. The gated compound offers privacy and unparalleled beauty on over 5+ acres of land. There are only four houses on the complete 1/4 mile stretch of Bella Drive. A five minute drive from the Beverly Hills Hotel, this estate at the end of the cul de sac offers privacy and views like none other. A rare and special offering.

1740 LA FONTAINE CT

Open 11-2

\$5,295,000 4+6 TRADITIONAL



MLS#16-145770

Grace Carelli
SOTHEY'S INT'L 310.968.3499

Compound Property

NEW

NEWER CONSTRUCTION WITH OLD CHARM - ENTERTAINER'S PARADISE

On quiet cul de sac steps to Beverly Hills! Beamed lving rm, 4 bed/5.5 bath main house & huge separate guest house w/ own entrance. Lrg landscaped lot w/ pergolas, gas fire pit w/ built-in seating plus gas & wood-burning fireplace, built-in bbq, heated swimming pool; gated & private. 4 car garage, carport & plenty off street parking. High quality home w/ impeccable taste & attention to details, a rare combination of privacy & timeless elegance.

9892 GLOUCESTER DR

Open 11-2

\$4,495,000 6+5 CONTEMPORARY



MLS#16-144396

Ginger Glass
COLDWELL BANKER RESI 310-927-9307

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

NEW

JUST REDUCED \$500,000! SELLER MOTIVATED! BRING ALL OFFERS!

Fabulous custom architectural home built by owner and privately situated at the end of cul-de-sac on one of Benedict Hills Estates best streets. Fabulous kitchen w/top-of-the line stainless appliances & large center island & breakfast area, large formal dining, living & family rooms. Master suite w/fireplace & deck. spacious walk-in closet & spa bath. Private & spacious backyard w/pool, spa multiple sitting & entertaining areas & built-in barbecue kitchen. Coveted Warner Ave Elementary.

9779 APRICOT LN

Open 11-2

\$1,795,000 4+3 CONTEMPORARY



MLS#16-144644

Connie De Groot
NOURMAND & ASSOCIATE 310 913-1184

Dshwshr,Micro,Rng/Ovn,Fridg

NEW

4 BDRM CONTEMPORARY IN BEVERLY HILLS ON QUIET STREET

Charming 4 bdrm Contemp loc on a quiet cul-de-sac. Just min from cntr of BH, this serene loc is ideal to come home to & relax after a long day. There are 3 bdrms up & 4th down that could be used as an office/guest rm/workout/maids. Hrdwd floors, shutters & soft colors give each rm a warm feel. The liv rm is a good size to accommod many guests. The family rm is cozy w built-ins both practical & tastefully designed. The property has been well maintained & closets organized to be highly functional.

1367 LAUREL WAY

Open 11-2

\$5,995,000 4+6 CONTEMPORARY



MLS#16-125068

Barbara Tenenbaum
HILTON & HYLAND 310.720.7270

Hiltonhyland.com

red

HUGE PRICE REDUCTION!

Remodeled contemporary on one of the most desirable streets above beverly hills w/ unobstructed city to ocean views. Floor to ceiling windows. Clean lines & open spaces enhance the indoor-outdoor living w/ dramatic & jaw-dropping views of downtown to catalina island and santa monica. Large master suite with walls of glass surrounded by canyon trees overlooking the explosive views. 3 additional bedroom suites. Gourmet kitchen with island. Media room . One of a kind property with privacy.

1154 HILARY LN

Open 11-2

\$5,795,000 4+8 MODERN



MLS#16-135780

B. Tenenbaum E. Hassan
HILTON & HYLAND 310.971.5655

Hiltonhyland.com

red

HUGE PRICE REDUCTION!

Gorgeous Contemporary Mediterranean Seconds North of the Beverly Hills Hotel w/4 bedrooms & 7 bathrooms situated in over 5,000 sq ft of living space. Master retreat on 2nd floor w/his & her bathrooms, gym area, office, & closets. Chef's kitchen that opens to the family room & pool area. Amazing great room w/high ceilings that opens to the large lagoon style pool w/waterfalls & outdoor entertaining area including outdoor kitchen and BBQ. Perfect home for entertaining!

9653 OAK PASS RD

Open 11-2

\$4,795,000 5+95000 5+6 CONTEMPORARY



MLS#16-984399

Eric Lavey
THE AGENCY 3109086800

BBQ,Dshwshr,Fridg,Wshr

red

LOWEST PRICE PER FT ON OAK PASS RD @ \$838 PPF

Known for its exclusive privacy, celebrity pedigree, and a family-focused atmosphere, this Contemporary Modern is situated on one of the most highly-desirable gated enclaves in Beverly Hills. Living in over 5700 sqft, 9653 Oak Pass Road offers 5 bedrooms and 6 bathrooms which are designed for a flexible floor-plan. Free-flowing spaces offer spectacular indoor/outdoor living which support entertaining on both a large and intimate scale.

9374 BEVERLY CREST DR	Open	12-2
\$12,950,000	5+6	ARCHITECTURAL



MLS#16-130256
Valerie Fitzgerald 310-285-7515
COLDWELL BANKER RESI

rev

Newly designed and decorated, this is an absolutely stunning contemporary with massive city and ocean views from every room in the house. Gated and private from the street the glass entry opens into a spacious entry with commanding 180 degree views. The master suite is on this level- it is large with a sitting area, fireplace and terrace. You can watch the sunset over the Pacific Ocean from bed! Richly appointed master bath with dual vanities and luxurious walk in closet.

Blt-Ins,Dshwshr,Elvtr,Hood Fan,Rng/Ovn

10078 WESTWANDA DR	Open	11-2
\$1,299,000	2+3	2sty-MODERN



MLS#16-142994
ST.JAMES + CANTER 310.291.1029
BERKSHIRE HATHAWAY


rev

PRIVATE, MODERN 2BED+ 2BATH RETREAT WITH VIEWS & A POOL

Discover this private, gated, extensively remodeled, Modern-Zen-Luxe-Retreat boasting 2 bedroom suites + 2.5 bathrooms + media room + creative office + sparkling pool + breathtaking views! Perched high above the street, experience the tranquility of this property's sanctuary. Seamless open floor plan, spacious kitchen, dining, and living room area. Sleep peacefully in either of the en-suite master bedrooms each featuring spa-style bathrooms, walk-in closets, a large balcony, & views.

WWW.10078WESTWANDA.COM

12055 SUMMIT CIRCLE	Lunch	11-2
\$10,250,000	7+8	CONTEMPORARY



MLS#16-129564
Elsa, David & Jennifer 310-663-4100
NELSON SHELTON

rev

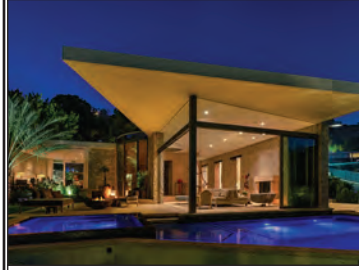
MAJOR PRICE REDUCTION!

REDUCED \$500,000! Reconstructed, expanded and professionally designed gated Estate in the exclusive community "The Summit". 7BD + 8BA including magnificent Master Suite with dual baths, his & her closets. Gourmet kitchen w/Viking appliances opens to family room, home theater w/seating for 20+ guests, private resort-like backyard with pool, spa. Crestron, surveillance cameras and electronic gate for ultimate security.

11-2 LUNCH

03 Sunset Strip - Hollywood Hills West	Single Family
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9233 SWALLOW DR	Open	11-2
\$16,500,000	5+8	CONTEMPORARY



MLS#16-137180
Benjamin Bacal 310-717-5522
RODEO REALTY - BEVER

NEW

TRUE LUXURY LIVING IN THE DOHENY ESTATES

Bradley Bayou designed contemporary framed in views of the city. Completed in 2015 featuring an open floor plan w/ high ceilings, sliders that opens to outdoor spaces allowing natural light thru-out. Chef's kitchen w/top of the line appliances. Private master w/fireplace, seating area & patio. Spa bath w/sunken, heated tub & floors w/glass walls that opens to a koi pond, Zen garden & Yoga deck. Lounge & bar area leads to a plush theatre. Automated Savant system. Gated subterranean parking for 6

Elevator, Theatre, Koi Pond & Yoga Deck

9311 READCREST DR	Open	11-2
\$9,995,000	6+7	3sty-CONTEMPORARY



MLS#16-106422
Josh & Matthew Altman 310.571.5757
DOUGLAS ELLIMAN

rev

PRICE REDUCED! BEVERLY HILLS SECLUDED COMPOUND

Newly constructed, gated 3-stry architectural compound overlooking city lights of Beverly Hills. Stone veneer, textured walls, & high-end finishes accent open flr plan. Seamless indoor/outdoor space showcases amazing views through flr-to-ceiling sliding glass doors. Main deck w/ pool/spa. Gourmet kitchen w/ double ovens, wet bar, & glass enclosed wine cellar. Master suite w/ prvt balcony & spa bath w/ soaking tub, walk-in shower & huge walk-in closet. Theater, office & attached garage.

www.TheAltmanBrothers.com

8651 PINE TREE PL	Open	11-2
\$3,795,000	3+4	3sty-TRADITIONAL



MLS#16-140920
Michelle Kim 310.877.8350
KELLER WILLIAMS BH

NEW

EXQUISITE LOWER SS PLAZA TRAD W/ POOL, SPA, VIEWS, GST. UNIT

Exquisite lower Sunset Plaza traditional view property with totally done/move in designer high end finishes and enormous private pool and yard. Three bedroom four bath includes an attached guest unit with separate entrance. Gourmet Sub Zero/Viking kitchen. Hardwood floors. Carrara marble. Anne Sacks tile. Direct entry garage. Multi-camera video security. Views from all rooms looking south west over city and ocean. Approximately 2,938 sf. house on 10,297 sf lot.

Sunset Plaza Dr. North of Sunset Blvd.

9446 BEVERLY CREST DR	Open	11-2
\$4,995,000	4+5	CONTEMPORARY



MLS#16-140536
Drew Gittlin 310.415.1968
BERKSHIRE HATHAWAY


rev

LOCATED IN THE PRESTIGIOUS & EXCLUSIVE "CREST STREETS",

Private & Gated 6,400 sf Designer Home on a Double Sized Lot boasts 4 suites + 5 ba's as the best words to describe it are - Artistic, Seductive, Fresh & Hip! Its Expansive Terrace showcases Panoramic Sunset Ocean Views, Alfresco Dining, & Sparkling Reflecting Pool. The Master Suite contains a Spa Room for Relaxation, Exercise, Massage, Hot Tub, & Sauna. - Media Room, Game Room, Art Gallery Walls, Kitchen w/ Family Room & Attached Guest House w/ Private Entrance. CELEBRATE TODAY...RELAX TOMORROW!

www.9446beverlycrest.com

2323 STANLEY HILLS DR	Lunch	11-2
\$1,999,500	3+3	2sty-CRAFTSMAN



MLS#16-140920
Michelle Kim 310.877.8350
KELLER WILLIAMS BH


NEW

GORGEOUS 3 BEDS,2 BATHS WITH DETACHED GUEST HOUSE!

This gorgeous home features 3 bedrooms, 2 baths, a Moroccan inspired media/tea room and a classy new kitchen with top of the line appliances, custom cabinetry, and French limestone/butcher block counters. Equally spectacular is a fully updated, detached guest house with a beautiful Caesar stone kitchen, hardwood floor. The property is sitting on four fully fenced lots with elaborate gardens, flat grassy yards, a potter's shed, two separate garages. It's a legal 3 unit property.

BBQ,Dshwshr,Dryer,Frzr,Grbg Disp,Other

1635 FERRARI DR	Open	11-2
\$2,697,000	3+3	2sty-TRADITIONAL



MLS#16-137798
Kathy Marshall 310-740-1812
COLDWELL BANKER RESI

rev

GREAT OPPORTUNITY FOR OWNER USER OR DEVELOPER!

Canyon to Ocean views on a large lot! located just off Summitridge Drive in Prime BHPO. . Peaceful and tranquil setting - lot is over 25,000 sq ft-spacious traditional home -3 beds, den, dining room, lg living room w/fireplace & hi vaulted ceilings. Master w/ fireplace and deck opening to views. Ocean breezes waft thru the canyon - a magical spot offering privacy and seclusion yet close to Rodeo Drive!

N of Sunset off Summitridge

8619 APPIAN WAY	Open	11-2
\$1,749,000	2+2	ARCHITECTURAL



MLS#16-137798
Jon Grauman 310-403-6477
THE AGENCY

NEW

ARCHITECTURAL GEM BY RENOWNED ARCHITECT

A truly one-of-a-kind Architectural gem designed by renowned Architect, David Ming-Li Lowe. Behind the brick façade is a courtyard entry that leads to a living room with 18ft glass ceiling, open kitchen and intimate dining area. Master suite with large closet and bathroom. Cross over the glass floor to a private patio and tranquil pond. Second bedroom perfect for a home recording studio or media room. Outside is a huge spa and fire pit area with amazing canyon and city views.

Dishwashr, Refrigeratr, Stove, Hood fan

8619 APPIAN WAY

Open11-2

\$1,749,000

2+2ARCHITECTURAL

NEW



ARCHITECTURAL GEM BY RENOWNED ARCHITECT

A truly one-of-a-kind Architectural gem designed by renowned Architect, David Ming-Li Lowe. Behind the brick facade is a courtyard entry that leads to a living room with 18ft glass ceiling, open kitchen and intimate dining area. Master suite with large closet and bathroom. Cross over the glass floor to a private patio and tranquil pond. Second bedroom perfect for a home recording studio or media room. Outside is a huge spa and fire pit area with amazing canyon and city views.

MLS#16-143990

Jon Grauman310.403.6477

THE AGENCY

Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn,Fridg

8417 HAROLD WAY

Open11-2

\$2,395,000

4+43sty-SPANISH

red



NORTH OF THE SUNSET STRIP LOVE THE VIEW

HUGE REDUCTION ON THIS CLASSIC 20'S VILLA NORTH OF THE SUNSET STRIP BETWEEN KINGS AND QUEENS ROADS - YOU CAN CHANGE THE HOUSE WHILE YOU ENJOY THE VIEWS- - STREET TO STREET LOT - HARDWOOD FLOORS - HIGH CEILINGS - SEPARATE GUEST HOUSE WITH VIEWS - PROPERTY GOES FROM HAROLD WAY TO CARLTON WAY - STREET TO STREET. GREAT OPPORTUNITY FOR CONTRACTORS AND YOUR CREATIVE CLIENTS!

MLS#16-134164

Annalee Chandler310-387-5008

FERRARO & ASSOC.


8529 RIDPATH DR

Open11-2

\$1,185,000

2+2MID-CENTURY

NEW



LAUREL CANYON MID-CENTURY WITH VIEWS

Built in 1962, this 2 story home is located in Laurel Canyon's popular Kirkwood Bowl just minutes away from the Sunset Strip and Ventura Blvd. Built on an upslope lot with canyon views and surrounded by mature trees this is the perfect retreat from the hustle and bustle of L.A. Featuring 1,435 sq. ft. of living space with 2 beds, 2 baths, a large open kitchen-dining-living room experience with great natural light and good outdoor space for entertaining.

MLS#16-144920

Brian Ades310-503-8080

SOTHEBY'S

www.8529RidpathDrive.com


8146 LAUREL VIEW DR

Open7:30-9

\$4,995,000

5+5CONTEMPORARY

rev



BRIGHT SOPHISTICATED CONTEMPORARY

Contemporary home w/ high ceilings & city lights view above the Sunset Strip. On a cul-de-sac street with lush, mature landscaping & a serene flowing stream. Huge open & airy rooms, featuring Du Chateau white oak finish wide-plank floors. A stunning open plan kitchen with ultra-high end appliances including a La Cornue range, Sub-Zero refrigerator, Miele dishwasher & coffee maker, w/ classic statuary white marble counters. The garden level has a remarkably flexible space w/ separate entrance.

MLS#16-141756

Sloane + Silver310-809-4656

SOTHEBY'S BH

Above the Strip with City Views

3165 CADET CT

Open11-2

\$859,000

2+2COUNTRY ENGLISH

NEW



ENGLISH COUNTRY CHARMER

Wonderful Country English exuding charm and character. This beautifully updated 2+2 home features remodeled baths and stainless steel/granite kitchen plus hardwood floors. There is a private grassy rear yard w/ brick patio. Ideally located on a quiet cul-de-sac street with permit parking and close to studios, Downtown and the Westside. The garage is used as a bonus/storage room.

MLS#16-146118

Eric Lowry213-507-0950

COLDWELL BANKER RESI

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


1427 QUEENS RD

Open11-2

\$4,375,000

4+43sty-CONTEMP MED

rev



MEDITERRANEAN ENTERTAINERS DELIGHT WITH INCREDIBLE VIEWS

Parking is available on Queens Way and enter through rear gate. Elegant & sophisticated Mediterranean entertainers delight. Incredible views of downtown. This 1937 home is extensively remodeled w/huge rooms for sophisticated entertaining, gourmet kitchen, formal dining & living rooms, 5 decks, screening room, hardwood flrs throughout. Integrated sound system, Luxurious master retreat w/more explosive views, steam shwr & prvt outdoor garden terrace. Lush landscaping, new custom pool w/fountains.

MLS#16-128492

Todd Moyer(310) 308-4806

COLDWELL BANKER BHN

Other


8827 EVANVIEW DR

Refresh.11-2

\$4,995,000

6+5CONTEMPORARY

red



MAJOR PRICE REDUCTION. AN ENTERTAINERS DREAM.

Lower Sunset Plaza. Over 5,500sqft of living space, 6 bedroom suites plus a dedicated office w/exterior entrance, full digital home theater, family room w/full bar, fireplace & city views. Home automation system (System 4), elevator, light & bright w/hi ceilings throughout & spectacular city views. Several balconies an outdoor dining terrace w/ summer kitchen, saltwater pool, spa, dry sauna, sundeck & over 1,000sqft of rooftop deck space for entertaining w/ jetliner views.

MLS#16-137322

Michael Dillon805-889-6560

COLDWELL BANKER RESI

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

1368 DOHENY PL

Refresh.11-2

\$4,149,000

3+4CONTEMP MED

rev



CAPTIVATING EUROPEAN VILLA WITH OVER 4,000SQFT!

3 bedrooms and 4 bathrooms located in the Bird Streets/ Sunset Strip area. Great walls for hanging art, soaring ceilings, limestone floors, floor to ceiling windows and an open floor plan. Large dining area, Chef's kitchen and eat-in alcove. Upstairs find a luxurious master suite with sitting area, fireplace and walk in closet. Resort-like expansive patio and pool, city lights and ocean views. Truly a special home for the most discriminating buyer.

MLS#16-976665

Myra Nourmand310-888-3333

NOURMAND&ASSOCIATES

www.1368Doheny.com

7262 MULHOLLAND DR

Open11-2

\$3,300,000

4+4ARCHITECTURAL

red



HUGE REDUCTION AND READY FOR SALE.

"SUCH AN AMAZING SITE!" ONCE YOU START DOWN THE LONG GATED DRIVE YOU WILL ENCOUNTER A MAGICAL SETTING WITH EXPLOSIVE HEAD-ON CITY VIEWS AND YOUR OWN PRIVATE WORLD.THIS GOES WAY BEYOND THE TYPICAL MODERN HOMES YOU SEE COMING ON THE MARKET TODAY. IT'S A TOTAL "WOW" UPON ENTERING AND IT EVEN GETS BETTER. THE MASTER SUITE IS ON ITS OWN LEVEL WITH A LUXURIOUS BATH OVERLOOKING THE CITY. THE MAIN LIVING AREA IS BREATHTAKING.W A SEAMLESS FLO OUT TO THE INFINITY PL/SPA. THE CITY LIGHTS ARE INCREDIBLE.

MLS#16-129164

Neal Baddin323-793-7405

COLDWELL BANKER RESI


7038 LOS TILOS RD

Open11-2

\$3,995,000

6+5MEDITERRANEAN

rev



MAGNIFICENT HOLLYWOOD HILLS MEDITERRANEAN ESTATE

Magnificent Hollywood Hills Mediterranean Estate features infinity edge pool overlooking panoramic views. Main level w/ expansive living room that opens to the airy balcony w/ outdoor entertaining space. Chef's kitchen w/ island & sleek Viking appliances. 2nd floor w/ master suite w/ spacious sitting area leading to prvt balcony, spa bath w/ jetted soaking tub & walk-in closet, & 3-additional bedrooms. Lower level features movie theater, additional bed/bathroom, sauna, & wrap around balcony.

MLS#16-109906

Joshua Altman310-819-3250

DOUGLAS ELLIMAN

Blt-Ins,Cbl,Dshwshr,Grbg Disp,Micro

1544 N DOHENY DR	Open	11-2	rev
\$3,495,000	4+4	MODERN	



BIRD STREETS ARCHITECTURAL MASTERPIECE

In the coveted "Bird Streets", this sophisticated, modern architectural space is the perfect blend of design, form and function. The living room dramatically transforms as the walls of glass disappear to create a seamless & organic indoor/outdoor flow. Featuring dramatic, yet elegant interior including multi-slide doors which vanish seamlessly between indoor and outdoor space. The master suite becomes a private oasis boasting city and ocean view.

MLS#16-114466

Aaron Kirman 424-249-7162
JOHN AAROE GROUP

Blt-Ins,Cbl,Clng Fan,Dshwshr,Grbg Disp

03 Sunset Strip - Hollywood Hills West *Condo / Co-op*

2700 CAHUENGA BLV, UNIT 4316	Open	11-2	NEW
\$479,000	2+2	CONTEMP MED	



BRIGHT AND AIRY TOP FLOOR CONDO IS RESORT COMPLEX!

Resort living in the Hollywood Hills! Spacious and spotless top floor unit in the quietest part of the complex. This beautiful updated unit is refreshed and ready to go! The luxurious open plan living/kitchen area has vaulted smooth ceilings and gives way to a private balcony. Separate en-suite bedrooms w/ coveted loft space (not on the tax records) perfect for a home office, guest suite, or even a recording studio. Expansive grounds with 2 pools, 3 tennis courts, hiking trails, and more!

MLS#16-131504

Rusty Hamrick 310-993-8536
COLDWELL BANKER

Dishwasher, AC, Loft, Vaulted Ceilings

7309 FRANKLIN AVE #106	Lunch	11-2	593C4	red
\$387,000	999999	1+1	TRADITIONAL	

PRICE REDUCED!! LRG 1 bd/1 bth near Runyon Cyn. Opn flr pln, pergo flrs, lrg Liv rm & din areas, opns to priv enclsd patio just off pool! Lrg Bdrm w/recessed lighting, new crpt, & tons of closet space

MLS#16-131504

Erin Kozoll D/W,G/D,Rng/Ovn
ERIN KOZOLL

04 Bel Air - Holmby Hills *Single Family*

10464 W SUNSET	Open	11-2	NEW
\$7,250,000	5+8	2sty-TRADITIONAL	



MAJESTIC SOUTHERN COLONIAL

Stately Southern Colonial featuring a classic center hall floorplan. Gorgeous formal entry with sweeping staircase. Bright & light living room with hardwood floors, crown moldings & wood burning fireplace. Upstairs features a fabulous master suite with fireplace. There are an additional 3 bedrooms + convertible den. The lower lever is a self-contained entertainer's paradise with another kitchen, family room w/ fireplace, wine cellar, dual bathrooms & dressing area for pool. Spectacular grounds.

MLS#16-132126

L YOUNG/S FRANKEL 310.777.2879
BHHS / CB

www.10464Sunset.com

141 N BEVERLY GLEN BLV	Open	11-2	NEW
\$6,900,000	4+5	SPANISH	



PRIVATE OLD CALIFORNIA GATED ESTATE

Private Old California gated estate in Prime Lower Bel Air, with gorgeous lush landscaping. This unique home has been painstakingly restored with authentic attention to detail. Amenities include private swimmers pool, park like grounds, sports court, chefs kitchen. This property has been restored to its glory days of Old Hollywood.

MLS#16-132204

Joe Babajian 310.623.8800
RODEO REALTY BH

2765 CASIANO RD	Open	11-2	NEW
\$2,495,000	5+4.5	2sty-MEDITERRANEAN	



ROMANTIC MEDITERRANEAN LOCATED IN GUARDED COMMUNITY

Come tour the thoughtful floorplan that will impress. Many incredible features including tranquil views, open kitchen & family room w/a unique use of woods, granite, travertine & tile throughout. Over 3,970 SF w/a master suite + 4 beds & 4.5 baths. Four bedrooms situated upstairs. Inviting kitchen w/views of the pool & grounds. Well positioned appliances and cabinetry create a canvass for cooking greatness. Approximately 9,200 sq ft lot. Private backyard w/ lush landscaping & pool. Welcome home.

MLS#16-137186

Smith & Berg 310.500.3931
PARTNERS TRUST BH

2765casiano.com

2944 BOTTLEBRUSH DR	Open	11-2	NEW
\$1,795,000	4+3.5	TRADITIONAL	



BEL AIR RIDGE | BEAUTY AND COMPLETE PRIVACY!

Located on a large, quite street, this Bel Air home offers the utmost in privacy. Relish in everything this neighborhood has to offer w/ security patrol, tennis courts, pools, clubhouse, gym, & more! Recently updated, this 4bd+ 3.5ba home offers new wood floors, fresh carpet & has been fully painted. Perfect for relaxing or entertaining, the secluded yard highlights a sparkling pool, BBQ, expansive covered brick patio, & countless fruit trees. Great opportunity!

MLS#16-137186

Sally Forster Jones 3106917888
JOHN AAROE GROUP

1661 N BEVERLY GLEN BLV	Refresh.	11-2	NEW
\$1,299,000	4+4	2sty-CONTEMPORARY	



STUNNING CONTEMPORARY BEL AIR/ BEVERLY GLEN


Completely re-imagined this 2460 sq ft contemporary in Bel Air exudes exquisite taste w/ attention to architectural detail. Fabulous high end finishes throughout w/ modern amenities. Skylights, & oversize windows create abundant light & grand volume. The living room includes a fireplace. Modern chef's kitchen w/ access into the dining room. The master boasts a walk in closet, & a spa-like bath w/ dual vanity. Each addtl 3 bd are generous in size & all bd feature ceiling fans. Warner School District

MLS#16-137186

Sharalee Flesche 310-967-9025
WESTSIDE REALTY GRP

Refrigerator,Stove,Oven,Hood,Dishwasher

2759 AQUA VERDE CIR	Open	11-2	red
\$2,495,000	5+4	CONTEMPORARY	



CONTEMPORARY ONE- STORY HOME IN CASIANO

spacious + open floor plan, marble and wood flooring. Large kitchen, ideal for entertaining. Large backyard with pool. Flower pots not included.

MLS#16-132204

Doris Safizadeh 310-888-3369
NORMAND&ASSOCIATES

BBQ,Dshwshr,Dryer,Grbg Disp,Fridg

355 S MAPLETON DR	Open	11-2	632C1	rev
\$35,000,000	6+5	2sty-TRADITIONAL		



REMODEL OR BUILD YOUR DREAM ESTATE IN HOLMBY HILLS!

An exceptional and rare opportunity to re-design or build your dream estate on a street-to-street lot on one of the most coveted streets on the West Coast. 1.66 acres of park-like grounds across from the world famous Playboy Mansion. Re-design this exceptional 1930's Colonial style home to your personal taste or build your own spectacular dream estate. 6,052 sq. ft in the main house and an iconic pool house and pavilion. A once in a lifetime opportunity. Full size N/S tennis court.

MLS#16-135828


Christophe Choo 310 777 6342
COLDWELL BANKER

HolmbyHillsEstateForSale.com

Questions? Need Assistance?
Contact our Help Desk Department!

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

320 ST PIERRE RD	Open	11-2
\$13,950,000	9+12	TRADITIONAL



LOWER BEL AIR ENCLAVE - ALMOST AN ACRE OF IMPRESSIVE GROUNDS

Set w/ elegance on one of the most celebrity-studded streets in lower Bel Air, this 9bd+12ba home is graced by nearly an acre of spectacular grounds. Behind its impressive entrance, the over 10,000 square residence epitomizes classic elegance. Treasured for decades, this property is on the market for the first time in 60 years! This is an unprecedented opportunity to own one of the most distinguished & stunningly landscaped homes in Bel Air's most desirable enclave.

MLS#16-144242
Sally Forster Jones 3106917888
JOHN AAROE GROUP

320StPierre.com

rev

1 CENTURY DR #4D	Open	11-2	632E3
\$3,250,000	2+2.5	CONTEMPORARY	



FIRST OPEN HOUSE EVER AT "THE CENTURY" 4D

Stunning Staged Condominium for sale in Luxurious High Rise "The Century" in Premier Century City Location. Gorgeous Lobby leads to 2 bedroom 2.5 bath condo with open floor plan. Spacious Living Room and Dining Area opens to balcony with gorgeous city & mountain views. Private luxurious Master Suite. Kitchen w/top of the line appliances. Hardwood fl. custom cabinetry. Concierge, fitness center, pool, spa, screening rm, private dining rm, wine locker, conf. rm. Guard gated and valet.

MLS#16-976661
Lori Hashman Berris 3108803061
SOTHEY'S INT REALTY

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

NEW

05 Westwood - Century City *Single Family*

10540 TENNESSEE AVE	Open	11-2
\$2,395,000	5+4	2sty-MEDITERRANEAN



THE PERFECT FAMILY HOME!


Located on a tree-lined street, stands this gorgeous 2010 remodeled Mediterranean turnkey showcase home. Boasting 5 bedrooms/4 baths, this 2-story home features ample living space, privacy, high-end finishes & amenities. Step through the front door & one is greeted by the large picture window that overlooks the front yard. A formal dining room that is perfect for an intimate soiree or a large dinner party. So much more to this home! Must see!

MLS#16-145506
B. Farrugia / A. Lascano 424.253.5489
HILTON & HYLAND

www.alphonsobjorn.com

NEW

10380 WILSHIRE BLV, UNIT 304	Open	11-2
\$2,600,000	3+3.5	



MODERN CONTEMPORARY CONDO WITH CENTURY CITY VIEWS

Completely remodeled, elevator stops at front double door entry to foyer which leads to large formal living room with beautiful marble fireplace, enclosed bar with wine storage unit, perfectly suited for entertaining, grand Master suite with large walk-in closet, large kitchen with new Bosch appliances, granite counter tops, ivory lacquer cabinets, exceptional high ceilings with floor to ceiling windows, marble and walnut wood flooring, all bathrooms remodeled with beautiful Carrara marble.

B. Tenenbaum Felix Pena 310.720.7270
HILTON & HYLAND

Hiltonhyland.com

NEW

10310 TENNESSEE AVE	Open	11-2
\$1,425,000	4+2	SPANISH



Authentic Spanish style home. Charming architectural details ready for Buyer's personal touch. Covered veranda entry. Formal liv rm w/ original character wood beamed ceiling & FP. Formal din rm. Arched doorways. Lovely breakfast area. Main bath w/ separate tub & shower & lovely vintage tile. Wood flrs. Bright kitchen. Indoor laundry. Very private rear yard. Garage was used as family rm. Gated driveway. A wonderful remodel opportunity w/ endless possibilities. Prime Westwood/Century City area.

MLS#16-145910
Nancy Arrache 310-415-7941
JOHN AAROE GROUP

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

NEW

10550 WILSHIRE BLVD #1105	Refresh.	11-2
\$1,299,000	2+3	CONTEMPORARY



WILSHIRE THAYER 2-STORY CONDO

Stunning 2-story townhouse at the Wilshire Thayer. This designer appointed, corner unit with 2 beds/3 ba brims with light & scenic views. First floor features powder rm, gourmet kitchen w/ granite and stainless steel appls, dining room, living room with two-story windows, beautiful wood floors, fireplace & balcony. Upstairs, a deluxe master w/ fireplace, updated bath, incredible walk-in closet & den/office with built-ins. Boutique building includes valet parking, concierge and 24 hour doorman.

MLS#16-144720
Adam Carr 310-600-6987
JOHN AAROE GROUP

www.Adam-Carr.com

NEW

05 Westwood - Century City *Condo / Co-op*

10209 CENTURY WOODS	Open	11-2
\$5,985,000	5+7	CONTEMP MED



PRIVATE GATED TOWNHOUSE LOCATED AT THE PRESTIGIOUS ENCLAVE


Newly built luxury single family villas located within 24 hour guard gated community. Each luxury town home features living space on ground level opening to a private courtyard. Large kitchen/family room. Staff/guest quarters. Luxurious master suites and two other guest rooms in second level. Third level includes outdoor patio and office or media room. Private elevator. 3 car garage plus additional parking.

MLS#16-145696
Susan Smith 310.415.5175
HILTON & HYLAND

Also Availible for Lease

NEW

10417 LOUISIANA AVE #PH1	Open	11-2
\$1,250,000	3+3	CONTEMPORARY



GORGEOUS PENTHOUSE IN PRIME WESTWOOD

Luxurious 3 bedroom, 2 1/2 bath penthouse condo in a wonderful building located in prime Westwood. Newly painted and carpeted with gorgeous refined hardwood floors. Spacious and sunny with Tree top views, huge top of the line kitchen, great master with fireplace. Penthouse (one of 4) has its own private second story outside roof top patio. Building is maintained impeccably, HOA includes earthquake insurance. Walking distance to Century City Mall.

MLS#16-141178
Madeleine Schulsinger 3109900002
RODEO REALTY - BEVER

Blt-Ins,Dshwshr,Grbg Disp

NEW

10375 WILSHIRE #11ABD	Open	11-2
\$3,395,000	3+4.5	TRADITIONAL



HOME IN THE SKY, THE LOS ANGELES WAY OF LIVING

Wilshire Terrace, rare S/W/N facing triple unit w/ panoramic views. This renovated 4500sf, 3bed/4.5bath has hardwood floors & fine finishes thruout. The home offers: a proper foyer, library, enormous LR w/ FP & bar, 2nd LR/den, formal DR seats 12+, chef's kit, & an oversized terrace. The lux master features: sitting room w/ his/her baths & walk-ins. Amenities: 24hr full service valet, security/doorman, concierge, pool/spa, gym, storage & more. Just mins from BH, Century City, Westwood Village.

MLS#16-146198
Linda May B. Tenenbaum 310.492.0735
HILTON & HYLAND

WilshireTerrace11abd.com

NEW

875 COMSTOCK AVE #2B	Open	11-2
\$950,000	2+2	



BEAUTIFUL REMODEL

Beautiful remodel in the Wilshire Comstock. This Southeast facing home has 2 beds and 2 bats. The unit is light and bright with treetop, Wilshire Blvd and LA Country Club views. Nice open floor plan with gorgeous wood floors, recessed lighting and double-pane windows. The kitchen has all new cabinetry, stainless steal appliances, stone countertops and is open to the dining and living area. The master suite has a large closet and master bath with double sinks and nice-sized shower.

MLS#16-137450
Fereshteh Kohanim 310-617-3131
NELSON SHELTON & ASS

Cbl,Dshwshr,Elvtr,Grbg Disp,Hood Fan

NEW

1948 MALCOLM AVE, UNIT 406	Open	11-2	NEW
\$835,000	2+2	1sty-MEDITERRANEAN	



ELEGANT PENTHOUSE IN 24 UNIT MEDITERRANEAN BUILT IN 2001

Lovely 2bdrm, 2bth penthouse unit at the Malcolm Villas. Complete w/bamboo floors, kitchen w/stainless appls, granite counters, breakfast bar & beautiful wood cabinets. Adjacent dining area leads to large living room w/gas fireplace, surround sound, french sliders & out to balcony w/Western treetop views. Generous master ste w/walk-in closet, master bath w/separate tub & shower, dual sinks. Hall laundry closet. Plantation shutters. Security bldg. 2 parking spots. Close to Westwood Charter School

Mark & Lynn Mirisch Rogo CB BHN	310-777-6213	Dishwshr, Dryer, Microwave, Washer, Dryer
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1427 CAMDEN AVE, UNIT 302	Open	11-2	NEW
\$750,000	2+2	1sty-CONTEMPORARY	



IMPECCABLE SINGLE STORY CONDO IN A CHARMING 5 UNIT

The interior features dark hardwood floors, recessed lighting, plantation shutters and a gourmet kitchen equipped with Viking Appliances and Granite countertops. There is a separate dining room and living room that has a cozy fireplace, and Balcony. The master suite features 2 walk in closets and a luxurious master bath. The unit also has a washer/dryer, alarm system and gated underground parking. This is a great property that is ideally located near Westwood Village, UCLA and Century City.

Matthew O'Keefe GIBSON INTERNATIONAL	3104294552	Washer/Dryer, Range, Central Heat and AC
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1506 S BENTLEY AVE #301	Open	11-2	NEW
\$750,000	2+2	CONTEMPORARY	



PRIME WESTWOOD LOCATION

EXCEPTIONALLY LARGE FRONT FACING CORNER UNIT WITH 2 BALCONIES & PRETTY VIEWS FROM EVERY WINDOW. LIGHT & BRIGHT UNIT FEATURES LARGE STEP DOWN LIVING ROOM WITH FIREPLACE, FORMAL DINING AREA & LARGE EAT-IN KITCHEN. HUGE MASTER BEDROOM WITH 2 CLOSETS (ONE WALK-IN AND ONE SLIDING DOOR), BATHROOM WITH DOUBLE SINKS, STALL SHOWER & TUB. SECOND BEDROOM WITH WALK-IN CLOSET. LAUNDRY ROOM WITH STORAGE. ATTRACTIVE BUILDING WITH ELEGANTLY REMODELED LOBBY & HALLWAYS. SIX PARKING.

MLS#16-145278		
Kathy A. Douglas	310-820-9320	Blt-Ins, Dshwshr, Grbg Disp, Rng/Ovn
BERKSHIRE HATHAWAY		

2175 S BEVERLY GLEN #403	Open	11-2	red
\$929,000	965000	3+3 CONTEMPORARY	

This quality penthouse is welcoming, absolutely Gorgeous, high ceilings, 3+3 beautifully remodeled. One of a kind. Feels like home, close to Century City shops, restaurants... Ready to move-in. Best price

MLS#16-137678	Blt-Ins, Dshwshr, Dryer, Frzr, ...
Soheila Eshtehardi	NOURMAND & ASSOCIATE

10433 WILSHIRE #602	Open	11-2	red
\$799,000	2+3	CONTEMPORARY	




PRESTIGIOUS WILSHIRE-HOLMBY CONDO WITH VIEWS

Luxury & Location with spectacular views of Century City. Prestigious Wilshire-Holmby Building 2bed/2.5ba condo, remodeled with contemporary finishes & cabinetry. Light & bright attractive free flowing floorplan allows convenient access to the balcony from the open plan living room, dining area, & kitchen, which has stainless steel appliances, customized cabinets & counters. Both bedrooms are spacious with generous closet space & tastefully appointed bathrooms.

MLS#16-135528		
Sewit + Bitu	310-962-3069	Blt-Ins, Dshwshr, Grbg Disp, Rng/Ovn, Fridg
RODEO REALTY- BRENTW		

05 Westwood - Century City	Income
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2028 S BENTLEY AVE.	Open	11-2	NEW
\$6,385,000		4sty-CONTEMPORARY	




BRAND NEW CONSTRUCTION APARTMENT BUILDING

Outstanding new construction contemporary building in prime Westwood/West LA location. 7 spacious units and common rec room with bathroom. Only 2 units per floor and no common walls. Open kitchens with quartz counters, custom cabinets, Grohe fixtures and stainless steel appl. Master bathrooms with dual sinks and walk in showers. All units feature: tankless water heaters. Central HVAC. Laundry hookups. Alarm systems. Dual paned windows and doors. Balconies. All units are individually metered.

MLS#16-132462		
Fleminger/Kohen	310-300-3397	Dshwshr, Grbg Disp, Hood Fan, Intrcm, Micro.
NOURMAND & ASSOC		

05 Westwood - Century City	Lease
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2160 CENTURY #1704	Open	11-2	NEW
\$4,400	1+1	MODERN	




Fully furnished entertainers dream "smart" home-Century City's most stunning luxury high rise condo, built by Robb Report Award winning integrators--world's most technologically advanced homes. It's a masterpiece of architectural excellence, with sharp attention to detail and luxury composition. Outfitted with a brilliant blend of style and comfort with solid maple wood walls, hand stitched suede ceilings, natural travertine stone, architectural glass, and smart home electronics fully integrated.

MLS#16-144524		
Farrah Aldjufrie	310-467-9542	Dshwshr, Grbg Disp, Micro, Fridg
THE AGENCY		

06 Brentwood	Single Family
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144 N WOODBURN DR	Open	11-2	NEW
\$12,495,000	5+8	MEDITERRANEAN	



HIP AND COOL ITALIAN VILLA

Interiors recently completed by renowned design team. Over 10,000 square feet of the finest finishes and amenities, in Brentwood's hottest gated development.

MLS#16-145372		
Gary Gold	310.858.5411	SoldByGold.net
HILTON & HYLAND		

182 N CARMELINA AVE	Open	11-2	NEW
\$8,995,000	6+7	MEDITERRANEAN	



ABSOLUTE PERFECTION AND PRIVACY

Located behind gates down a long pvt driveway. A secluded, & sophisticated Mediterranean Villa designed by William Hefner in 2004. Great open floor plan with 7,000+ sf, featuring high ceilings thru-out, with French doors leading to an incredible pool, spa & areas for large scale entertaining. A beautiful living room, formal dining room, media room, gym, wine room, & more. 6 bedrooms, 6 baths, + 2 powder rooms. Beautiful materials & taste thru-out, done by one of the top designers of the world.

MLS#16-141436		
Kurt Rappaport	310-860-8889	BBQ, Blt-Ins, Dshwshr, Frzr, Grbg Disp, Other
WEA		


REMINDER

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



868 LEONARD RD		Open	11-2
\$6,495,000	5+7	2sty-ARCHITECTURAL	



NEW

MARMOL RADZINER ARCHITECTURAL

Sited on an idyllic Brentwood cul-de-sac, this newly constructed California Modern was beautifully conceived by Marmol Radziner. The central great rm is framed by single-pane 11-foot sliding glass drs, affixing panoramas of the lush fnt courtyard & backyard oasis w/a lap pool, spa, outdoor kit & fp. The ground fl includes a state-of-the-art kit, dr, wine rm & guest suite. Ascend to the sec fl to find four beds, each w/ floor-to-ceiling windows. This home is poised for effortless luxury living.

Smith & Berg
PARTNERS TRUST BH

310.500.3931

868leonard.com

11956 AZURE PL		Refresh.	11-2
\$3,994,000	6+6	TRADITIONAL	



rev

ALSO OPEN FROM 5PM-7PM WITH WINE AND CHEESE ON TUESDAY NIGHT

Meticulously renovated in June 2016! Tucked away in a quiet and private cul-de-sac, this newly meticulously renovated and traditional home is gated and boasts a long driveway surrounded by greenery. The property opens up to a magical backyard oasis on a predominantly flat lot. Equipped with a large pool, serene waterfall, and a sizable deck that overlooks a lush putting green.

Mittra Moradifar
KELLER WILLIAMS RLTY

310-383-7253

Dshwshr, Micro, Fridg

12239 DARLINGTON AVE		Refresh.	11-2
\$3,800,000	5+5.5	2sty-TRADITIONAL	



NEW


GORGEOUS BRAND NEW CAPE COD IN BRENTWOOD!

Designed by Clark Remington. Featuring 5 bedrooms, 5 1/2 bath, high ceilings, and quality finishes throughout. This gorgeous home is built with attention to every detail!

Stacy White
PARTNERS TRUST

310-382-8561

16519 MULHOLLAND DR		Open	10-2
\$3,450,000	6+5.5	MEDITERRANEAN	



rev

GRAND SCALE MEDITERRANEAN WITH STUNNING VALLEY VIEWS

Grand entry with marble floors, high ceilings & sweeping staircase. Large living room with fireplace formal dining room. Chef's kitchen with center island and breakfast area. The family room with fireplace & wet bar. Spacious master with fireplace and sumptuous marble bath. The yard features an impressive waterfall, spa & fire pit. Sparkling pool surrounded by beautiful gardens and gazebo overlooking the canyon and city lights. Convenient to both the Westside and the Valley. Beautiful living.

Steve Frankel- Leah Lail
COLDWELL BANKER RESI

310-281-3981

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

1024 S GRETN GREEN WAY		Open	11-2
\$2,300,000	2+2	1sty-TRADITIONAL	



NEW

AMAZING OPPORTUNITY IN BRENTWOOD! 8,270 SQ FT LOT

Original 1926 home situated on an extra-large 8,270 square foot all flat lot (per assessors map). First time on the market in 52 years and sits on one of the largest lots in the entire neighborhood. Property being sold as land value so come build your dream home! Selling AS-IS in its present physical condition, no credits or repairs. Fire damage to one room therefore offers should be all cash. Fantastic location, walk to fabulous trendy shops, fine dining, Whole Foods & Sunday's Farmers Market.

Elyse Arbour
RODEO REALTY- BRNTWD

310.873.4188

Grbg Disp, Rng/Ovn, Fridg

1820 OLD ORCHARD RD		Open	11-2
\$2,995,000	3+3	FRENCH	



rev

RARE ENCHANTING BRIGADOON OF A HOME

Currently owned by major Latin American actress, this home offers complete privacy. Unique scale of the ceiling height and skylights afford both the open air and coziness to offer a truly tranquil living space. The ample French doors throughout the home's 3bd/3bth open up to the beautiful greenery surrounding the outdoor spaces, exude romance. A large formal dining room opening up to the pool, make this property just as appropriate for entertaining, as curling up to read or write a book.

J.Babajian/T.Woods
RODEO REALTY - BEVER

310-623-8800

www.1820oldorchard.com

12314 ROCHEDALE LN		Open	11-2
\$2,095,000	3+3	2sty-POST & BEAM	



NEW

MID CENTURY CONTEMPORARY RETREAT IN CRESTWOOD HILLS

Classic Mid Century "Post and Beam" Contemp in completely pvt, wooded setting at end of qt cul de sac in Crestwood Hills. Walls of glass thru-out open to lush garden, towering trees, sparkling pool/spa, & some ocean vus. Open plan for living & dining w/ wood flrs & brick FP. Downstairs bonus/ fam rm that opens to garden. Additional amenities incl a wine cellar, sauna, playhouse, workshop, generous 2-car carport & AC. Rare offering featuring special architecture w/ an 'out of Los Angeles' feel.

David Offer
BERKSHIRE HATHAWAY

310-820-9341

www.12314rochedale.com

13000 SKY VALLEY RD		Open	11-2
\$1,495,000	3+2	1sty-CONTEMPORARY	



rev

NEWLY RENOVATED CONTEMPORARY HOME

Beautiful canyon views quietly nestled on private drive. Open Floor plan, High ceilings, Skylights, Marble floors, & French doors throughout. Remodeled Kitchen w granite, custom cabinets. LR w custom windows, French doors & FP. Masterbed features FP, large closets, French doors to patio. New Master bath w granite, glass encased shower. Sprawling land & amazing back yard with views. Dog friendly fence w coyote rollers to keep doggies safe.

Keith Scaduto
COLDWELL BANKER BHN

310-850-7992

www.13000skyvalley.com

12135 SUNSET BLVD		Open	11-2
\$4,695,000	5+7	2sty-SPANISH	



red

SPANISH CONTEMPORARY MASTERPIECE IN BRENTWOOD


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
THE AGENCY RE

3103414393

BBQ, Firepit, Pool, Balcony, Gated, Spa

951 GRANVILLE AVE #302		Open	11-2
\$1,249,000	3+3	MEDITERRANEAN	



NEW

SPACIOUS SINGLE LEVEL UNIT IN GREAT BUILDING IN BRENTWOOD!


Gorgeous single-level 3 bedroom, 2.5 bath unit in a newer building in Brentwood. High ceilings, open floor plan, wood floors, & gourmet kitchen with stainless steel Viking appliances. Great outdoor space, with 5 balconies. 2 car tandem parking and storage. Live in this luxurious building & enjoy the proximity to Brentwood's restaurants and upscale shopping!

Clifford Rowe
TELES PROPERTIES

424-203-1890

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

11855 GOSHEN AVE #202		Refresh.	11-2	631/H5	NEW
\$849,000		2+3	MEDITERRANEAN		




LIGHT BRIGHT SINGLE-LEVEL CONDO IN THE HEART OF BRENTWOOD

Single level, Spacious, updated, 2 bed, 3 bath condo in heart of Brentwood. Bright with SE exp. Central air. Remodeled kitchen, SS app, granite. Laundry in. HW Fl. Marble entry w/lg closet. 2 sxs pkg w/storage. Secure bldg. w/ 6 guest spots. Bldg has small indoor pool, spa tub, sauna, work out room.

MLS#16-142652
Kellen Flanigan 3107104016
KELLER WILLIAMS-SM

Blt-Ins, Cbl, Cing Fan, Dshwshr, Elvtr, Other

11616 CHENAULT ST #6		Open	11-2	NEW
\$849,000		2+2	POST & BEAM	



BEAUTIFUL "POST & BEAM" STYLE TOWNHOUSE OVER 1,500 SQ FT

Priv & bright 2bd+1.75ba full of rustic charm. Over 1,500 sq ft that feels like a house. Features wood panels, high ceil, skylights, hardwd flrs & priv outdoor space off nearly every room. Open kitchen w/stone counters & breakfast bar, living rm w/entertainment center & wine fridge & lrg priv balcony. 2 bd upstairs w/balcony, large closets, skylights. Updated bath w/soak tub & high ceil. Upper family rm w/built-ins, frplace. Washer/dryer hook-ups can be added. 2 parking spaces. Low HOA dues.

MLS#16-145650
Brett Silver 310-458-4024
PARTNERS TRUST SM

Built-ins

06 Brentwood Lease

400 N SALTAIR AVE		Open	11-2	NEW
\$19,000		3+3.5	1sty-TRADITIONAL	



BEAUTIFULLY RENOVATED TRADITIONAL IN PRIME BRENTWOOD!

Setback off one of the most prestigious streets in Brentwood. Incredible layout w/almost every room opening to yard! Open living rm has custom tiled fpl, bay window & leads to huge formal dining rm. Grand kitch has huge center island & opens to spacious family rm w/fpl. Luxurious master suite has huge walk-in closet. Sumptuous master bath has double sinks & separate shower/tub. Peaceful & private yard has large patio w/fpl & pool. 2nd story office overlooks treetops. High ceilings & hrdwd flrs

Lisa Mansfield 310.481.4313
SOTHEY'S BRENTWOOD

3 bds+ 2.5 ba+ Family Room+ Office+ Pool

11938 CURRITUCK DR		Open	11-2	NEW
\$14,000		4+3.5	ARCHITECTURAL	



AMAZING NEW CONSTRUCTION FARMHOUSE!


This home is situated on a ravine that makes you feel as if you are miles away from the city. Home offers an open floor plan that is drenched with natural light and white oak floors throughout. Kitchen is a cooks dream. First floor also offers a large living room area, private deck, media/play room that leads to a grassy backyard that overlooks the ravine. Second floor offers a large landing that is perfect for a home office, master suite with fireplace and custom bathroom and three bedrooms.

MLS#16-145816
Steve Sawai 3108993584
COLDWELL BANKER RESI

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

07 West L.A. Single Family

2541 TILDEN AVE		Open	11-2	NEW
\$1,100,000		3+2	TRADITIONAL	



REMODELED 3/2 TRADITIONAL HOME IN PRIME LOCATION!

BRIGHT AND SPACIOUS 3BD / 2BA WEST LA HOME ON QUIET STREET. REMODELED KITCHEN WITH GRANITE COUNTERS, ORIGINAL HARDWOOD FLOORS, NEWER ROOF, CENTRAL AC/HEAT, DUAL-PANE WINDOWS, DINING RM. AND LARGE LANDSCAPED GRASSY YARD WITH AUTO-SPRINKLERS. INCLUDES BONUS ROOM OFF DETACHED 2-CAR GARAGE, AND INSIDE LAUNDRY ROOM. 1 BLOCK TO CONVENIENT METRO-LINE BOARDING STATION! OVERLAND AVE. SCHOOL DISTRICT.

MLS#16-145768
Michael Haddad 3104304842
RE/MAX ESTATE PROPER

www.MichaelHaddad.com

07 West L.A. Condo / Co-op

1257 BROCKTON AVE PH4		Refresh.	11-2	NEW
\$949,000		3+2	CONTEMPORARY	



LIGHT AND BRIGHT PENTHOUSE UNIT W/ 3BD, 2BA AND VIEWS!

Gorgeous penthouse unit with open floor plan, private balcony, and high ceilings. Large gourmet kitchen with stainless steel appliances, granite counter tops, and breakfast bar. The formal dining area opens to a spacious living room with fireplace and sunny balcony with views, ideal for entertaining. Huge master suite includes large walk-in closet, luxurious bath with dual sinks and soaking tub. Washer/dryer in unit, additional storage. Centrally located. HOA includes EQ Insurance.

MLS#16-145780
Matt Isbell 310.259.7450
GIBSON INTERNATIONAL

Guest Parking, Extra Storage, EQ Ins.

08 Cheviot Hills - Rancho Park Single Family

10360 NORTHVALE RD		Open	11-2	NEW
\$1,349,000		3+2	1sty-MODERN	



STUNNING RENOVATED MODERN!

Tastefully designed throughout this home provides an open floor plan w/seamless flow between the main living areas. Gorgeous kitchen boasts state-of-the-art appliances, custom cabinetry & large center island which opens to the dining room. Spacious living room showcases a stone fireplace & glass doors that lead you to a private patio perfect for warm summer BBQ's. Master suite includes walk in closet, en-suite bath w/dual sinks & doors leading to an expansive deck that overlooks the rear yard.

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

www.RESULTSRealEstateGroup.com

09 Beverlywood Vicinity Single Family

9745 SATURN ST		Open	11-2	NEW
\$2,850,000		5+4.5	CAPE COD	



JUST REDUCED! PRICED TO SELL!

IMMACULATE HAMPTONS/STYLE CAPE COD TRADITIONAL HOME 5BR+4.5BA ENTERTAINERS DREAM featuring a light-filled open floor plan, newly renovated hardwood floors, updated decor & designer finishes throughout. Main floor-plan includes: Custom library/office w/built-ins, large LR w/ fireplace, gourmet kitchen w/dual sinks & appliances, caesar stone countertops, Viking range & hood, sweet brkfst area flows into airy FR w/fireplace, guest suite w/private BA. French doors lead to enclosed private yard.

MLS#16-132516
Basya Gradon (323)447-7331
TELES PROPERTIES, IN

www.9745SaturnStreet.com

2308 CASTLE HEIGHTS AVE		Refresh.	11-2	NEW
\$1,998,000		5+4	2sty-TRADITIONAL	



TWO STORY TRADITIONAL IN BEVERLYWOOD - COFFEE CART!

Spacious Traditional 5 bedroom, 4 bath home with wonderful curb appeal. Dining area leads into kitchen with charming detail throughout. Large living area with fireplace. Backyard has great potential. 2 car garage with 2 car parking in driveway.

Clifford Rowe 424-203-1890
TELES PROPERTIES

1775 S HAYWORTH AVE Refresh.

1775 S HAYWORTH AVE		Refresh.	11-2	NEW
\$1,595,000		4+4	CONTEMPORARY	



STUNNING NEWLY REDONE 4+4 SINGLE LEVEL FAMILY HOME

Spanish style charm w/ state of the art amenities & eco-elements. Bright, airy, & spacious floor plan. Gourmet kitchen w/ open bar, high-end stainless steel double appliances, & walk-in pantry. Master suite with custom built walk-in closet, spa bathroom w/ rainfall shower, french doors to lush private backyard. Designer features throughout. New electrical, plumbing, hvac, alarm, separate laundry room, tankless water heater, cool roof systems, and more. This won't last!

MLS#16-134614
Alexis Assoulina 310.990.6894
JOHN AAROE GROUP

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

1824 S CRESCENT HEIGHTS	Refresh.	11-2	NEW
\$920,000	3+2	TRADITIONAL	



WELCOME HOME

THIS TRAD BUNGALOW IS NESTLED IN THE MIDDLE OF FAIRCREST HEIGHTS, TUCKED AWAY ON CRESCENT HEIGHTS BLVD. & OFFERS NUMEROUS OPTIONS FOR YOU & YOUR FAMILY! BRING YOUR DECORATORS TO UPDATE THIS ROOMY 3 BEDROOM 1.5 BATH HOME w/MANY GREAT FEATURES: WOOD FLRS, SPACIOUS LVNG RM w/ FIREPLACE, CROWN MOLDING, LIGHT FILLED DINING RM OPENS TO A LOVELY FRONT PATIO, BREAKFAST NOOK OFF KITCHEN, PRVT BACKYARD w/A PATIO, AN INVITING OASIS PERFECT FOR ENTERTAINING & OUTDOOR LIVING. NEW HVAC & FURNACE IN 2014.

MLS#16-144990
 Laura Anderson 323-646-6569
KELLER WILLIAMS LARC

Dshwshr,Dryer,Wshr


449 WESTBOURNE DR	Refresh.	11-2	NEW
\$3,100,000	4+3.5	TRADITIONAL	



Beautiful Oasis in the most exclusive western part of West Hollywood. A traditional gem offering a spacious and bright floor plan with a huge living room that flows seamlessly into an open kitchen and dining area and out to an entertainer's back yard. Gated and private yard features a garden area in the front and large lounge area, built in grill, pool, spa, and one bedroom guest home. Just minutes to the most adorable shops and restaurants, Beverly Center, Cedars, and so much more!

MLS#16-144836
 Deanna Smith
RODEO REALTY INC.

1110 S SWALL DR	Open	11-2	632 H3	rev
\$2,495,000	5+6	CONTEMPORARY		



3% TO SELLING OFFICE STUNNING NEW CONSTRUCTION 5 BR,5.5 BA

Stunning new custom built modern contemporary home bordering Beverly Hills featuring 5 BR,5.5 Baths in main house and a fully permitted guest unit. Just completed with the highest quality craftsmanship & utmost attention to details. There are 4 spacious master suites w/fabulous full baths and designer high end finishes & fixtures, mostly with 3 shower heads. Fabulous kitchen with center island, 3 separate sinks, 2 dishwashers, custom cabinetry. Luxurious master suite w/sitting area & balcony.

MLS#16-133580
 Michael Mikail 310-617-6272
RODEO REALTY - BEVER

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

732 N CRESCENT HEIGHTS BLV	Open	11-2	NEW
\$1,850,000	5+3	1sty-SPANISH	



COMPLETELY REMODELED SPANISH WITH LOFT LIKE 2+1 REAR UNIT

Secure and private, this luxurious Spanish-style home with guest unit offers sanctuary from the hustle and bustle of one of LA's hottest neighborhoods. Open floor plan with impeccable designer details.

Luxurious and bright 2 bedroom/1 bath loft-style guest unit atop the 3 car garage is completely remodeled. Separate air conditioning unit, private yard, full size washer and dryer in private laundry area and 180 sq. ft. patio deck offering city views.

Jesper Inglis 310.863.3034
COLDWELL BANKER

09 Beverlywood Vicinity *Condo / Co-op*

1457 S REEVES ST #203	Open	11-2	632G4	NEW
\$839,000	2+3	2sty-CONTEMPORARY		



2BR+2.5BA (1,799SQ/FT), MOVE-IN CONDITION!

Spectacular location, bright spacious(1,799 sq ft) condo w/2 bedrooms + 2.5 bathrooms, in a small 15 Unit Complex. Great open floor plan w/ high ceilings. Living room w/ fireplace & wet bar. Balcony with treetop views. Large formal dining room. Spacious eat-in kitchen. Huge master suite. Central A/C, Earthquake Insurance, Low HOA's.

MLS#16-140900
 Steven Geller 310 777-6237
COLDWELL BANKER RESI

Inside laundry, central A/C, 1,799 sq/ft

1403 N ORANGE GROVE AVE	Open	11-2	NEW
\$1,675,000	2+2	CRAFTSMAN	



HIP CRAFTSMAN IN SPAULDING SQUARE

Located on the best street in highly sought after Spaulding Square (HPOZ), half a block from shops & restaurants. Gated, lush landscaping w/charming front porch. En-suite Master w/walk-in closet & French doors open to large deck & grassy yard. Bright 2nd bedroom + Den can be 3rd bedroom. Living Room w/fireplace, large central dining area, laundry room, ample closets & bright kitchen overlooking backyard & bonus Guest House. Bright open layout great for entertaining w/character throughout

MLS#16-145036
 Zach Goldsmith 310.908.6860
HILTON & HYLAND

Zachgoldsmith.com

10 West Hollywood Vicinity *Single Family*

8719 ROSEWOOD AVE	Open	11-2	NEW
\$3,149,000	3+3	2sty-MODERN	



SOPHISTICATED MODERN

This sophisticated architectural modern is a walled and gated home located in the coveted pocket of West Hollywood West. This home features 3 bedrooms, 3 bathrooms, dramatic open living, dining, and kitchen area with large windows and glass doors opening to an oversized lap pool & spa. The master suite is spacious & luxurious featuring a fireplace, walk-in closet, over sized shower, spa tub, & double sinks. The vast rooftop deck is an entertainers paradise with views over the gardens.

MLS#16-127144
 The Sunset Team 310.274.3900
KW HOLLYWOOD HILLS

www.8719Rosewood.com

8266 CLINTON ST	Open	11-2	NEW
\$1,599,000	3+2	2sty-COUNTRY ENGLISH	



STYLISH COUNTRY ENGLISH TUDOR

Stylish Country English Tutor impeccably decorated & seconds from high end boutiques & restaurants on Melrose. This jewel box has an open floor plan w/great flow into the grand living room & into the gourmet chef's kitchen. W/vaulted post & beam ceilings & a large master closet, ascending to the master bedroom gives a feeling of grandeur. The back yard provides complete privacy for entertaining or for romantic nights in. Designer details are Walker Zanger, Ann Sachs, Viking & Miele appliances.

Maya Hazen Manshel 310.902.5060
JOHN AAROE GROUP

www.8266clinton.aaroe.site

9010 ASHCROFT AVE	Open	11-2	NEW
\$3,100,000	3+3.5	2sty-CONTEMPORARY	




OUTSTANDING MODERN

Outstanding modern construction in one of the most exclusive neighborhoods in West Hollywood. 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.

The Sunset Team 310.274.3900
KW HOLLYWOOD HILLS

www.9010Ashcroft.com

9048 HARLAND AVE	Open	11-2	red
\$1,595,000	1665000 3+2	TRADITIONAL	



PRIVATE SANCTUARY WITH DETACHED BONUS ROOM!

Located in the highly coveted Norma Triangle neighborhood of West Hollywood this tastefully upgraded, hedged residence with bonus studio is sure to please the most discerning tastes. This beautiful home features an open concept living area with vaulted ceilings and a spacious chef's kitchen with high-end stainless steel appliances and large basin farmhouse sink. Three bedrooms, two bathrooms in the main home. Master suite flooded with daylight through french doors.

MLS#16-139362
 Tom Scrocco/Randy Isaacs 3102814343
COLDWELL BANKER BHS


www.TomAndRandyProperties.com

10 West Hollywood Vicinity

Condo / Co-op

TUESDAY

9024 CYNTHIA ST #PH1		Open	11-2	NEW
\$1,750,000	2+3	2sty-CONTEMP MED		



LUXURIOUS PENTHOUSE IN PRIME WEST HOLLYWOOD

Stunning 2-story penthouse located in the prestigious, highly sought after Villa Cynthia. This sophisticated private town house is light, bright, and ultra-spacious, featuring 2 beds and 3 baths. Truly a rare find in one of LA's most desirable neighborhoods, let alone buildings. This one will not last.

MLS#16-142738
Lindsay Rae Galbraith 310 916-8622
SOTHEBY'S INTERNATIO

Blt-Ins,Cbl,Dshwshr,Dryer,Hood Fan,Other

1424 N CRESCENT HEIGHTS BLV, UNIT 27		Open	11-2	NEW
\$879,000	2+1	1sty-FRENCH NORMANDY		



OPEN 11-2 PM TUESDAY JULY 26TH 2016

Wonderful opportunity at The Granville Towers, West Hollywood. Built in 1930 in the French Normandy style by architect Leland Bryant. This 7-story, 40-unit property has been a celebrity magnet from the very beginning. Rock Hudson & Marilyn Monroe have called the place home. Lovely condo unit with 2 bedrooms and 1 bath. 24-hour doorman, Mills Act Eligible. Beautiful gardens in the rear of the property and steps away from fine dining, shops and gyms. This is the place you have been waiting for.

Brian & Laura Moore 3108494990
SOTHEBY'S

Washer, Dryer, Fridge,

8455 FOUNTAIN AVE, UNIT 102		Open	11-2	NEW
\$875,000	2+2	1sty-CONTEMPORARY		




STYLISH CONDO

Prime location 2 b, 2 ba unit in one of WeHo's most desirable well maintained condo buildings 1/2 block from the Sunset Strip. Over \$75k in upgrades including recessed lighting throughout the unit, upgraded bathrooms and a brand new Trane HVAC system installed in 2012. Formal, elegant dining room with an arched entrance leading to a spacious sunken living room. Large walk in closets off of both bedrooms. W/D in unit. Side by side parking, beautiful pool area, gym, sauna and lovely landscaping.

Benjamin Paul Schnee 3104359744
UNITED REALTY GROUP

Refrigerator, Washer/Dryer, Microwave

7915 NORTON AVE #3/8		Lunch	11-2	NEW
\$815,000	2+1	2sty-TRADITIONAL		



TRADITIONAL GARDEN TOWNHOME

Minutes from the Sunset Strip and West Hollywood's hottest restaurants/nightlife. 2 bed 1 bath home has lush courtyards and architectural details. Built-in cabinets, Bosch appliances, domed ceilings and recessed lighting. Bonus room through the master opens to creative conversions. During harvest season, enjoy the fruit of the citrus trees in the flowering courtyard. What's more, 1 covered parking space with private storage is deeded. 1 block to conveniences like Whole Foods + Starbucks. See it today!

MLS#16-144968
Jonathan Pearson 310-907-6517
HALTON PARDEE

Blt-Ins,Dshwshr,Rng/Ovn,Fridg,Wshr

8474 ROMAINE ST, UNIT 102		Open	11-2	NEW
\$629,000	2+2	1sty-CONTEMPORARY		




BEAUTIFUL 2+2 IN PRIME WEHO LOCATION!

Chic and sophisticated 2+2 condo nestled one block away from Santa Monica Blvd., and seconds from all West Hollywood attractions! Tastefully updated throughout, with a wonderful flow in the entertaining rooms plus fabulous amenities such as a gas fireplace, balcony, and in-unit laundry. Oversized master suite with tons of closet space and an en suite bath, plus a spacious guest bedroom. Two parking spaces in the gated garage; well-maintained building with low HOA dues. City living at its best!

Jeff & Dave Kaptain 310-432-6508
KELLER WILLIAMS BH

fireplace, balcony, in-unit laundry

550 N CROFT AVE #2		Open	11-2	NEW
\$599,999	2+2	MID-CENTURY		




REMODELED CONDO WITH WASHER/ DRYER IN UNIT

This stunningly remodeled 2BR/2BA condo is located on a quiet, tree-lined street in West Hollywood. The spacious kitchen features stone countertops, European cabinets and stainless steel appliances. Other upgrades include bamboo floors, recessed lighting on dimmers, frosted glass inlaid doors and designer tile and fixtures in both bathrooms. Huge closets in both bedrooms offer ample storage. The low HOA fee of \$400/month includes EQ insurance.

MLS#16-145358
Jason Woodruff 310-770-3101
KELLER WILLIAMS HH

Washer/Dryer, Fridge, Dishwasher, Stove

1112 N OLIVE DR, UNIT 2		Refresh.	11-2	NEW
\$545,000	2+2	TRADITIONAL		



FULLY REMODELED UNIT IN THE HEART OF WEST HOLLYWOOD

Fully Remodeled unit in the heart of West Hollywood. 2 bedrooms, 2 baths and almost 800 square feet. The unit comes with 2 side by side parking and offers low HOA dues that include earthquake insurance. Don't miss this one.

Milstein/Silver 310.867.5598
KW BEVERLY HILLS

838 N DOHENY DR #305		Open	11-2	red
\$1,650,000	1+2	CONTEMPORARY		



EXQUISITE DESIGNER DONE CONDO

The best unit to ever hit the market in the luxurious full service 838 Doheny, which just underwent a 3 year, \$14M full transformation. This condo is newly completed with utter sophistication and offered fully furnished with Italian designer furnishings.

MLS#16-126910
Trista Rullan 310.858.5476
HILTON & HYLAND

Tristarullan.com

839 LARRABEE ST #5		Open	12-12	red
\$1,199,000	2+3	ARCHITECTURAL		



STUNNING TOWN HOME PERFECT WEHO LOCATION

Amazing Town Home all updated Huge kitchen brand new appliances Large bright living Perfect for hanging art. Stunning master with 20 ft ceilings with a office/ loft Views of down town
Full size laundry side by side parking small building Perfect location This unit has everything your client is looking for

MLS#16-134730
Tyler Giles 310-428-0563
KELLER WILLIAMS HOLL

Cbl,Dshwshr,Dryer,Elvtr,Grbg Disp,Other

960 N DOHENY DR #306		Open	11-2	rev
\$1,299,000	2+2.5	SPANISH		



STYLISH & CHIC REMODELED LUXURY 2BD+2.5BA VIEW TOWNHOME


Stylish & chic remodeled 2BD+2.5BA townhome in prime West Hollywood. Brand new design details plus wide plank oak & tile floors throughout. This sunlit condo feat numerous French doors & windows that open out to stunning views of the city. Spacious open living room w/ fireplace & dining area, gourmet Chef's kitchen, luxurious master sanctum, grand master wet bathroom w/ standing tub, guest BD/BA suite, in unit laundry, side x side parking, sundeck & pool area complete this rare offering.

MLS#16-129222
ST.JAMES+CANTER +FARAHMAND
BERKSHIRE HATHAWAY

WWW.960DOHENY306.COM

10 West Hollywood Vicinity *Income*

8757 DORRINGTON AVE	Open	11-2	NEW
\$1,995,000		1sty-TRADITIONAL	



THREE UNITS DELIVERED VACANT!

Fantastic Hollywood Regency-style TRIPLEX in prime WEHO location. Each unit is one bedroom + one bath. All three units will be delivered vacant at COE. Units are currently occupied by owners.

MLS#16-137414

Bret Parsons 310.497.5832
COLDWELL BANKER BH

8757 Dorrington Avenue, WeHo

10 West Hollywood Vicinity *Lease*

850 N STANLEY AVE	Open	11-2	NEW
\$4,200	2+2	SPANISH	



FABULOUS 2BR/2BA LEASE WITH BONUS STUDIO/OFFICE

2bd/1ba duplex unit w/ detached bonus room/studio. new w/d in unit. Enjoy the 2 large bdrms with spacious closets. From the back bedroom, open the French doors to the quiet private backyard and deck. Large living room with character windows and built-ins, French doors opening to your grassy front yard and patio, tucked away by privacy hedges from the street. jacuzzi in the backyard and the detached versatile backhouse and adjoining br is perfect for an office, studio, or guest room.

MLS#16-145862

The Kostrey Collection 323-762-2567
KW LARCHMONT

Dshwshr,Dryer,Fridg,Wshr

11 Venice *Single Family*

2516 WILSON AVE	Lunch	11-2	NEW
\$1,850,000	2+3	3sty-ARCHITECTURAL	



NEW CONSTRUCTION! SOPHISTICATED ARCHITECTURAL IN VENICE

Newly constructed Architectural home in the Silver Triangle designed by acclaimed Bill Adams Architects. 2 bedrooms, 2.5 bath, polished concrete, white oak flooring & natural light flowing in every room. Enjoy dual sinks & Carrara marble in the master bath. Upstairs, the kitchen & dining area opens up to private patio space through the floor-to-ceiling disappearing patio door. Perfect for entertaining, the kitchens come equipped with Viking appliances & a striking butcher-block breakfast bar.

MLS#16-145432

Jonathan Pearson 310-907-6517
HALTON PARDEE

Blt-Ins,Rng/Ovn,Fridg

2512 WILSON AVE	Lunch	11-2	NEW
\$1,795,000	2+3	3sty-ARCHITECTURAL	



ARCHITECTURAL MASTERPIECE MEETS MODERN SOPHISTICATION


Newly constructed Architectural home in the Silver Triangle designed by acclaimed Bill Adams Architects. 2 bedrooms, 2.5 bath, polished concrete, white oak flooring & natural light flowing in every room. Enjoy dual sinks & Carrara marble in the master bath. Upstairs, the kitchen & dining area opens up to private patio space through the floor-to-ceiling disappearing patio door. Perfect for entertaining, the kitchens come equipped with Viking appliances & a striking butcher-block breakfast bar.

MLS#16-145344

Jonathan Pearson 310-907-6517
HALTON PARDEE

Blt-Ins,Rng/Ovn,Fridg

2413 WILSON AVE	Open	11-2	red
\$3,850,000	4+00000	4+4 MODERN	



REDUCED AND PRICED TO SELL

Location Location Location! Major price reduction of \$250,000! This pristine neighborhood in the heart of Silicone Beach could not be better. Whether you are looking for proximity to the beach, LAX, the Marina Yacht Harbor or the famous Abbot Kinney they are all within a few minutes of walk. This house combines the excellent location with amazing architecture and quality. Designed by Bruce Tucker the 2015 recipient of a Beverly Hills Design Award for Architectural Design. Amazing rooftop deck.

MLS#16-126018

Tony Yollin 3102133948
YOLLIN PROPERTIES

BBQ,Blt-Ins,Dshwshr,Frzr,Grbg Disp,Other

1183 NELROSE AVE	Lunch	11-2	red
\$1,499,000	3+2	TRADITIONAL	



A STEAL AT THIS PRICE! CHARMING VENICE BEAUTY!


Fall head over heel for this warm & inviting 3 bd, 2 ba home located on a quiet street w/ wonderful curb appeal. Step into a grand entry w/ incredible volume + soaring ceilings. The open floor plan features a spacious living area w/ a brick fireplace, original hrdw floors, formal dining area & more. The spacious master suite boasts a prvt outdoor patio & updated bath. This quaint Venice sanctuary has it all w/ ample storage & multiple outdoor destinations- ideal for entertaining!

MLS#16-115190

S.F. Jones/ M. Schlosser 3106917888
JOHN AAROE GROUP

1183Nelrose.com

929 DICKSON ST	Open	11-2	rev
\$2,749,000	3+2.75	2sty-ARCHITECTURAL	



HOT SILICON BEACH! BOLD MODERNIST ARCHITECTURAL

Privacy & serenity within a total architectural environ- a fusion of striking sculpture gardens to a stunning 2-sty remodel. Luxe finishes enhance state of art design w/ 3 beds, 3baths, dramatic open living space, 2-sty barrel vaulted living, gourmet center island kitchen-dining, media rm, open gallery library, grand master suite +2 guest bdrms, & panoramic roof deck. 2 car garage w/finished floors & a/c. Italian tile, custom oak floors, Scavolini cabinetry, art lighting and so much more!

MLS#16-137752

Joan Caplis 310-979-3972
COLDWELL BANKER BW

929dickson.com

2491 GLENCOE AVE	Open	11-2	rev
\$1,895,000	3+3	ARCHITECTURAL	



FINE TUNED!

You'll absolutely fall-in-love with this modern makeover. Completely re-imagined finding the perfect balance of function & design while incorporating luxury into everyday living. Great floor plan with 2 separate living areas, vaulted ceilings, skylights, chic designer finishes, entertainer's chef's kitchen w/ large culinary workspace, add to the menu of niceties. Enhancing the experience of living outdoors, panoramic doors open to a huge deck encompassing an indoor-outdoor lifestyle.

MLS#16-143702

Laurie Woolner 310-699-0980
POWER BROKERS INTERN

Blt-Ins,Dshwshr,Dryer,Grbg Disp,

11 Venice *Lease*

532 ALTAIR PL	Open	11-2	NEW
\$5,250	2+1	1sty-CALIFORNIA BUNGALOW	



CHARMING CALIFORNIA BUNGALOW

Location can't be beat with this charming, California bungalow just off the heart of Abbot Kinney. Secure, gated entrance to garden area with steps leading to sun porch. Home's ambiance includes classic period built-ins and tons of light provided by many oversized windows. B&W checkered tiled bathroom. Kitchen is very clean and bright. Separate laundry room furnished with washer and dryer. Grassy backyard and garden for outdoor enjoyment near the beach. Gated parking.

MLS#16-145344

Marny Maslon 424.202.3298
TELES PROPERTIES

12 Marina Del Rey *Single Family*

5313 VIA DONTÉ	Open	12-2	NEW
\$3,395,000	4+4	MEDITERRANEAN	



LARGE WATERFRONT BEACH HOME IN EXCLUSIVE SILVER STRAND!

Ocean Views! 3 level home w/4 spacious bedrooms & 3.5 baths. This gorgeous home has a lower level w/3 car garage, screening or rec room, bedroom, bathroom+private garden. Main level has living room w/French doors leading to very spacious deck overlooking the water & has ocean views. Dining area, large kitchen, family room. Top floor has huge master bedroom & bath w/walk-in closet. There are 2 more spacious bedrooms on this level. Large decks on every level perfect for watching gorgeous sunsets.

MLS#16-145006

Peter & Ty Bergman 310-821-2900
BERGMAN/GIBSON INTL

5313viadonte.com

12 Marina Del Rey Condo / Co-op

4200 VIA DOLCE, UNIT 328	Open	12-2	NEW
\$1,275,000	2+2.5	2sty-OTHER	



WONDERFUL WEST-FACING PENTHOUSE CONDO

Exceptional light & volume in this 2-story, open floorplan, west facing condo w/spectacular views. Gorgeous upgraded kitchen w/sit up bar & dining area. Large living rm w/ fireplace, 14 ft ceilings & wall of windows facing west to spacious balcony. Private deck w/dining table & chairs and patio loungers; large enough for outdoor kitchen. 2 bedrooms with bathrooms en-suite. In unit laundry. Central air & heat, sxs parking. Complex has beautiful landscaping, elevators, pool, spa, & sun decks!

Peter & Ty Bergman 310-821-2900
BERGMAN/GIBSON INTL

4200viadolce328.com

13 Palms - Mar Vista Single Family

3040 MOUNTAIN VIEW AVE	Open	11-2	NEW
\$2,825,000	4+4	MODERN	



ICONIC RICHARD MEIER INSPIRED HOME

The distinctive wash of white, glass and geometric forms evoke the signature style of legendary architect Richard Meier, famous for the splendor of the Getty Center. Shekar Ganti of E Design International has created a striking juxtaposition against the amazing city and mountain views offered from this coveted location. Enter to find 22-foot high ceilings, an abundant amount of natural light and voluminous spaces.

MLS#16-145866

Sherri Noel 3109948721
KELLER WILLIAMS-SM

4030 LYCEUM AVE	Open	11-2	NEW
\$1,725,000	4+3.5	2sty-SPANISH	



POCKET NOT IN MLS OPEN TUESDAY

Perfect two story family home recently remodeled with 2575 sq. ft. of living space featuring 4 bedrooms, 4 baths, master suite with fireplace, private balcony, & huge walk-in closet, hardwood floors, granite countertops, center island, Zen garden, interlocking paved driveway and security gates, converted garage with 9' bi-fold doors. Walking distance to shops and restaurants. www.4030lyceum.com Please call for password

Scott Moore 310.678.7855
TELES PROPERTIES

Washer/Dryer,Range/Oven,Refrigerator

3573 KELTON AVE	Open	11-2	NEW
\$1,395,000	3+2	CONTEMPORARY	



PERFECT HOME IN WESTSIDE VILLAGE

This spectacular one story contemporary home has been extensively expanded and newly remodeled. The 2,000 square foot floor plan has 3 spacious bedrooms, 2 bathrooms and massive "great room" designed for large scale family living. The kitchen is truly a masterpiece with white custom cabinetry, Silestone counters and high end stainless appliances. The expansive front and rear yard have been newly landscaped with lush green lawns and shrubs. This one of a kind luxury home is must see!

MLS#16-145678

Ron Wynn 310-963-9944
COLDWELL BANKER RESI

Dshwshr, Micro, Rng/Ovn

4364 CHASE AVE	Open	11-2	NEW
\$1,095,000	3+2	CRAFTSMAN	



IMMACULATE HOME IN PERFECT LOCATION

This del Rey charmer is a gorgeous Craftsman home is recently completely updated. This wonderful home has solid bamboo kitchen cabinets, refinished oak floors, 2 fully remodeled baths with exquisite porcelain tiled floors & showers, doubled paned vinyl windows and new central Heat & A/C. Picture yourself taking your children to your neighborhood elementary school, just a few blocks away. With easy access to 2 parks, the property is less than a mile from Marina Del Rey & Villa Marina Marketplace..

MLS#16-146002

Linda Thiele 310-387-5080
BERKSHIRE HATHAWAY H

Dshwshr, Grbg Disp, Hood Fan

3017 KELTON AVE	Open	11-2	NEW
\$999,000	3+2	TRADITIONAL	



A RARE FIND IN WESTSIDE VILLAGE


Great convenient location. Fabulous 8,642 foot lot. This house needs total renovation, but also provides an amazing opportunity for someone who needs to have a large backyard. Also perfect for a developer who wants to take advantage of the current market before the next phase of mansionazation. Owner is able to close escrow quickly to meet buyer's potential deadline. This home has 3 bedrooms, 1.5 bathrooms. Come see all the potential for yourself.

MLS#16-146226

Ron Wynn 310-621-1772
COLDWELL BANKER RESI

Dshwshr, Dryer, Rng/Ovn, Wshr

4056 EAST	Open	11-2	672C4	rev
\$3,295,000	5+6	2sty-ARCHITECTURAL		



MODERN LUXURY LIVES HERE

Hedged, gated & skillfully executed while delivering something sincerely exceptional. Inspiring both in appearance & function while conveying an unmistakable sense of boldness producing a gentle interior exterior transition that conveys privacy and celebrates open plan living. Spectacular finishes, salt water pool-spa w/automated pool cover, state-of-the-art amenities, tech-savvy smart-home conveniences & CCTV camera security system. Truly a rare find built to be lived in & enjoyed!

MLS#16-133300

Laurie Woolner 310.699.0980
POWER BROKERS INTERN

Blt-Ins, Dshwshr, Dryer, Micro, Rng/Ovn,

11917 WESTMINSTER PL	Open	11-2	rev
\$1,499,000	3+3	TRADITIONAL	



REDUCED BY \$100,000 CUL-DE-SAC STREET ON MAR VISTA HILL

Presenting a Mar Vista home in a prime location that will provide the lucky buyer w/ a myriad of opportunities. Well sited on a 6,552 sqft extra wide lot the buyer can remodel & update the beautifully laid out existing floor plan or design & rebuild to suit. Formal entryway to living rm w/ high pitched ceilings & a tiled wood burning fireplace. Family rm opens to a large backyard & patio. Formal dining rm off the dine-in kitchen & separate laundry rm. All 3 bedrms are extra large & en-suite.

MLS#16-132186

Marny Maslon 424.202.3298
TELES PROPERTIES

12626 WOODGREEN ST	Open	11-2	rev
\$1,199,000	4+3	TRADITIONAL	



GREAT OPPORTUNITY IN MAR VISTA

A diamond in the rough. Great Mar Vista location, West of Centinela. This traditional split-level home has loads of potential to either remodel or build new. 4 bedrooms/3 bathrooms. Living room, dining room, plus 10x24 guest quarters with a garden entrance. Master bedroom suite opens to a sundeck with tree-top views. Large private backyard and single attached garage. See private remarks for showing information.

MLS#16-144076

Ron Wynn 310-963-9944
COLDWELL BANKER RESI

Dshwshr, Dryer, Hood Fan, Rng/Ovn, Fridg, Oth

14 Santa Monica Single Family

602 PALISADES BEACH RD	Open	11-2	NEW
\$14,000,000	7+7	FRENCH	



INCREDIBLE GOLD COAST OPPORTUNITY

Incredible opportunity to own this classic 5,000 square foot French Revival sitting on over 11,000 square feet of Gold Coast land. 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 private and neighbored by single family homes, not parking lots. This is an exciting opportunity to create your own paradise along a premier stretch of coastline.

Wheeler Coberly 310.351.6234
PARTNERS TRUST BW

333 22ND ST	Open	11-2
\$4,999,000	5+6	3sty-VILLA



BEAUTIFUL NORTH OF MONTANA VILLA

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.

MLS#16-145544

Santiago Arana
THE AGENCY

424-231-2400

NEW

2434 PIER AVE	Refresh.	11-2
\$1,499,000	4+2	TRADITIONAL



MLS#16-137536

Jennifer Young
RODEO REALTY - PACIF

3104540356

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

red

This beautiful remodeled house in Sunset Park. Brand new quartz counter top kitchen and master bd rm.opens to the great wooden deck. New bathrooms have 2 stall showers. Brand new wood floor throughout of this cheerful,bright home. Over 7,000 sq.ft ground offers front & back drought resistant garden with big trees and vegetable garden. Huge 2 car garage and space for extra parking from the alley. Great floor plan for the California style living. Move right into this sweet home and enjoy!!!

601 GEORGINA AVE	Open	11-2
\$4,888,000	4+3	1sty-CONTEMPORARY



COOL OCEAN BREEZES

Best Street North of Montana, 11,388 sq. ft. lot. 4 bedrooms and 3 bathrooms, Family Room, Pool. Renovate or build your dream home.

Linda Lackey
CB SM-MONTANA

310-899-3408

NEW

14 Santa Monica

Condo / Co-op

1338 STANFORD ST #B	Open	11-2
\$1,198,000	2+3	3sty-ARCHITECTURAL



LOVELY CONTEMPORARY TOWNHOUSE!

Lovely contemporary 3 level townhouse, 2B/2.5BA, open plan living and dining room, patio off kitchen and dining room, large bonus room and a large rooftop deck with mountain and city views; great for entertaining. Recessed lighting and fireplace in living room. Upstairs are two ensuite bedrooms. Master has a fireplace, walk-in closet and a small balcony. Master bathroom has dual sinks, large bathtub and separate shower. Lower level has a large bonus room, storage and private gated garage.


MLS#16-145706

Karen Nathanson
JOHN AAROE GROUP

310-962-9666

Dshwshr,Dryer,Frzr,Grbg Disp,Hood Fan

2260 27TH ST	Open	11-2
\$2,299,000	4+3	TRADITIONAL



PRIME SUNSET PARK

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-fam...

T. Rustad P. Maurice
RODEO REALTY, BH

310-623-8825

2260TwentySeventh.com

NEW

1214 14TH ST #203	Refresh.	11-2
\$1,189,000	3+2.5	3sty-CONTEMPORARY



1214 14TH ST #203 SANTA MONICA CA 90404

This immaculately presented, bright and sunny, 3 bedroom plus loft 2159 sq ft +/- penthouse has floor to ceiling windows and the feel of a single family home, with tree top views of the city & surroundings. Tastefully appointed with a newly renovated modern kitchen, hard wood floors, wood burning fireplace, central air, side by side washer/dryer and 2 secure carparks. This property has it all and is rarely available. Offers due Friday July 29th at 5pm.

MLS#16-145586

Robert Good
KELLER WILLIAMS-SM

310-435-3772

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

NEW

2334 26TH ST	Open	11-2
\$2,095,000	3+3	CONTEMPORARY



TRANQUIL OASIS IN SUNSET PARK

Live the dream in this cntmporary & tranquil oasis in Sunset Park.Enjoy an amazing open flr plan that flows through the lvng rm, ktchn,fmly rm & lrg bdrms featuring Mahogany hrdwd flrs,double-pane windows &custom wood-framed French drs connecting the rms.All bthrms include custom cabinetry,Phillip Stark fixtures &Italian tiles.Step into the outdr dining patio w/ Balinese stones before heading out into the outdr ktchn which is equipped w/ blt-in outdr BBQ station,kegerator & Neolith countertops.

MLS#16-145886

Sherri Noel
KELLER WILLIAMS-SM

3109948721

Blt-Ins,Dshwshr,Dryer,Rng/Ovn,Wshr

NEW

1228 14TH ST #305	Open	2-5
\$950,000	3+2	MEDITERRANEAN



FABULOUS CONDO IN PRIME SANTA MONICA LOCATION

Charming 3 Bedroom, 2 Bath Condo located in an ideal Santa Monica location near shops, restaurants and moments from the beach! Unit has open floorplan featuring a large living room with fireplace, wetbar, breakfast area, dining area, laundry in unit and a nice balcony which overlooks 14th Street. Trust Sale, no court confirmation required.

MLS#16-139794

Nancy Sanborn
BERKSHIRE HATHAWAY

310-777-2858

www.SanbornTeam.com

NEW

1024 PALISADES BEACH RD	Open	11-2
\$9,500,000	9999000	6+8 SPANISH



HUGE PRICE REDUCTION - MOTIVATED SELLERS

Free parking will be available at 1030 Pacific Coast Highway - Parking Lot 5 North. See full page advertisement for more details.

MLS#16-105106

David / Anna Solomon
THE AGENCY

424-400-5905

www.1024PalisadesBeach.com

red

14 Santa Monica

Income

435 PIER AVE	Open	11-2
\$2,235,000		CALIFORNIA BUNGALOW



UNIQUE BEACH HOUSE WITH 2 ADDITIONAL VINTAGE COTTAGES.

Ocean Park Compound. Beach Bungalow and 2 guest cottages to the rear. Main house has charming sun porch entry to bright and breezy interiors.Living room with vaulted wood ceilings and fireplace. Both cottages have lots of vintage charm and period detailing.Large 2 car garage and bonus storage room. Enormous potential for owner user, or work from home professionals. Leave the car at home and walk to Main Street.A unique opportunity to acquire a real life style investment Santa Monica Beach.

MLS#16-126042

Peter Mullins
PETER D MULLINS

310 600 6976

Blt-Ins,Dshwshr

red

14 Santa Monica

Lease

1018 4TH ST #304	Open 11-2	NEW
\$6,950	2+3 3sty-CONTEMPORARY	
		
FABULOUS CONDO FOR LEASE Single-level condo with loft. Remodeled in 2005 w/ wide-plank, distressed wood floors, gourmet kitchen, Restoration Hardware window coverings, Hunter Douglas shades, Phantom Screens & Onyx master bath. Large living rm w/ soaring ceilings. Large master w/ walk-in. Maytag Neptune washer, dryer & drying cabinet. Motorized floor-to-ceiling curtains w/ remote control. Large roof-top deck w/ patio furniture included. 2 side-by-side parking. Xtra storage in garage. No dogs. Available August 15th.		
MLS#16-142364 Kate Bransfield (310)395-1133 COLDWELL BANKER RESI		
Dshwshr,Dryer,Grbg Disp,Hood Fan,Rng/Ovn		


15 Pacific Palisades

Single Family

15914 TEMECULA ST	Open 11-2	NEW
\$3,995,000	5+4 TRADITIONAL	
		
PACIFIC PALISADES HOME IN THE HIGHLY DESIRED EL MEDIO BLUFFS Recently remodeled home, Gated courtyard in front with fireplace and outdoor seating area. Formal entry leads to large living room with dark hardwood floors, high huge Kitchen/ family room with fireplace opens to Landscape gardens with room for pool. Sep formal dining room. 2 bedrooms & 1.5 BA downstairs. Upstairs is luxurious remodeled master suite & two more bedrooms plus shared bathroom. Perfect family home.		
MLS#16-145304 Susan Smith 310.415.5175 HILTON & HYLAND		
Susansmithrealty.com		

711 MUSKINGUM AVE	Open 11-2	NEW
\$3,995,000	5+5 CRAFTSMAN	
		
MODERN CALIFORNIA CRAFTSMAN IN PACIFIC PALISADES Designed and built with family in mind, this 5 BD, 4.5 BA is nestled in the El Medio Bluffs neighborhood. A short distance to the bluffs overlooking the Pacific Ocean. Large open backyard gives the home a true indoor and outdoor feel with the space to play. Entertain in your elegant formal dining room, or with family and friends in a dramatic open gourmet kitchen with oversized island which is appointed with Calcutta Gold marble, Walker Zanger tile, Viking appliances and a large designer pantry.		
MLS#16-144804 Marco Rufo 310-488-6914 BERKSHIRE HATHAWAY H		
Blt-Ins,HoodFan,Micro,Ntwrk Wire,Rng/Ovn		

3917 MALIBU VISTA DR	Open 11-2	NEW
\$3,350,000	4+3.5 1sty-COUNTRY FRENCH	
		
RARELY AVAILABLE OCEAN VIEW BLUFFS HOME Artist's private, magical retreat— warm and inviting one level home set on huge flat ocean view lot with grassy yard, gorgeous pool, built in spa. Flower filled gardens, light filled atrium entrance. Ocean views from living room, dining room, master suite and backyard, make this a perfect home for entertaining or just enjoying at all times of the day. Many special touches. Convenient location minutes to Malibu, Palisades, or Santa Monica.		
MLS#16-112038 Marta Samulon 310-230-2448 COLDWELL BANKER RESI		
Blt.Ins, Security System, Washer, Dryer		

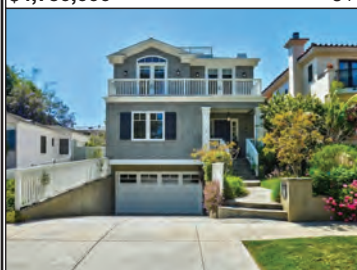
1329 GOUCHER ST	Open 11-2	NEW
\$3,325,000	4+4 3sty-ARCHITECTURAL	
		
ELEGANT ARCHITECTURAL WITH OCEAN VIEWS VIEWS, VIEWS, VIEWS! 4 bed, 3.5 bath, 3,776 sqft home by award winning architect Steven Ehrlich, just blocks above the village on street to street lot, panoramic ocean & city light views. High vaulted ceilings, protected terrace overlooking Queen's Necklace + Palos Verdes. Private courtyard, living room, dining area, family room, terrace, large master, with a fireplace, walk in closet, large master bath w/ whirlpool tub. Next go down another floor where there are 2 more beds. This is a must see!		
MLS#16-126064 Anthony Marguleas 3109224241 AMALFI ESTATES		
Blt-Ins,Dshwshr,Rng/Ovn,Fridg		

1181 FISKE ST	Open 11-2	NEW
\$3,200,000	4+2.5 2sty-TRADITIONAL	
		
CHARMING TRADITIONAL ON OVERSIZED LOT First Time On The Market In Almost 50 Years! Privacy and seclusion highlight this charming +/- 2,448 SF 4 bed 2.5 bath traditional on rare, large and highly coveted +/- 9,769 SF flat corner lot (the largest lot currently for sale) nestled in the Alphabet streets. Perfect for family or development opportunity. Take a leisurely stroll to the village boutiques, fine restaurants, weekly farmers market, hiking trails, award winning schools and the upcoming Palisades Village/Caruso Project.		
Jeffrey Shore 310.770.7179 SOTHEBY'S INT'L RLTY		

16620 LINDA TERRACE	Open 11-2	NEW
\$2,599,000	3+2.5 1sty-TRADITIONAL	
		
SPECTACULAR OCEAN VIEW HOME WITH ARCHITECTURAL PLANS, SURVEY Spectacular unobstructed ocean view property at end of cul-de-sac with large usable lot. Amazing property with open living room & large dining area. Spacious kitchen + adj breakfast area. There's a deck off the living room, perfect indoor, outdoor entertaining w/ incredible views. Move-in or build your dream home. Includes architectural plans, soils reports & completed survey. Seller is licensed broker & General Contractor willing to help build & assist in obtaining a Coastal Development Permit.		
MLS#16-142884 Scott Moore 310.678.7855 TELES PROPERTIES		
Refrigerator,Washer/Dryer,Stove,Dishwshr		

1760 MICHAEL LN	Open 11-2	NEW
\$1,649,000	4+3 2sty-TRADITIONAL	
		
PRICED TO SELL - 3% CSO Open & spacious Highlands home set on a quiet street across from parkland. Charming brick-floor entry leads to a large living room w/vaulted ceiling & fireplace. The adjacent dining room connects to the open family room/kitchen/ breakfast area. This 4 bedroom 3 bath home features vaulted ceilings in the living room and master bedroom. The wrap-around patio enjoys a feeling of tranquility and privacy, and has potential for expansion. HOA amenities incl a recreation room, pool/spa & tennis courts.		
MLS#16-146180 Michael Edlen 3102307303 CB-PACIFIC PALISADES		
Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg		

807 NAPOLI DR	Open 11-2	red
\$6,395,000	5+6 CONTEMPORARY	
		
PALISADES RIVIERA COMTEPORARY JUST REDUCED! Situated atop a hill sits a beautiful and warm Contemporary with spectacular canyon and tree top vistas. Soaring two story ceilings, angular floating walls and two story floor to ceiling windows blend the indoor and outdoor spaces. The finely appointed interiors convey open spaces and warmth with its crafted premium materials of steel, wood, glass and limestone and a unique design. French doors lead to a private lushly landscaped yard with pool/spa. Entertainers dream.		
MLS#16-112038 Barbara Marcus 310.466.5676 BERKSHIRE HATHAWAY		
www.807napoli.com		

761 SWARTHMORE AVE	Open 11-2	red
\$4,750,000	6+5.5 CAPE COD	
		
VIA BLUFFS CAPE COD - PRICE REDUCED! PRICE REDUCED! Cape Cod hm w/finished basement. Cust blt in 2009 in the Via Bluffs, home has w/6 BR, 5 1/2 BA, FR, paneled library/dn & a finished basement w/elevator & w/2 BR, media room, & full BA.. Gourmet kit features Viking appliances, granite counters, a center island, breakfast nook & walk-in butler's pantry. The FR w/FP is spacious & opens to a grassy back yd w/BBQ and sports court. Master suite has cathedral ceilings, FP, lg walk-in closet & lg outdoor balc. Large rooftop deck.		
MLS#16-129566 Murray Weisberg 310-481-6260 SOTHEBY'S INTERNATIO		
BBQ,Cbl,Dshwshr,Dryer,Elvtr,Other		

✕ 201 ADERNO WAY

Lunch 11-2

\$2,998,000

3195000 3+2 1sty-TRADITIONAL



MLS#16-132244

Joan Sather 310.740.0302

SOTHEBY'S INTERNATIO

red

GREAT NEW PRICE! DRAMATICALLY UPDATED ONE STORY HOME.

California traditional. Every square inch is beautifully detailed. 3 bedrooms, 2 full bathrooms. Family room & bonus room. Beautiful grassy yard w/ pool & patio perfect for entertaining. Property was extensively renovated in 2000. New Roof, plumbing, electrical, kitchen, baths. Wood floors, French doors, charming batten board kitchen with cool breakfast banquette. Gorgeous master bath. Upper Bel Air Bay Club neighborhood. Your own steps leading short way down the road to the beach at the end of the street.

Dshwshr, Grbg Disp, Hood Fan, Rng/ Ovn

688 BIENVENEDA AVE #1

Refresh. 11-2

\$799,000

2+2 3sty-ARCHITECTURAL



MLS#16-145512

Randy Freeman 310-420-9242

BERKSHIRE HATHAWAY

NEW

AWESOME ARCHITECTURAL TOWNHOME!

Spectacular Loft, 3-level in prime area! Front unit, soaring ceilings & windows give stunning light! 2 story windows give incredible green, tree & Mtn Vus. New whitt oak floors. New HVAC. Gourmet kit w marble counters & brkfst bar. Loft opens to rooftop deck w views. Huge Master suite, w great closets & storage. Euro Spa-like bath with bidet, jetted tub & separate shower. Extra storage. Elevator access from garage to main level. Be inspired! A "Must See" for lovers of open space & light!


randyfreeman4realestate.com

14845 W SUNSET BLVD

Open 11-2

\$2,475,000

5+3 TRADITIONAL



MLS#16-129106

Adam & Ally Jaret 310.562.4073

TELES PROPERTIES

red

PRICE ADJUSTED | TRADITIONAL FAMILY HOME

Newly Updated w/Contemporary finishes make this Traditional family home complete. Upgrades include: wood floors, remodeled bathrooms, new roof, plumbing & an electrical box w/ EV charging station. Master bedroom w/ a separate sitting room/ office. Bright & spacious eat-in chef's kitchen. Family room opens out to backyard w/ an outdoor grill, bar & refrigerator. California living at it's best w/parks, beaches, schools & the upcoming "Palisades Village" by Caruso Affiliated all at your fingertips!

modernbeachproperties.com

15425 ANTIOCH ST #303

Open 11-2

\$1,499,000

3+3 2sty-CONTEMPORARY



MLS#16-142334

David Kelmenson 310-500-1430

PARTNERS TRUST BRENT

rev

OCEAN VIEW TOWNHOUSE-STYLE CONDO IN THE PALISADES VILLAGE

Located in the heart of the village, just steps to shopping, restaurants, schools, hiking, beach, bike path, ocean bluffs & the new village Caruso development. Multi-level 3-bedroom/3-bathroom townhouse-style condo w/ beautiful ocean/mountain views. Soaring vaulted living/dining rooms - loaded w/ natural light. Massive upper level deck w/ spacious out-door entertaining/dining perfect for captivating sunsets, ocean breezes. 3rd bedroom is a loft with full bathroom, closet & separate entrance.


www.15425Antioch303.com

1451 BIENVENEDA AVE

Open 11-2

\$5,995,000

5+6 ARCHITECTURAL



MLS#16-143110

Angel Akhavan 310.310.9022

RODEO REALTY BEVERLY

rev

Elegant, Unique Modern home in the most prestigious 24 hour guard gated community of "Ridgeview Country Estate" designed by AIA P.K. Thisle. Kitchen opens to Familyroom that leads to private backyard w custom pool. This Custom-Built Home boasting some ocean views, Lots of natural light, High ceiling, Italian Marble, Solid Maple floor, Finest material and has been recently updated and appears as new construction. Minutes away from the exciting new Caruso development project in the Palisades Village

17350 W SUNSET #201

Open 11-2

\$1,495,000

3+3 1sty-CONTEMPORARY



MLS#16-138150

Michael Mikail 310-617-6272

RODEO REALTY - BEVER

rev

EDGEWATER TOWERS BEAUTIFUL 3 BR, 3 BA CONDO FULLY REMODELED

Gorgeous Fully remodeled 3 BR, 3 BA Condo for sale at prestigious Edgewater Towers in Pacific Palisades. It features beautiful ocean views, a great open floor plan, newly renovated bedrooms, bathrooms, expanded kitchen, hardwood flrs thru out, pre wired for a 7.1 home theater system. This condo is in immaculate condition, move-in ready and great for entertaining. Edgewater Towers is Located across the street from Gladstones offers its residents a wide range of amenities on nine landscaped acres.

Dshwshr, Dryer, Elvtr, Grbg Disp, Micro

1171 TELLEM DR

Open 11-2

\$3,350,000

4+4 CONTEMPORARY



MLS#16-141432

Dolly Niemann 310-230-3706

BERKSHIRE HATHAWAY H

rev

AMAZING VIEW PROPERTY

This incredible home has unobstructed views from downtown to the Channel Islands which are captured from virtually every room in the home- This private home has been customized throughout with beautiful cabinetry, gorgeous hand hewn walnut floors, a spectacular open kitchen with leather finished granite counters, All this and it also has a spectacular outdoor entertaining area with a sparkling pool and outdoor fireplace.

Grbg Disp, Micro, Rng/ Ovn, Fridg

16 Mid Los Angeles

Single Family

1636 W 25TH ST

Open 11-2

\$847,000

5+4.5 3sty-TRADITIONAL



MLS#16-141432

L. Shnitzer/S. Seeram 310 497 0186

SOTHEBY'S REALTY

NEW

GRAND HOME IN HISTORIC WEST ADAMS

Charm & character abound in this well maintained, spacious home! Wonderful for entertaining, large scale rooms, high ceilings, lots of light, impressive center hall, wood floors. Lovely master suite with sitting room & large walk in closet. Charming vintage details throughout. Gated front yard & spacious back yard with drought tolerant landscaping. Updated plumbing & electrical. Close to USC, the 10 Fwy, and Downtown LA. Located in the Adams-Normandie HPOZ and in the USC Incentive Zone.

stove, refrigerator, washer/dryer

15 Pacific Palisades


Condo / Co-op

1600 PALISADES DR, UNIT 36

Lunch 11-2

\$899,000

2+2.5 CONTEMPORARY



MLS#16-141432

Dan Urbach 310.230.3757

BERKSHIRE HATHAWAY

NEW

HAPPY TOWNHOME, HAPPY LIFE

Tastefully updated 2bd/2.5ba townhome w/ gorgeous mtn vus. This is a rare "C" plan with the family room directly off the open remodeled kitchen which features maple cabinets, granite counters & s/s appliances. Liv room w/ hi vaulted ceilings, FP & lots of natural light opens to patio. Master enjoys hi ceilings, large walk-in closet, updated bath & balc. Add'l features include hardwd floors, central A/C, upstairs laundry, 2 car dir entry garage. Enjoy the community pool/ spa, gym & tennis courts.

www.ExclusiveRealtor.com

3017 WELLINGTON RD

Refresh. 11-2

\$599,000

3+1 1sty-SPANISH



MLS#16-141432

Ronald Shore/David Hitt 310-339-3094

KW LOS FELIZ

NEW

ADORABLE WEST ADAMS HOME

Adorable 3bd/1ba home. Gorgeous hardwood floors, Kitchen with sunny breakfast nook, big windows, lots of light. Nice large yard, additional studio/office structure with 1/2 bath, 2 car garage. Many original details with some opportunities for re-imagining. Come see this charming home before someone else snags it!

Refrig, Range, Washer, Dryer

TUESDAY

2942 CHESAPEAKE AVE	Open	11-2	NEW
\$506,000	3+1	1sty-CRAFTSMAN	



DESIRABLE NEIGHBORHOOD, OUTSTANDING REHAB OPPORTUNITY


Lush drought tolerant front landscaping welcomes you to this 1924 Craftsman Style Home in desirable Neighborhood! 3 bedrm starter home offers great potential...spacious living rm, frml dining rm, large open kitchen & hardwd flrs thru-out. The home awaits your special touch to reawaken its charm. This centrally located Leimert Park & West Adams adjacent neighborhood is just minutes to DT L.A., USC, LAX, local Beaches, Public Trans/Expo Metro Line, Frwy & more....Trust Sale, No Court Approval!

MLS#16-143318
Deborah Justice (310) 901-6062
JUSTICE RAY REALTY

Patio/Bonus Rm + Large Yd w/Fruit Trees

18 Hancock Park-Wilshire *Single Family*

501 S PLYMOUTH BLVD	Open	11-2	NEW
\$8,495,000	7+8	CRAFTSMAN	



THE O'MELVENY HOUSE, 1908

The O'Melveny House. Originally built in 1908 by famed architects Hunt, Eager & Burns. This exquisite English Craftsman estate has been meticulously restored to its original stateliness. The ¾ acre property includes lawns, outdoor fireplace, meditation pond, and a stunning pool and spa.

MLS#16-134474
Jonah Wilson 310.858.5465
HILTON & HYLAND

Jonahwilson.com

422 N IRVING BLVD	Refresh.	11-2	NEW
\$1,650,000	3+2	1sty-SPANISH	



VERY WELL MAINTAINED WITH STYLE AND FLARE

This home is quite lovely. Spanish remodeled with the highest of quality and attention to detail. Enter the barreled ceiling living room with arts & crafts fireplace. Formal dining room with dome ceiling hand painted with elegance and taste. French windows and beautiful gourmet kitchen combination great entertainment room. 3 bedrooms and 2 bathrooms include a sumptous master suite with a walk in closet, French master to a deck overlooking a fenced backyard with a converted garage.

MLS#16-145482
Betsy Malloy 323-806-0203
COLDWELL BANKER HPN

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

137 S CITRUS AVE	Open	11-2	NEW
\$1,525,000	3+2	1sty-SPANISH	



CHARMING SPANISH LOCATED ON PRIME TREE-LINED STREET!

Great potential for owner user to make a special home! Living Room with hardwood floors, barrel ceiling and large picture window, formal dining room overlooking front patio, kitchen with eat in breakfast nook, three bedrooms and two bathrooms, private back yard with covered patio and two-car garage. Close to trendy La Brea Restaurants and shops, The Grove and Larchmont Boulevard! Truly a Great Opportunity, Probate Sale being sold in current present As-Is Condition. Show and Sell!

James Hancock 310-777-6351
COLDWELL BANKER RESI

Bring or Send Clients!

1001 S LONGWOOD AVE	Lunch	11-2	NEW
\$999,000	3+2.5	TRADITIONAL	



BROOKSIDE TRADITIONAL FOR UNDER \$1M !!

Bring your tooth brush! Recently remodeled 3 bedrm + 2.5 bths in Brookside for under \$1M. This traditional home offers fireplace, hardwood floors, garage w/ direct access, central A/C, recessed lighting & granite countertops. Step out to your covered lanai to view your parklike backyard complete w/ magical multitiered waterfall. Varying terrace levels, oversized wood deck and abundant space create a fabulous venue for the most amazing parties. Beautifully landscaped front yard & big corner lot.

MLS#16-137722
Ryan Fitzgerald 310.402.6000
JOHN AAROE GROUP

Blt-Ins,Dshwshr,Grbg Disp,Micro

624 S RIMPAU	Open	11-2	red
\$6,485,000	6+7	TRADITIONAL	



REDUCED! SOPHISTICATED TRADITIONAL HOME

This sophisticated Traditional home boasts an updated style while maintaining its original charm! The open floor plan is perfectly complimented by beautiful moldings, hardwood floors, French doors, & exceptional attention to detail. The quiet park-like yard will be your personal sanctuary w/ sparkling pool, grassy yard, spa, & converted garage. Situated on a huge private lot in prime Hancock Park, enjoy Southern California living at its finest!

MLS#16-137092
S.F./Schlosser/ Walters 3106917888
JOHN AAROE GROUP

624Rimpau.com

639 N JUNE ST	Refresh.	11-2	rev
\$3,250,000	5+5	CONTEMPORARY	



CALIFORNIA INDOOR / OUTDOOR RETREAT


Seeking a fresh, contemporary home that will retain warmth & functionality for years to come? Look no further! This luxury California indoor / outdoor retreat in Hancock Park, near the heart of Hollywood, has been meticulously re-imagined & renovated to perfection. The home features formal living & dining rms w/ a double sided black veined marble fireplace, wire brushed wide planked French oak flrs & ample light throughout. A gourmet kitchen w/ Carrera marble center island & generous family rm.

MLS#16-141922
Loveland Carr Properties 323-460-7606
COLDWELL BANKER HP

639NorthJune.com

18 Hancock Park-Wilshire *Condo / Co-op*

4568 W 1ST ST, UNIT 103	Open	11-2	NEW
\$609,000	2+2	1sty-CONTEMPORARY	



SPACIOUS CONTEMPORARY NEWER BUILDING

Beautiful modern and bright one level, open floor plan with high ceilings in newer building. Bedrooms on opposite sides for extra privacy, travertine floors, fireplace, patio and private laundry. Big kitchen with granite counter tops and stainless steel appliances, tasteful built-in cabinetry and wine rack. Master proudly displays nice walk-in closet and Master bath has shower and tub. Prime location! Hancock Park and Koreatown adjacent. Close to Larchmont Village, Hollywood and Downtown. EQ ins

Laurent Bertet 310-869-9922
KELLER WILLIAMS BH

Stainless Steel appliances, SECURE BLDG

19 Beverly Center-Miracle Mile *Single Family*

6507 W OLYMPIC BLVD	Open	11-2	NEW
\$1,095,000	2+2	TUDOR	



CLASSIC AND CHARMING TUDOR IN CARTHAY CIRCLE!

This character-rich home features a dramatic rotunda entry, peg-and-groove hardwoods, living room with vaulted ceiling, fireplace and French windows. The upgraded kitchen includes granite counters, stainless steel appliances, opening to formal dining room with coved ceiling. The ensuite master bedroom boasts a luxurious and partially remodeled spa bathroom with double sinks, separate bath and shower. Additional features: period built-ins, central AC, and detached two-car garage.

MLS#16-145030
Allison Schwarz 310-237-5881
COMPASS

www.ALSeStates.com

8418 W 1ST ST	Open	11-2	NEW
\$1,050,000	2+2	SPANISH	



FULLY UPDATED STYLISH SPANISH BUNGALOW IN BEVERLY GROVE!

This stylish Spanish bungalow exudes character and taste while offering modern upgrades. A gated front patio leads into a living room with vaulted ceiling, fireplace and picture window. The remodeled kitchen features a farm sink, stainless steel appliances, quartz counters and subway tile. The master bath offers a curved soaking tub and the redone second bath features a large shower and marble floors. Additional features: custom built-ins, maple floors, rear patio, automatic garage, central AC.

MLS#16-144930
Allison Schwarz 310-237-5881
COMPASS

www.1stStreetHouse.com

1201 S SIERRA BONITA AVE	Open	11-2	NEW
\$999,000	3+2	SPANISH	



Classic 1920s Spanish in desirable Wilshire Vista. This house affords the opportunity to restore a beautiful home and make it sparkle again. Run, do not walk, to see this fantastic diamond in the rough. Appears to have gorgeous hardwood floors under the carpets. Property also features a beautiful front yard and spacious, private backyard with detached garage.

MLS#16-145276
Jeffrey Lemen
KELLER WILLIAMS-SANT

Dryer,Rng/Ovn,Fridg,Wshr

6433 WARNER DR	Lunch	11-2	rev
\$1,750,000	3+2	MEDITERRANEAN	



TOTALLY DONE 2500 SQ FT BEAUTY

WOW ...THIS IS NICE !!!!! Beautiful Carthay Circle Mediterranean Revival Home completely renovated by local Interior / Architectural designer Bryan Wark. 2500 Sq. Ft main house with 3 bedrooms and 2 Baths plus an office library with industrial steel & glass skylight & bar. Large Living room with wood burning fireplace & formal dining room. The home has been updated with new gray American Oak floors & handmade Douglas Fir windows. Brand New HVAC Copper plumbing & new electrical. VERY SPECIAL

Los Angeles 90048
6433 WARNER DRIVE


MLS#16-142916
Bob Murphy
KELLER WILLIAMS BEVE

310 367 1130

Rng/Ovn,Fridg

19 Beverly Center-Miracle Mile *Condo / Co-op*

8651 W OLYMPIC #102	Refresh.	11-2	NEW
\$592,500	2+2	CONTEMP MED	



REAR CORNER UNIT, 2+2, 1,286 SQFT, LOW HODS, HIGH WALK SCORE

Located in a prime Beverly Hills adjacent neighborhood. This competitively priced first floor rear corner unit w/infused natural light welcomes you. Convenient to Beverly Hills, Century City, Cedars Sinai Hospital, The Beverly Center, The Grove, LACMA, places of worship & an eclectic array of wonderful restaurants, some w/in walking distance, to satisfy your palate. Earthquake Ins incl., strong Association, 2-car pkg, low HODS, well maintained property. Owner occupied, showing w/24-48-hr notice

MLS#16-145726
Jackie Winter
DEASY PENNER & PARTN

213-705-0878

Dshwshr,Dryer,Elvtr,Micro,Wshr

19 Beverly Center-Miracle Mile *Income*

6135 LINDENHURST AVE	Open	11-2	rev
\$1,995,000	Duplex	SPANISH	



WWW.6135LINDENHURST.COM

Acclaimed designer Karen Hartman has taken a 1920's period Spanish & designed an amazing villa consisting of 2 separate units. Each unit feat 2 bd, 1.5 ba, exquisite kit, FDR, private deck, & shared backyard. Both units feat wood fl, custom window work, LR w FP, & hand-hewn beams.A separate large studio/offc/music rm is also included.This is a rare one-story-trophy property oozing character and charm.The house is a soothing & soulful experience. Literally moments to BH, Whole Foods, & the Grove.

MLS#16-141354
Jan Horn
PACIFIC SOTHEY'S IN

310.710.3636

Washer, Dryer,Rng/Ovn,Fridg,Other

21 Silver Lake - Echo Park *Single Family*

2284 HIDALGO AVE	Lunch	11-2	NEW
\$2,950,000	3+3	2sty-ARCHITECTURAL	



ARCHITECTURAL SPLENDOR WITH AMAZING VIEWS

Spectacular Architectural with stunning views on an extremely private lot. Private pool and spa surrounded by expansive lawns. The interior features polished concrete floors, high ceilings and sky-lit clear story windows. Huge master suite occupies all of the upper floor. The large, open, chef's kitchen is well-appointed. Marvelous indoor-outdoorflow through many French doors opening to the pool, spa and spacious patios. The ultimate in California Living.

MLS#16-144924
Ray Schuldenfrei
KW LARCHMONT

323-646-0350

Blt-Ins,Cbl,Cing Fan,Dshwshr,Dryer,Other

1459 ANGELUS AVE	Open	11-2	NEW
\$849,000	3+2	2sty-CALIFORNIA BUNGALOW	



CLASSIC SILVER LAKE BUNGALOW

Quite Silver Lake bungalow on cul de sac boasts lrg front yard w fruit trees & hot tub! Step inside to wonderful flow, an updated kitchen that will please any at-home chef. Off the liv rm a BR w walk-in closet & jack n jill bath shared w the 2nd BR. Off the kitchen is a hallway w entry to the 2nd bedroom & also access to an outside stairs that lead to laundry rm, 3rd BR, which work perfectly as an art studio or gym, plus ¾ bath. Private off-street prkg w space for 2 vehicles.

MLS#16-145056
Benjamin S. Lee
COLDWELL BANKER RESI

3108585489

Cing Fan,Dshwshr,Dryer,Micro,Fridg

22 Los Feliz *Single Family*

3460 GRIFFITH PARK	Open	11-2	NEW
\$2,479,000	4+4	POST & BEAM	



REIMAGINED POST & BEAM

Rarely does Los Feliz offer a newly imagined home that still retains its Post and Beam "roots". Seamless floorplan with modern flow. Gorgeous living room w/ high pitched roof and accent windows. New kitchen with Viking appliances, Caesarstone island. Spa like Master bath. Many upgrades throughout such as beautiful new oak floors, updated plumbing and electrical etc.. Two car attached garage w/ direct entry to house. Amazing entertainers + room for pool. Collaboration between Edge and Restore LA.

MLS#16-146124
Carter + Orland Estates
KELLER WILLIAMS REAL

www.carterorlandestates.com

4920 LOS FELIZ BLV	Open	11-2	NEW
\$1,695,000	3+4	2sty-OTHER	



This stunning remodeled Tuscan style three bedroom four bath home features a gourmet style kitchen with gorgeous granite counter tops great for entertaining. Throughout the home is bamboo pergo and custom tile flooring, lightly tinted double pane windows for privacy and beautiful crown moldings as well as a separate laundry room and a two car garage.

Aaron Kirman
JOHN AAROE GROUP

424-249-7162

www.4920losfeliz.aaroe.com

1860 RODNEY DR	Open	11-2	GATED!	NEW
\$849,000	2+1	1sty-CALIFORNIA BUNGALOW		



COOL BUNGALOW W/BONUS GUEST STUDIO W/KITCHENETTE AND BATH!

What every buyer wants right now: OPTIONS! This 2BR/1BA 905-square-foot MAIN HOUSE is hedged and gated for ultimate privacy. A large covered porch welcomes visitors into this light-and-bright Craftsman-style bungalow. A 319-square-foot GARAGE CONVERSION adds options for how to live. "Loft style" abounds with vaulted ceilings, exposed beams, skylight, kitchenette with bar, and a bathroom with step-in shower. 2 off-street tandem uncovered parking spots. BONUS ALERT: Franklin Elementary, too. LAR2.

JEFF YARBROUGH
L.A. LUXE GROUP | KW

323.854.4300

www.1860Rodney.com

22 Los Feliz *Lease*

4411 LOS FELIZ #306	Lunch	11-2	NEW
\$3,350	1+1	MID-CENTURY	



Guest parking available in front of complex. Driveway entrance is off of Commonwealth Avenue.

MLS#16-146114
Rafik Ghazarian
BERKSHIRE HATHAWAY H

323-371-1511

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

28 Culver City *Single Family*

3337 MCMANUS AVE	Open	11-2	NEW
\$1,249,000	3+2	TRADITIONAL	

WWW.3337MCMANUS.COM

Completely Remodeled Culver City Art District Home! Expanded and Refurbished in 2016! Bright open design with new windows, dark wood flooring & recessed lights. Gourmet kitchen with white shaker cabinets, quartz counters, stainless steel appliances & center island with counter seating. New electrical, updated plumbing, new roof & new central air & heat. This neighborhood is going to see amazing changes! Platform's boutique shops & restaurants just opened and so much more is in the works!

MLS#16-145552
Todd Miller 3105602999
KELLER WILLIAMS-SM

Open House Sun 2-5pm & Tues 11-2pm

11814 BRADDOCK DR	Open	11-2	NEW
\$695,000	2+3	TRADITIONAL	

CHARMING TRADITIONAL IN GREAT CULVER CITY LOCATION!

Charming, sunny & priced to sell! This one story traditional offers a nicely upgraded kitchen w/ separate dining area, spacious living room w/ wood burning fireplace & recessed lighting, hardwood floors throughout & central A/C. Public records show 2BR/1BA, but this special property offers an additional office, sun room & 2 1/2 baths (1/2 bath off of kitchen). Spacious backyard & secured driveway w/ 1-car garage. Prime location in close proximity to Beach & Ballona Creek bike path. Welcome Home!

MLS#16-146128
Dana Cataldi 310-804-9207
PARTNERS TRUST BW

www.11814braddock.com

28 Culver City *Income*

12055 JEFFERSON	Refresh.	12-2	NEW
\$1,195,000			

RARE 4-PLEX IN SILICON BEACH

Extremely rare and unique Westside opportunity in Silicon Beach directly across the street from Facebook in Playa Vista. Fully remodeled designer-done 4-plex, two one-bedroom units and two studio units have all been remodeled by a high-end designer in 2015 and are currently making excellent income from short term rentals. Delivered fully vacant in turn-key condition. Zoned LAC2. May be an ideal location for startup offices, a B & B, executive short-term stays, or owner user.

MLS#16-143570
Gerner/Lester (310) 406-6543
SOTHEBY'S

29 Westchester *Single Family*

8028 DUNBARTON AVE	Refresh.	11-2	NEW
\$1,199,000	3+2		

BEAUTIFUL HOME IN PRIME KENTWOOD AREA

The stunning curb appeal welcomes you to this enchanted Home. Experience the best of living in Westchester while relaxing under the shades of mature trees and enjoying the natural flow of the cool breeze! This pristine home features 3 bedrooms, 2 baths including a spacious kitchen with custom cabinets and granite counters tops. The master suite features a walk-in closet, oversized bathroom and French doors which opens to the backyard that includes a beautiful custom deck and a charming garden.

MLS#16-143042
Agnes Rosiak/MaxAlatorre 310-384-2399
GIBSON INTERNATIONAL

30 Hollywood Hills East *Single Family*

6867 IRIS CIR	Open	11-2	NEW
\$1,499,000	3+3	SPANISH	

DESIGNER DONE HOME IN WHITLEY HEIGHTS

Theodore Wright Jr. House. Private & gated. Formal entry w/dramatic step down LR w/French drs & windows, wood burning fp. Kitch feat Wolf Range, Miele dishwasher, Waterworks fixtures & brick laid flrs that open to den & bfast area. Upstairs has 2 en-ste BRs incl master w/custom built-ins, w/clawfoot tub & steam shower. French drs open up to expansive deck. Lounge area w/head on views of HW sign & city lights. Professionally landscaped yrd w/entertaining areas, fire pit & outdoor lighting.

MLS#16-146024
Sires/Nourmand 310.498.1024
NOURMAND&ASSOCIATES

www.6867iris.com

2103 ALCYONA DR	Open	11-2	593F3	red
\$1,995,000	5+6	MEDITERRANEAN		

GORGEOUS COURTYARD MEDITERRANEAN VILLA

Custom Cabinetry, Stone Work, Wrought Iron, Refinished Beam Ceilings, Large Kitchen, Grand Living Room with Fireplace, Courtyard Entry and two Balconies, West Facing Over the Hollywood Hills, Large Master with Office or Second Bedroom, Downstairs has Family Room and Two Additional Bedrooms with Ensuite Baths. Above the Garage has Guest House/Studio with Full Bath and Kitchenette.

MLS#15-931977
Ladd Jackson 310.346.1744
HILTON & HYLAND

2103alcyona.com

3040 ARROWHEAD DR	Refresh.	11-2	rev
\$2,247,000	5+4	2sty-CAPE COD	

LAKE HOLLYWOOD ESTATES OASIS

Amazing new price for this Stately home on 1/4 acre (assr) w/ Griffith Park as a backdrop. Design upgrades include Wood floors & cabinetry, Stone finishes, European fixtures & 3 fpls. Elegant Art Deco stairway leads to step-down living & dining rooms w/French doors opening to the spacious grounds. Gourmet kitchen has Wolf & Miele appls, breakfast bar & picture window, & shares a fpl, wet bar & wine fridge w/family room. Double masters w/Luxe baths, custom closet & mini bar. Views from all rooms.

MLS#16-115038
Terry Canfield Schmidt 323-854-4607
BHHS-BH

Dshwsh,Fridg,Micro,Rng/Ovn,Wine Fridg

2932 LEDGEWOOD DR	Open	11-2	rev
\$1,195,000	3+3	2sty-MID-CENTURY	

BEACHWOOD CANYON HIDEAWAY

Beautifully remodeled 3Bd/3Ba Mid-Century in prime Beachwood Cyn w/one bedroom guest unit & bath w/sep entrance & patio. This 2-story home features a spacious open floor plan, living & dining area w/wood floors, wood-burning fpl, & floor to ceiling sliding glass doors that open out to a private garden patio. Eat-in-kitchen offers wood cabinets, granite counters, SS appls & center island w/ breakfast bar. Upstairs master suite has walk-in closet & sitting area w/balcony. Set amidst tall oak trees.

MLS#16-130036
Rose Ware 213-369-9171
BHHS-BH

Dshwshr,Grbg Disp,Hood Fan,Micro,Rng/Ovn

30 Hollywood Hills East *Condo / Co-op*

3300 BARHAM BLVD #102	Open	11-2	NEW
\$950,000	4+4	MEDITERRANEAN	

INCREDIBLE TOWNHOUSE NESTLED IN PRIME HOLLYWOOD HILLS

Incredible townhouse nestled in prime Hollywood Hills finished w/ highest end materials & finishes. Over 2700 SQFT of living space, this 4BD 4BA townhome offers the best of everything, having recently undergone a 100K renovation! Utilizing an open floor plan, top of line appliances & chef's kitchen that opens up to the rest of the home. Brand new hardwood floors, Arlo security system, & motorized gate for privacy & 3 car garage. Perfect location, with easy access to freeway & surrounding areas!

MLS#16-143042
Joshua Altman 310.819.3250
DOUGLAS ELLIMAN

Dshwshr,Grbg Disp,Rng/Ovn

31 Playa Del Rey *Single Family*

8141 CABORA DR	Refresh.	11-2	NEW
\$2,500,000	5+5	FRENCH	

5 Bed & 4.5 Bath- 4,370 Sq.Ft. situated on Ballona Wet Lands . Views of Ocean, Marina, Mountains & City light. Full remodel in 2006, major touch up in 2016. spacious floor plan, entertainers delight .

CCTV, Automated Security Lighting Syste

Camelia Katouzian 310-567.9779 SHOREWOOD REALTORS

OPEN HOUSE STATUS

Automatic Status: The MLS™ will automatically assign NEW or REV

NEW New, automatic status
NEW* New, not yet listed
RED Reduced
REV Review, automatic status
BOM Back on Market

31

Playa Del Rey

Condo / Co-op

8164 MANITOBA ST #1

Open 11-2

NEW

\$699,000

3+3

2sty-CONTEMPORARY



MLS#16-146266

Brian Maser 310-795-8010

MASER CONDO SALES

3BR/3BA END UNIT TOWNHOME IN PLAYA DEL REY

Retreat into your very Private 3 bedroom 3 bath end unit Townhome in Playa Del Rey. Large Private 2-car garage w/ direct access to unit plus laundry room with storage. 2nd level includes spacious living room w/ fireplace, hardwood floors, kitchen w/ granite counter tops, dining area, powder room & Private front enclosed patio. 3rd level boast 3 bedrooms and 2 full baths. Resort living in highly desirable Manitoba West: Pool, Spa, Tennis Courts, Gym, 24-Hr Guard, Club House.

www.MaserCondoSales.com

42

Downtown L.A.

Condo / Co-op

1100 S HOPE ST #1110


Open 11-2

NEW

\$739,000

1+1

MODERN



MLS#16-145876

Simon Beardmore 310 892 6454

SOTHEY'S INT. RLTY.

PRIME DOWNTOWN LOFT!

Stunning 11th flr. Sweeping views of the downtown skyline. 1 BR/1 BA w floor to ceiling windows. Hwd flrs, granite countertops, stainless steel finish kitchen appliances. LUMA is a Green, LEED Certified GOLD building. Building amenities include 24/7 concierge and security,fitness center, salt-water pool,spa,large outdoor terrace area w BBQs. Located in the heart of downtown,short walk to Staples Center,LA Live,Nokia Theater,Regal Movie Theaters,Starbucks,Whole Foods,hip Restaurants,Nightspots.

Bit-Ins,Dshwshr,Frzr,Grbg Disp,Hood Fan

60

Tarzana

Single Family

18918 LA MONTANA PL

Open 11-2

rev

\$3,995,000

4+5

ARCHITECTURAL



MLS#16-122816

Aaron Kirman

JOHN AAROE GROUP

One of the most significant architectural offerings in the U.S. Neutra, a master at integrating architecture within its natural surroundings, was commissioned to design this intriguing home to sit atop an expansive promontory with 360 degree views seen from every room. This work of art boasts 4 en-suite bedrooms, 5 bathrooms, pool house, detached guest suite, sparkling swimmer's pool, walking paths, a fire-pit, and designer water features flowing seamlessly from the exterior through the house.

Dshwshr,Rng/Ovn

62

Encino

Single Family

16557 GOLDENROD PL


Open 11-2

NEW

\$2,895,000

4+3

CONTEMP MED



MLS#16-142706

D. Cumming M. Beisel 310.944.4430

HILTON & HYLAND

PERFECT ENVIRONMENT FOR PEACE, RENEWAL AND ENTERTAINMENT

Welcome to 16557 Goldenrod Place. Located just off Mulholland Drive this is where tranquility exists, the perfect environment for peace, renewal and entertainment. This home is an outstanding architectural piece that has been completely redesigned in the most detailed way, with influences of a Modern Mediterranean style retreat. The large entry flows easily into the family room featuring a custom 14' fireplace showcasing city and mountain views.

CBLuxuryre.com

X 16935 STRAWBERRY DR

Lunch 11-2

NEW

\$1,695,000

2+2

2sty-TRADITIONAL



Rochelle Maize,Pat Phill 8185354920

NOURMAND, RODEO

HOME SWEET HOME ON STRAWBERRY

On a quiet street in the Encino Hills, this tastefully upgraded Traditional offers a gracious ambiance, entertainers' open floor plan and the indoor/outdoor flow that embodies the California lifestyle. The stylish remodeled eat-in kitchen with granite counters, premium s/s appliances and slate floors & backsplash flows to the Great Room with vaulted wood-beam ceiling, 2-story fireplace, hardwood flooring and walls of glass doors framing greenery views.

17201 OAK VIEW DR

Open 11-2

NEW

\$1,600,000

4+3.5

2sty-TRADITIONAL



Alex Quaid 310-717-1054

PARTNERS TRUST OP

REMODELED TRADITIONAL WITH VIEWS AND A POOL

Contemporary remodel to this gracious traditional in prime Encino. Jetliner views highlight this private, gated oasis that is complete with its own pool. The sumptuous master bedroom is located on the second floor and includes a private patio, gorgeous bathroom, walk in closet, and jaw dropping views. The living room features soaring ceilings, floor to ceiling windows, and an open floor plan that flows into the dining room and kitchen. A special home in a wonderful location.

5255 ENCINO AVE

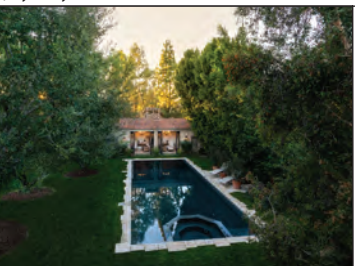
Open 11-2

rev

\$5,999,000

6+12

COUNTRY FRENCH



MLS#16-104570

Aaron Kirman 818-453-9175

JOHN AAROE GROUP

THE ULTIMATE ENCINO COMPOUND

The South of France in Amestoy Estates! One of the largest homes in the Valley w nearly 16,000 sq. ft. of French inspired living spaces on 1.44 acres of unbelievable grounds. Walled and gated for max privacy. 4 bonus structures include pool house, guest cottage, enormous office. Sensational great room w full bar, wood beamed ceilings & custom fireplace w full view of the pool & yard. Chef's kitchen with center island, 8 burner range & dual ovens.

Dshwshr,Elvtr,Grbg Disp,Hood Fan,Intrcm

62

Encino

Condo / Co-op

5230 ZELZAH AVE #4

Open 11-2

NEW

\$445,000

2+3

2sty-CAPE COD



MLS#16-145196

E. Lynn Crausman 310-497-1007

KELLER WILLIAMS BH

NEWLY REMODELED TOWNHOUSE WITH LOW HOA!

Beautifully remodeled & well maintained townhouse located walking distance to shops and restaurants! Very low HOA earthquake, water, pool, and community room! Fully gated building! Huge attached 2 car private garage! Solid Brazilian Cherry thick hardwood floors! Recessed lighting. Quartz counters & stainless kitchen! Remodeled baths w/ marble slab & mosaic tile! Nest temperature control. Custom designed closets! New central a/c less than 2 years old! Turnkey and ready to go!

Cing Fan,Dshwshr,Grbg Disp,Rng/Ovn,Fridg

72

Sherman Oaks

Single Family

X 15141 RAYNETA DR

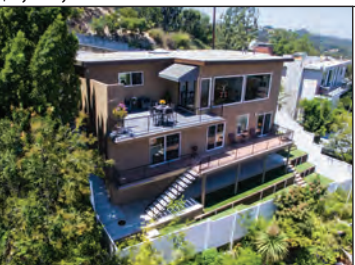
Lunch 11-2

NEW

\$1,395,000

3+2.5

2sty-CONTEMPORARY



A Mott / L Young 310-777-2830

BERKSHIRE HATHAWAY

SHERMAN OAKS CONTEMPORARY WITH PANORAMIC VIEWS

Sunny Contemporary with sensational panoramic views. A multitude of recent stylish upgrades throughout the home and property. Open floorplan. Great room with fireplace. Large open gourmet cook's kitchen with stainless steel countertops and glass tile back splash. Expansive master suite. Alfresco living and dining areas. Completely redone back & side yards. Direct access to oversized two-car garage.

www.15141Rayneta.com

72

Sherman Oaks

Condo / Co-op

X 4520 FULTON AVE, UNIT 11

Lunch 11-2

NEW

\$549,000

2+3

MEDITERRANEAN



Brian Courville (310) 622-0312

JOHN AAROE GROUP


JOIN US FOR LUNCH!

Unique building situated in prime Sherman Oaks with swift access to restaurants and chic boutiques and a stone's throw away to the Sherman Oaks Fashion Square. An inviting living room boasts soaring ceilings and a stylish gas fireplace. Spacious kitchen features built-in appliances, and merges to a dining area perfect for entertaining guests. This unit hosts three bedrooms and two-and-a-half bathrooms on two levels. The building offers an outdoor spa ideal for taking a dip after a long day.

www.4520Fulton11.com

73 Studio City *Single Family*

3923 AVENIDA DEL SOL	Open	11-2	NEW
\$2,999,999	5+6	3sty-CONTEMPORARY	



STUNNING CONTEMPORARY HOME WITH ALL OF THE FINEST FINISHES

All 5 bdrms are ensuite, beautiful media room/home theatre w/ seating for 7. Chef's kitchen w/ natural stone & great views, guest house w/ full bath, stunning pool w/ lots of outdoor space, high cathedral ceilings, 4 car parking that enters into the house + a large circular motor court that could park 10 plus cars. State of the art home automation wiring that controls lighting, speakers/audio, security, locks, gates & garage doors. Gated estate, great for a celebrity client that wants privacy.

WALKER SPANIER GROUP	310-430-1513	Neil Spanier + Scott Walker
KW-SANTA MONICA		

3848 AVENIDA DEL SOL	Refresh.	11-2	NEW
\$2,599,000	4+5	ARCHITECTURAL	



Fabulous celebrity owned, mid- century House with panoramic views. Reminiscent of Farnk Loyd Wright architecture. Wood Glass and Stone finishes throughout the house. Beautiful updated kitchen with Miele Appliances with water filtration system throughout house. Close to Ventura Blvd shopping and restaurants. This house is a unique gem. Don't miss it!

MLS#16-138178	Maria Hellmund	310-614-9885	BBQ,Blt-Ins,Dshwshr,Frzr,Grbg Disp,Other
THE AGENCY			

4047 ALTA MESA DR	Open	11-2	NEW
\$1,149,000	3+2	TRADITIONAL	



GORGEOUS CANYON RETREAT NESTLED IN THE STUDIO CITY HILLS

Enter The Living Rm w Vaulted Ceilings & Chandeliers Bathed In Natural Light & Glass Doors Out To Your Private Patio. The New Carrera Marble Island Kitchen Feat Stainless Appl & Cabinets Galore w Stylish Dining Area & Bay Window Reading Nook that Spills Out To Your Front Deck. Retreat To Your Master Ste Tucked Away w Glass Doors Out To Your Private Patio & A Gorgeous Marble Spa-Style Bathrm w Steam Shower & Double Sinks. Explore The Backdy Where You Are Immersed In Canyon Nature, Views & More.

MLS#16-145402	Jason Reitz	323-656-1800	www.4047AltaMesa.com
ROCK REALTY GROUP			

74 Toluca Lake *Single Family*

4724 SANCOLA AVE	Open	11-2	NEW
\$2,395,000	6+5	TRADITIONAL	




ELEGANT GATED TRADITIONAL LOCATED ON QUIET CUL-DE-SAC

Approximately 5,000 Square Feet With Guest House On Large Lot With Gated Circular Drive.
Co Listed with Thomas Atamian From Dilbeck Estates

Brett Lawyer	310.858.5402	4724sancola.com
HILTON & HYLAND		

84 La Canada Flintridge *Single Family*

5350 JESSEN DR	Open	10-2	rev
\$3,595,000	5+7	MEDITERRANEAN	



MEDITERRANEAN STYLE VILLA SITED ON OVER 1 ROLLING ACRE

Generously proportioned, this home is perfect for casual living, as well as grand scale entertaining. The great room is warmed by a fireplace and opens to the veranda overlooking the pool, spa and private backyard. The ample master bedroom has a balcony which overlooks the serene backyard. Constructed to enjoy indoor/outdoor living, you will relish the front porch, veranda, and 2 balconies. In addition, there is a 3 car garage, mud room and wine cellar.

MLS#16-984297	Aren Afsharian	310.200.9323	Hiltonhyland.com
HILTON & HYLAND			

94 Glassell Park *Single Family*

1474 W AVENUE 43	Open	11-2	NEW
\$925,000	5+5	3sty-MODERN	




INCREDIBLE VALUE IN GLASSELL PARK

Incredible value in the hills of hot Glassell Park. This 5BR/5BA modern home on a quiet and centrally located cul-de-sac street has all the space you have been looking for. On the main level is a spacious living and dining room with a remodeled eat-in kitchen and powder room. At over 3,100sf this is one of the very best deals on the market in one of NELA's most desirable neighborhoods. Close to the best shops, restaurants, parks and nightlife. Don't miss this great opportunity!

MLS#16-146044	Robert Kallick	323-775-6305	Blt-Ins,Dshwshr,Rng/Ovn,Fridg
SOTHEY'S LOS FELIZ			

95 Mount Washington *Single Family*

980 NORDICA DR	Open	11-2	NEW
\$895,000	3+3	2sty-MODERN	




STUNNING MODERN VIEW HOME IN MT. WASHINGTON

Sophisticated home w/ 3 bdrms, 2.5 bas & separate media rm. Private courtyard. Open floor plan & expansive views. Casual LR w/ fireplace flows to kit. w/ Italian cabinets, center island w/ breakfast bar, SS appliances, pantry & dining area. 2 patios. A powder rm rounds out the main floor. Lower level w/ private master suite & patio, master bath w/ soaking tub & separate shower, & walk in closet. 2 additional bdrms & hallway bathrm. Lrg bonus rm finished off as media rm. 2 car garage.

MLS#16-145834	Pete Buonocore	323-762-2561	www.980Nordica.com
KW - LARCHMONT			

339 W AVENUE 45	Open	11-2	NEW
\$639,000	3+3	CRAFTSMAN	



MT. WASHINGTON HILLTOP HIDEAWAY

Located atop a meandering pathway through lush hillside gardens this private hilltop hideaway awaits you. The main floor features a galley kitchen, dining area, living room with fireplace and two bedrooms and baths, including access from the master bedroom to the large deck with its city and mountain views. Adjacent to the private garden below is a third bedroom and bath perfectly suited for guests or a home studio/office. Convenient to shopping, the Arroyo Parkway and the Gold Line.

Kevin Bourland	213.407.4754	
JOHN AAROE GROUP		

244 Redondo Beach *Single Family*

2402 HARRIMAN LN	Open	11:30-1:30	NEW
\$1,300,000	3+2	CONTEMPORARY	



A GEM IN A FANTASTIC AREA !!!!

Move right on in !!!! Vaulted ceilings in LR. Beautiful updated kitchen opens to generous & inviting separate dining room. Large family room w/ fireplace & doors opening to very spacious & private yard. Downstairs bedroom w/ ¾ slate bathroom. Spectacular upstairs master suite w/ sitting room, fireplace & built in cabinets. Large bathroom & huge master closet. Good sized bedroom AND a loft that can be used for anything your imagination can picture. You won't want to miss this gem.

MLS#16-145998	Rona Kaufman/jackie C.	310-962-8797	www.2402HarrimanLane.com
TELES PROPERTIES			

244 Redondo Beach *Condo / Co-op*

2606 RUHLAND AVE, UNIT 1	Lunch	11-2	NEW
\$685,000	2+2.5	3sty-CAPE COD	



BIKE TO THE BEACH! DETACHED TOWNHOME IN REDONDO


Free standing, tri-level townhome with no common walls! This nicely appointed floor plan has 2 bed + 2.5 bath + den with 1,535 square feet of open space drenched in sunlight. The large master bedroom features a fireplace, large master bath and a private upper deck with views of Palos Verdes Peninsula. Second bedroom is spacious and well lit and features a bathroom en-suite. This unique home offers a private back yard and garden, surrounded by zen landscaping. Large two-car attached garage.

Rochelle Maize&Ari Passy	310-926-7078	Kitchen, Patio, Upper Deck, Den, W/D
NOURMAND & ASSOCIATE		

1025 Atwater

Income

4320 PERLITA AVE	Open	10-2	564 D7
\$949,000	Duplex	1sty-TRADITIONAL	



REMODELED ATWATER DUPLEX

Completely remodeled. Front detached unit has 2 beds and 1 bath. Rear unit has 3 beds and 2 baths. Both have new laminate flooring, lighting fixtures, copper plumbing, newly rewired, central heating and cooling, dual glazed low e vinyl windows, doors, paint inside and out, custom kitchen cabinets and stone countertops with new stainless steel appliances. Large grassy backyard. MLS#316006904. Open House 07/23 2-5pm, 7/24 1-5pm, 7/26 10-2pm and 7/28 10-2pm

Ralph Suarez 818-203-5661
DILBECK REAL ESTATE


Caravan 7/26 & 7/28 10-2pm

NEW

1333 Ladera Heights

Single Family

5138 REYNIER AVE	Open	11-2	672
\$889,000	3+2.5	1sty-CONTEMPORARY	



VIEW CONTEMPORARY IN UPPER LADERA HEIGHTS

3 bedroom 2 1/2 bath contemporary with city light views in desirable upper Ladera Heights. Hardwood floors, great floor plan, guest unit, yard. Great potential. Needs TLC. Probate with no court confirmation.

Daniel Fan 3103087688


NEW

THURSDAY OPEN HOUSES

22 Los Feliz

Single Family

1860 RODNEY DR	Open	12-2	GATED!
\$849,000	2+1	1sty-CALIFORNIA BUNGALOW	



COOL BUNGALOW W/BONUS GUEST STUDIO W/KITCHENETTE AND BATH!

What every buyer wants right now: OPTIONS! This 2BR/1BA 905-square-foot MAIN HOUSE is hedged and gated for ultimate privacy. A large covered porch welcomes visitors into this light-and-bright Craftsman-style bungalow. A 319-square-foot GARAGE CONVERSION adds options for how to live. "Loft style" abounds with vaulted ceilings, exposed beams, skylight, kitchenette with bar, and a bathroom with step-in shower. 2 off-street tandem uncovered parking spots. BONUS ALERT: Franklin Elementary, too. LAR2.

JEFF YARBROUGH 323.854.4300
L.A. LUXE GROUP | KW

www.1860Rodney.com

NEW

32 Malibu Beach

Single Family

31026 BROAD BEACH RD	Open	10:30-12:30	
\$9,500,000	2+3	CAPE COD	



JOIN US FOR BROAD BEACH CARAVAN!

Fantastic Price Reduction on this outstanding 17K+ sq. ft. lot! 1bd + office main house and full guesthouse property boasts incredible unobstructed views of the sand and Pacific Ocean beyond. Walk out the rear glass sliding doors to your private sand dunes and directly into the sea. The rear patio is ideal for entertaining guests or sipping your morning coffee. This is the BEST value on Broad Beach Rd!

MLS#16-112814
Scott Tamkin 310-493-4141
COMPASS

Blt-Ins,Dshwshr,Dryer,Elvtr,Frzr,Other

NEW

FRIDAY OPEN HOUSES

53 Woodland Hills

Single Family

23341 OSTRONIC DRIVE	Refresh.	11-2	
\$3,450,000	6+4.5	RANCH	



HIDDEN HILLS EXPERIENCE WOODLAND HILLS PRICE

Sprawling 7000 sq ft estate on over a flat acre. 6 bed, 4 1/2 bath + guesthouse. Entertainer's enclave! Master suite with spa bath, gourmet kitchen w/ butler's pantry, subterranean wine cellar, library/office, maid's wing, 4 car garage. Expansive green grounds surrounded for privacy by 40 ft redwood trees and multiple areas for outdoor dining. This home has great indoor/outdoor ambiance for family living and entertaining. Home has been featured in many film productions!

MLS#SR16099738CN
Ron Papile 818-415-7966
COLDWELL BANKER SC


www.23341OstronicDr.com

rev

72 Sherman Oaks

Single Family

15141 RAYNETA DR	Open	11-2	
\$1,395,000	3+2.5	2sty-CONTEMPORARY	



SHERMAN OAKS CONTEMPORARY WITH PANORAMIC VIEWS

Sunny Contemporary with sensational panoramic views. A multitude of recent stylish upgrades throughout the home and property. Open floorplan. Great room with fireplace. Large open gourmet cook's kitchen with stainless steel countertops and glass tile back splash. Expansive master suite. Alfresco living and dining areas. Completely redone back & side yards. Direct access to oversized two-car garage.

A Mott / L Young 310-777-2830
BERKSHIRE HATHAWAY

www.15141Raynetta.com

NEW

BY APPOINTMENT

03 Sunset Strip - Hollywood Hills West

Single Family

7212 MULHOLLAND DR			
\$3,075,000	5+8	ARCHITECTURAL	



OPPORTUNITY IN THE HILLS, SEEKING BACKUP OFFERS

Attention Opportunity Seekers: This gated 5BD/7.5BA, 4 level residence is offered at \$410/SF, nearly half the price per SF of similar homes in the area. Ideally located between Runyon Canyon + Outpost Drive, this spacious 7,500 SF Mediterranean-inspired estate wows w/ panoramic views. Perfect for a LUXURY FLIP, offering sweeping views on every level, pool, spa and sauna. 2 kitchens + 5 en-suite bedrooms. Bring your builder, designer + imagination. *Offer subject to cancellation of current Escrow.

MLS#16-120574
Skyler Hynes 310-800-5111
COLDWELL BANKER RESI

Cing Fan,Dshwshr,Dryer,Elvtr,Frzr,Other

red

08 Cheviot Hills - Rancho Park

Lease

10470 LORENZO PL			
\$5,900	3+2	1sty-CAPE COD	



Beautiful view of Rancho Golf Course, great schools, desirable neighborhood.

MLS#16-141794
Louis Wolff 310-849-9857
LOUIS STEPHEN WOLFF

Blt-Ins

NEW

