

THE SOMERSET OF BEVERLY HILLS

200 N Swall Drive, Penthouse 11

**BROKERS OPEN
TUESDAY JULY 28TH 11-2**

OFFERED AT \$1,199,000



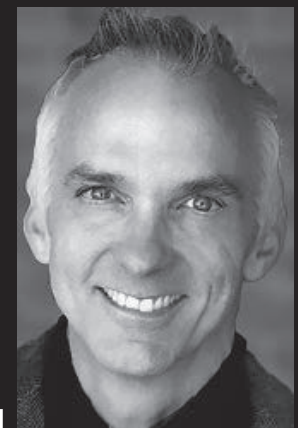
**VALET PARKING - SECURITY - DOORMAN - EXTRA STORAGE
CONTROLLED ACCESS - BEAUTIFUL POOL, SPA & GYM**

**1400 SF living space. Open dining/living room floor plan Fireplace,
Eat-in gourmet kitchen, 2 large bedrooms Large balcony with Views
Close to Robertson Blvd Shopping District, Worship, Parks, and Schools.**

virtual tour - <http://www.200nswall.com>

SHSKYLERHYNES

(310) 800-5111



AREA

2

BEVERLY HILLS POST OFFICE

ROMANTIC & PRIVATE CONTEMPORARY



9831 YOAKUM DRIVE, BHPO

This romantic and private contemporary home is located on a peaceful tree lined street in the 90210 surrounded by multimillion dollar estates. Spacious living and dining room offer glass doors that seamlessly integrate indoor/outdoor spaces for dining, entertainment, and relaxation. Gourmet top-of-the-line chef's kitchen offers tile floors, stainless steel appliances, and custom cabinetry. Over-sized master bedroom offers a large walk in closet with private bathroom and private patio. Warner Elementary!

OPEN TUESDAY 11-2PM
LISTED AT \$899,000



JOHN WILLIAMS

310.779.1391

www.JohnWilliamsEstates.com

CalBRE #01849107



RESIDENTIAL BROKERAGE

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AREA
2

BEVERLY HILLS POST OFFICE

SPECTACULAR GRAND ESTATE ON LONG PRIVATE GATED DRIVEWAY SHOWN BY APPOINTMENT ONLY



9105 Hazen Drive, BHPO

Spectacular grand estate tucked away in a cul-de-sac at the the end of a long private gated driveway with 180 degree views of the San Fernando Valley and mountain range. **8 Bedrooms, 17 bathrooms.** Masterful craftsmanship and extraordinary detail throughout. Grand round entry with 36 ft ceilings and Italian Travertine slab floating staircase opening to beautiful living room w/Fleetwood glass doors opening to views and detailed with Italian Vein-cut Travertine floors, fireplace, wet bar and Exotica granite slab countertop, Oversized eat-in kitchen with Viking and Sub Zero appliances with 2 ovens, 2 dishwashers and 2 microwaves, Brushed Limestone Versailles-pattern flooring, 2 large Exotic Brazilian Fusion granite islands and solid custom Cherry Wood cabinets throughout, exquisite Master compound of 3,000 sq. ft with additional 1,500 sq ft covered patio/sundeck w/private sitting room w/fireplace, private office with his and her master baths with decadent custom closets. **Approx. 17,100 sq ft (23,000 total square feet including garages and bonus spaces), on 35,886 sq.ft. lot.** Main floor family room, oval shaped dining rm with 22 ft ceilings, 2 large guest suites, fabulous large gym with full bath plus access to 25 meter outdoor salt-water pool and spa, large conference room w/fireplace and wet bar, 2 story oval shaped library w/glass floor and recreation room with full custom kitchen and bath, 2nd floor with 2 suites and master. Lower level with indoor saltwater pool, spa w/2,000 sq ft party room, wine room, 6-car private garage, 10 car additional garage, 8-car motorcourt. 2 elevators.

Offered at \$24,995,000 or Lease at \$98K/month (fully furnished)

5% TO LEASING AGENT!

www.9105Hazen.com



Ginger Glass

Broker + Agent + Attorney

CalBRE #01478465

310.927.9307

ginger@gingerglass.com



AREA
4

BEL AIR – HOLMBY HILLS



2952 NICADA DRIVE

BEL AIR

3 BEDROOMS | 2 BATHROOMS | 2,056 SQ. FT. | 219,542 SQ. FT. LOT

Bel Air, large, private gated lot. Newly remodeled 3 bedroom, 2 bath home. Light, airy, vaulted ceilings. Open floor plan with wide plank French oak floors. Large chefs kitchen with marble counters, white custom cabinets and SS appliances which open to a fabulous family room. Generous master suite with spa-like bath with stone finishes and large walk-in closet. Two secondary bedrooms. Over-sized two car garage with storage. Latest technology and video security. Beautiful yard open from FR & MB.

DON HELLER

424.400.5920

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$1,395,000

savills

An international associate of Savills | THEAGENCYRE.COM

THEAGENCY

Mark Goldsmith Proudly Presents... Bel Air's Best Kept Secret!!!



Open Tuesday 11-2

2345 Roscomare Road #302, Bel Air

Currently, the least expensive condo and best buy in prestigious upper Bel Air, all with earthquake insurance.

Sensational two bedroom two bath framed against the lush and serene Santa Monica Mountains in the famed Roscomare Road School District. Enter into an open and large living room and dining room area complete with gas fireplace and views from the extended balcony. Wonderful cook's kitchen with granite counters and lots of usable space. Light and bright master suite with plenty of closet space. Second bedroom with large closet, views and bathroom. The building features earthquake insurance, sparkling pool, patio, gym, sauna, recreation room, walking trail to a picnic table, extra storage and gated under-ground parking with additional parking for guests. All of this next door to a small shopping center complete with a market and shops. The Roscomare Road School is less than a minute's walk. Easy freeway and valley access.



Offered at \$469,000
www.2345roscomare302.com

MARK GOLDSMITH
310.777.6291
www.markgoldsmithproperties.com
mark.goldsmith42@gmail.com



CalBRE # 01031230

AREA

08

CHEVIOT HILLS – RANCHO PARK



Stunning Custom Cape Cod in Prime Old Cheviot Hills

OPEN TUES. 7/28 11-2PM



10312 Lorenzo Drive, Cheviot Hills

Timeless custom cape cod traditional in Prime Old Cheviot Hills. **6 Bedrooms, 5½ bathrooms.** Stunning double-story entry with 20 foot ceilings and paneled walls. Numerous custom finishes throughout; French limed oak floors from France. Spectacular chef's kitchen with island seating for 8, Subzero/Wolf/Bosch/Miele appliances. Oversized family room with disappearing glass walls open the home for spectacular indoor/outdoor entertaining. Two sumptuous masters (1 upstairs with fireplace and large private deck; 1 master suite downstairs). Three additional bedrooms upstairs. Maids room down. **Approx. 4,000 sq.ft. home on 7,505 sq.ft. lot.** Large yard with room for pool. Oversized wood deck for dining and entertaining. Two-car garage with outlet for electric cars.

Offered at ~~\$3,795,000~~ JUST REDUCED \$200K TO \$3,595,000

www.10312lorenzodrive.com



Ginger Glass

Broker • Agent • Attorney

CalBRE #01478465

310.927.9307

ginger@gingerglass.com





BENTO BOX 5

Crescent Heights + Romaine

WEHO | LA 90046
OPEN TUESDAY 11AM-2PM

AREA
10

WEST HOLLYWOOD VICINITY

8107

W. Romaine

3 Bedrooms
+ Den
3.5 Baths
2,080 SF

\$1,525,000



INDIVIDUAL FREE-STANDING SINGLE FAMILY HOUSES FEATURING:

Open floor plan living areas • Flexible layout options for bedrooms, work areas and family activity spaces • Penthouse suite with indoor-outdoor living areas, outdoor fireplace, gas barbecue connection and panoramic views • Pre-wiring for smart home systems and audio/visual • Multiple climate-control zones • Fleetwood dual-glazed roller bearing sliding doors • Milgard dual-glazed windows • Bosch kitchen appliances • Toto dual-flush toilets • Hans Grohe plumbing fixtures • Kohler sinks • Hardwood Floors • Indoor laundry areas • Independent structures on fee-simple lots • Architecture by Modative • Driveway access from Romaine Street • Fire sprinklers throughout • Walkscore.com®-rated 92

More at www.BENTOBX5.com



ERIK LERNER AIA LEED AP REAL ESTATE BROKER #01225073

310 734 8120 VOICE | TEXT

ERIKLERNER@REALESTATEARCHITECT.COM

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AREA
10

telesproperties.com

NEDBROWN

310.270.9288 | ned.brown@telesproperties.com



WEST HOLLYWOOD VICINITY



1351 N. Crescent Heights Blvd.
#218
West Hollywood

2bd 2ba
Listed at \$649,000

BEAUTIFUL INTERIOR 2ND FLOOR UNIT IN A++ LOCATION!!

This recently remodeled 2nd floor unit is situated in the back of the building protected from street noise and overlooks the prettiest pool/courtyard you will find in a WeHo condo. Light and airy with generous scale, new hardwood floors and designer bath, plantation shutters, central heat & air, gas burning fireplace, walk-in closet and private deck. Building was extensively remodeled in 2008 with upgrades to the lobby, halls, building exterior and a new roof. Well maintained and professionally managed, with fully funded reserves, recently installed security system and earthquake insurance. PRIME location, 1/2 block from the Sunset Strip - surrounded by the best in L.A. dining, entertainment and nightlife.

Ned Brown: California Bureau of Real Estate #00605804

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TELES
PROPERTIES

ST. JAMES + CANTER

LUXURY REAL ESTATE

WEST HOLLYWOOD VICINITY



972-974 N. SAN VICENTE BLVD. | WEST HOLLYWOOD

OFFERED AT \$1,895,000

Ideal owner-user Duplex on ±6,839 sf lot (assr) w/ R4B zoning in prime West Hollywood. This developer investment opportunity is comprised of 2 separate buildings, including a 3BD/2BA main house & a 2BD/1BA unit, on-site parking, garages, and laundry.



CRISTIE ST. JAMES

Luxury Properties Director
310.291.1029 | stjamesest@aol.com

MARKUS CANTER

Luxury Properties Director
310.704.4248 | markuscanter@bhhsca.com

OPEN HOUSE:

TUESDAY JULY 28 | 11 AM - 2 PM

www.974sanvicente.com

WWW.STJAMESCANTER.COM

BERKSHIRE HATHAWAY | California Properties
HomeServices



Offered at \$2,600,000

www.140HollisterAvenue3.com


Broker's Caravan Lunch, Tuesday 7/28 11-2
Wine and Cheese, Tuesday 7/28 5-7

(Buyers must be accompanied by their Broker)

Famed Horatio West Court. A Santa Monica City Landmark as well as a National Registered Landmark. Renowned architect Irving Gill's 1919 concrete tilt-wall construction Masterpiece has significantly influenced modernist architecture throughout the world and continues to set the standard for sophisticated community living. Located ½ block from the sand and crashing waves, this prime Ocean Park location offers soothing breezes, magnificent sunlight, ocean views and elegant privacy, while situated in a thriving beach environment. This 2 bedroom, 2 bath Townhome features sun filled, ocean view living room with Moravian tile fireplace and formal dining room, that open to a private patio with ocean views. Tastefully upgraded kitchen with Silestone countertops and soaring ceilings, drawing in beams of sunlight through the clerestory windows, which perfectly frame the blues skies and surrounding foliage. The kitchen naturally flows out to another private patio ... an entertainer's delight adorned by a stunning Stag horn fern. Concrete stairs lead up to the second story living area ... Master bedroom, bath, and spectacular family room with wrap-a-round windows looking out onto lush treetops. First time on the market in over three decades.

Purchase of this extraordinary townhome includes a tenant in common (¼ interest) in three rental units (2- Single + 1 bath apartments above the garages at 140 Hollister Avenue, as well as a 3 bedroom 1 ¾ bath home located at 142 Hollister Avenue. The HOA manages the apartments, collects rents and pays common area expenses with these funds. *

* There are currently no monthly HOA dues and this property qualifies for reduced property taxes under the Mills Act.

 <p>Redwood Realty (310) 390-6655 Ofc. Redwoodrealtymail@gmail.com BRE License#00448883</p>	<p>Gwen Tanguay (310) 398-1049 Home Ofc. Arin Larson (310) 467-5987 Mobile BRE License #01734876</p>
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PERFECT 1031 EXCHANGE REMODELED SIX UNIT ALL UNITS MKT RATE



JULY 28TH 2015

\$ 2,475,000



SANDI LEWIS

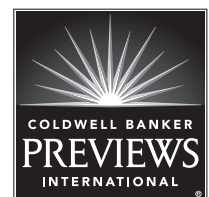
310-770-4111

sandral@coldwellbanker.com

1220 S SHENANDOAH ST

INVESTORS DREAM...REMODELED BUILDING. ALL NEW GORGEOUS KITCHENS AND BATHS WOOD FLOORS, SIX UNITS, FIVE ONE BEDROOMS AND ONE 2 AND DEN OR THREE BEDROOMGREAT CURB APPEAL.. PERFECT FOR A 1031 EXCHANGE.. LARGE BRIGHT UNITS WITH LARGE LIVINGROOM WINDOWS. START YOUR RENTS AT MARKET RATE..THIS IS AN UNBELIEVABLE OPPORTUNITY FOR ANY INVESTOR.... EASY TO SHOW...NORTH OF PICO. ALL UNITS ARE AVAILABLE TO BE RENTED AT MARKET RATE. NORTH OF PICO TWO BLOCKS EAST OF ROBERTSON

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AREA
20

HOLLYWOOD

Builder/ Investor Special!!!

\$1,275,000



712 N MANSFIELD AVE
Open Tues. 7/28 11-2 PM



Builder/Investor opportunity! Bring your contractors! This is being sold as a tear-down. Owner has plans and permits (RTI status) for approximately 3,075 square foot home. These were the last permits approved prior to building ordinance limited building size went into effect.



Matthew Greenberg
310-309-7304



202 N. Canon Drive Beverly Hills, CA 90210
Broke



TUESDAY 11AM - 2PM
THURSDAY 12PM - 3PM

1432 MURRAY DRIVE
LOS ANGELES

2 BEDROOMS | 2 BATHROOMS

OFFERED AT \$1,049,000

Looking for the quintessential tucked-in-the-hills Silver Lake home? Look here: pristine, “sugar cube Modern” home with light and bright open floor plan; 2 bedrooms; 2 baths; huge, indulgent, open master suite with double-sinks and walk-in closet. Sleek, luxurious updates galore. City-view front deck; rear patio; spa with city view to the HOLLYWOOD sign and Observatory; tropical terraced gardens; fireplace; detached, double garage; private and gated. Just up the hill from the Junction.

www.1432murray.com

STACY GOTTULA LUXURY SPECIALIST
(323) 610-7191 | Stacy@StacyGottula.com
www.StacyGottula.com CalBRE #01372678

RICHARD STANLEY ESTATES DIRECTOR
(213) 300-4567 | rstanley@richardstanleyrealtor.com
www.richardstanleyrealtor.com CalBRE #00971211



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AREA
30

PERFECT REMODEL / 1940'S TRADITIONAL

2250 Fink Street / Hollywood Dell

HOLLYWOOD HILLS EAST



Newly remodeled traditional home on one of the best streets in the coveted Hollywood Dell. This picture perfect home features a sparkling modern kitchen w/premium Bosch® stainless steel appliances, quartz counters and slick modern cabinetry. The open living room boasts beautiful wood floors, recessed lighting and decorative fireplace. The spacious new master suite includes a wonderful spa-bath with large tub, double sinks and separate shower. There are two additional bedrooms and a second new full bath. French doors lead to the lush professionally landscaped backyard with dining area and upper cabana/gazebo which enjoys big canyon views. Modern design, functional style and updated systems truly make this a turnkey property.

Offered for sale at \$995,000

www.2250Fink.com

BROKERS OPEN

Tuesday, July 28th • From 11am - 2 pm

**NICK
SMALL**



NICK SMALL

REALTOR®

CalBRE License #01305971

310.461.0420

Nick@NickSmall.com



WWW.NICKSMALL.COM

STYLISH MID CENTURY MODERN RETREAT WITH FOREVER VIEWS

AREA
30

HOLLYWOOD HILLS EAST



3344 WONDER VIEW DR | LOS ANGELES CA 90068

3 BEDROOMS | 2 BATHROOMS | 2,089 SQFT ON A 14,982 SQFT LOT (apx)

\$1,850,000

Breathtaking views wrap around this exquisitely redone mid-century designer's retreat on a private road above Lake Hollywood. The entry courtyard contains a tranquil zen garden & fountain pond below views of the Hollywood sign, the Griffith observatory & the downtown skyline. In the back, walls of glass slide open to a large deck and flagstone patio with sweeping valley & mountain range views. Inside, the stylish interior was recently renovated to include a killer stainless steel kitchen and sexy master suite with a dual vanity and a deep soaking tub. The floor plan offers a formal living room with stone fireplace, formal dining room, kitchen with breakfast bar open to family room, 2 bedrooms + office/bedroom and attached 2 car garage.

Karen Medved
CalBRE License# 01235215

T: 310/266.4236
F: 323/908.4129

karen@teammedved.net

www.teammedved.net



Keller Williams Studio City | 4061 Laurel Canyon Blvd., CA 91604

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AREA
61

LAKE BALBOA

PICTURESQUE TRADITIONAL



Brokers Open • Lunch Served | Tuesday 7/28 • 11 - 2 pm
Public Open | Sunday 8/2 • 2 - 5 pm



7430 COLLETT AVENUE, LAKE BALBOA

Emotional traditional with great curb appeal set on a beautiful street in a quiet neighborhood, nestled under towering trees. Featuring three bedrooms and 2 baths, this Pottery Barn cute home invites you in to a charming lifestyle. Living room has a fireplace with detailed mantle. Formal dining room with wainscoting is open to the living room. Kitchen has stainless steel appliances, including two convection ovens as well as a third oven, great for cooking holiday gathering feasts. Kitchen has room for a breakfast nook. Both bathrooms are updated and have charming pedestal sinks. One bedroom has its own French door out to the yard. Wonderful oversized lot feels like a park and is filled with lush landscaping. So many elements of the yard embody it with a Zen feeling.....several patios for al fresco dining, mature fruit trees, a vegetable garden and colorful flowers - great for outdoor entertaining or the kids to play happily. Just waiting for a lucky buyer!

www.7430COLLETT.COM



KARIN "BASIN" MILLER
 818.487.5860 DIRECT
 818.788.1212 HOME
KARINM@COLDWELLBANKER.COM
 CALBRE#00292631



OFFERED AT \$479,000

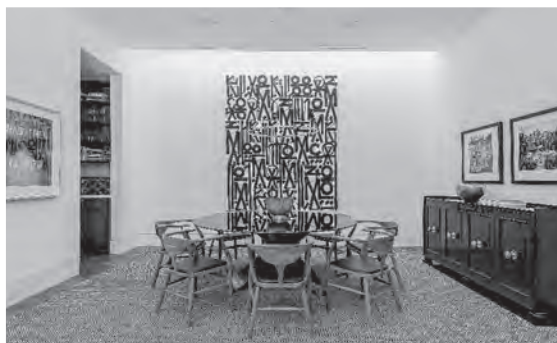
NANETTE BASIN
 818.487.5859 DIRECT
 323.394.4298 CELL
WWW.KARINBASINMILLER.COM
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PARTNERS
trust

ENCINO



Stunning Mid-Century Masterpiece in Prestigious Royal Oaks

\$5,995,000

OPEN HOUSE:

TUESDAY, JULY 28TH 11:30AM - 2PM

FRIDAY, JULY 31ST 11:30AM - 2PM

SUNDAY, AUGUST 2ND 2PM - 5PM

5 BD ● guest house
8 BA ● tennis court
● pool

3901 VALLEY MEADOW RD | ENCINO

WWW.3901VALLEYMEADOW.COM

- *Secluded Gated Exquisite Design*
- *Spacious Open Floor Plan*
- *Fantastic Gourmet Eat-In Kitchen*
- *Master Suite Features Two Walk-In Closets & Spa-Like Baths*
- *Fully Appointed Screening Room*

JENNY SAVITSKY | LEE ZAMOS

Associate Partners | 310.500.1395 | jennyandlee@thepartnertrust.com
LANEIGHBORHOODNEWS.com



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AREA
73

11584 CANTON DRIVE | STUDIO CITY

OPEN TUESDAY | 11 - 2



For more details

Visit 11584Canton.com

Text "Strong5" to 85377

Upon entering through the enchanting wood gate, you are greeted by the full expanse of this wonderful property. Charming features throughout invite whimsy around every turn, including stonework detailing and log-style trim around the doors and windows. A beautiful living room is accented by soaring wood-beamed ceilings, a stone fireplace, and beautiful tile flooring. A pleasant open plan flows through the dining room into an open and airy kitchen with farm sink, stained glass french doors, and an adjacent laundry room with sink. Unique bathrooms and spacious bedrooms offer something for everyone, including one with a private expansive covered deck. This backyard is a true retreat, with covered patios and a variety of flowers. Stepping stones lead you through the lawn to a sparkling pool surrounded by wonderful tile detailing. A detached "casita" style guest house is perfect for in-laws or an artist's studio. Conveniently located in the Carpenter School District.

Offered at \$1,250,000**Craig Strong**

Director, Aaroe Estates

310.439.3225 direct

craig@strongrealtor.comstrongrealtor.com**JOHN AAROE GROUP**

Broker's Open Tuesday 07/28 • 11a-2p

STUDIO CITY

12114 Maxwellton Road

AREA
73

STUDIO CITY



IMMACULATE TURNKEY SILVER TRIANGLE HOME



This is the one! This immaculately maintained home is located in the heart of Studio City's coveted Silver Triangle pocket and only minutes to Carpenter Elementary as well as fabulous stores and restaurants on Ventura Boulevard. Feel the warm ambiance as you enter into the open living room with fireplace and soaring two-story ceiling. You'll find an inviting formal dining room and more than ample sized rooms throughout. Kitchen is bright and cheery with walk-in pantry, Bosch dishwasher and counter seating plus breakfast nook. Family room customized with built-in wall bookcase which is included. You will also discover 4 bedrooms (1 downstairs) and 4 bathrooms plus an oversized loft area with separate office alcove and large wall of built-in cabinetry. Wood floors are featured throughout the downstairs living areas. The master bedroom with fireplace and balcony is more than spacious, along with its spectacular walk-in closet. The low-maintenance backyard will allow you to enjoy the mature, lushly designed landscaped yard with pool, spa and grassy area. This home is meticulously maintained and turnkey condition allowing for simple no-stress move in! Don't miss it...call today.

Offered at \$1,795,000

4BD | 4BA | 3,233 SF | Loft | Pool/Spa

www.MaxwelltonHome.com



818.430.1262
ShermanOaksHomes@aol.com



Wish | Sotheby's
INTERNATIONAL REALTY

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AREA
93MODULAR PROTOTYPE HOME IN
EAGLE ROCK!

JULY 28, 2015 FROM 11:00AM - 2:00PM

\$1,495,000



DANNY MAHELKA

310-887-0220

Danny@LASold.net

4036yorkhill.com

4036 YORK HILL PL

This architecturally designed & uniquely well built home with broad views & estate quality finishes & materials-is truly a unique find. The 4 bedroom 3.5 bath home is in a quiet cul-de-sac & is perched on an elevated parcel that provides serene patios, privacy, breezes & views. The indoor/outdoor experience supports entertaining on a grand & personal scale that reminds you daily of why you chose to live in one of the best houses; in one of the best neighborhoods.

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BANKER**

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