

TUESDAY

**01 Beverly Hills** Single Family

<b>361 S LA PEER DR</b>	Open	11-2	632H3	<b>NEW</b>
<b>\$3,699,000</b>	4+3.5			



MLS#13-681487  
Santiago Arana 310.500.3979  
PARTNERS TRUST

Brand new construction features 4 bedrooms and 3.5 baths. The home offers a living room, formal dining room, family room w/ fireplace that looks out to the backyard. Kitchen with stainless steel appliances and great amenities. Upstairs boasts a luxurious master bedroom with a fireplace and sumptuous bathroom with large shower and a huge soaking tub. The other 3 bedrooms have large walk-in closets and beautiful bathrooms. Covered patio with fireplace. Grassy backyard with pool.

<b>1218 COLDWATER CANYON DR</b>	Open	11-2	<b>NEW</b>
<b>\$3,350,000</b>	5+7.5	TRADITIONAL	



Sally Forster Jones 310-281-3999  
COLDWELL BANKER BHS

**ELEGANT TRADITIONAL HOME ON LARGE PRIVATE LOT!**

Timeless traditional home. Gracious formal flr plan w/ endless possibilities to update this coveted property to modern standards while maintaining original character. The graceful foyer opens to the formal living rm. Family room w/wet bar, office w/incredible detailing, formal dining room, breakfast room, & kitchen w/butler's pantry. 4 bdms up incl. the master suite w/sitting area. Large pvt lot w/motor court, detached garage, pool, spa, brick patios, entertaining pavilion, & detached 1BD GH.

[www.1218coldwatercanyon.com](http://www.1218coldwatercanyon.com)

<b>236 S SWALL DR</b>	Open	11-2	632H2	<b>rev</b>
<b>\$2,395,000</b>	5+4.5	2sty-CONTEMP MED		



MLS#13-678665  
Steven Geller 310 777-6237  
COLDWELL BANKER-BH N

**\$200,000 PRICE REDUCTION! GRT MOVE-IN CONDITION 5 BR HOME**

HUGE PRICE REDUCTION! Large 5 Br + 4.5 Ba + Family room, built in 1988. Bright 2 story entrance. Living room w/ 15ft ceiling & fireplace. Large eat-in kitchen w/Sub Zero's, granite counters, & French doors opening to yard. Great Family room w/wet bar and French doors also opening to yard. The grassy yard is large & private. Generous formal dining room. Large master suite w/office, balcony & walk-in closet. Master Bath w/ dbl sinks, double shower & spa tub. 2 car attached garage.

**Hardwood Floors/High Ceilings/Large yard**

<b>708 TRENTON DR</b>	Open	11-2	632E2	<b>bom</b>
<b>\$5,395,000</b>	3+3	1sty-FRENCH NORMANDY		



MLS#13-672303  
Ginger Glass 310-927-9307  
COLDWELL BANKER BHN

**BACK ON MARKET! GREAT OPPORTUNITY TO REMODEL OR BUILD NEW!**

Probate Sale. No Court Confirmation needed. Rare single story home with terrific floorplan on 19,513 sq ft lot. Set back from street with circular motor court and garage in the back. Large living room, formal dining room and family room opening to back with separate den. Large pool and yard and very private with space from neighboring homes. Perfect for remodel or build new for great opportunity. Property sold as is.

[www.708northtrenton.com](http://www.708northtrenton.com)

**02 Beverly Hills Post Office** Single Family

<b>9653 OAK PASS RD</b>	Open	11-2	592C2	<b>NEW</b>
<b>\$5,499,000</b>	5+5	2sty-CONTEMPORARY		



MLS#13-684001  
David Kramer 310-691-2400  
HILTON & HYLAND

**9653OAKPASSROAD.COM**

Located on the exclusive gated branch of Oak Pass Road, this spacious 5BR/5BA contemporary home features impressive scale, bold lines and sleek design. Eye-catching style includes dark hardwood floors, exposed beams, floor-to-ceiling windows and dramatic use of glass and steel. No details have been overlooked, and the outdoor spaces are no exception, with a high bamboo boundary shielding a resort-style pool/spa, flat terraces, sun deck, fire pit and Cabana. A great entertainer's home.

**Benedict to Hutton to Oak Pass**

<b>9551 OAK PASS RD</b>	Open	11-2	592D2	<b>NEW</b>
<b>\$4,495,000</b>	5+3.5	3sty-ARCHITECTURAL		



MLS#13-683887  
Alla Furman/David Kramer 310-691-2400  
HILTON & HYLAND

**9551OAKPASSROAD.COM**

For those seeking utmost privacy ~ Renovated by architect Alejandro Ortiz, this post and beam compound is a contemporary masterwork, defining the free-spirited indoor/outdoor lifestyle that Southern California is known for. Five bedroom mid-century style residence with guest house, floor-to-ceiling glass, open floorplan, library, gym, and scenic canyon vistas. Central courtyard features park-like grounds, a flat grassy lawn, outdoor lounges, multiple decks and a saline pool.

**Benedict to Hutton to Oak Pass**

<b>2376 KIMRIDGE RD</b>	Open	11-2	592G2	<b>NEW</b>
<b>\$2,750,000</b>	3+3.5	ARCHITECTURAL		



MLS#13-683523  
Ginger Glass 310-927-9307  
COLDWELL BANKER BHN

**SPECTACULAR CONTEMPORARY WITH CANYON & TREETOP VIEWS!**

Spectacular warm contemporary with unobstructed canyon and endless tree top views. Private master suite with living room/library, 2 childrens suites, huge office loft with 2 work areas and full living room w/ deck. Double-height living room w/ fireplace and deck. High ceilings, views from almost every room and gated courtyard entry. A gem nestled in prime BHPO location with easy Westside and Valley access.

[www.2376kimridge.com](http://www.2376kimridge.com)

<b>9504 HIGHRIDGE DR</b>	Open	11-2	592D2	<b>NEW</b>
<b>\$1,995,000</b>	4+4.5	TRADITIONAL		



MLS#13-682705  
Sally Forster Jones 310-281-3999  
COLDWELL BANKER-BH S

**STUNNING COMPLETELY REMODELED HOME! A MUST SEE!**

Remodeled w/the most discerning taste & top of the line materials. The gracious flr plan flows btwn public rms: lrg living rm, formal dining, & gourmet designer kitchen which opens to the family rm. 4 bdms all en suite incl. a guest bdrm & 3 spacious suites upstairs. The master boasts a huge walk-in closet & deluxe bath. New hdwd flrs, designer tiles, & fixtures. Pvt. yard w/flat grassy area & large patio. Upgrades inc. updated electrical & plumbing, new roof, HVAC, windows, & more!

[www.9504highridgedrive.com](http://www.9504highridgedrive.com)

<b>1712 BENEDICT CANYON DR</b>	Open	11-2	592B4	<b>NEW</b>
<b>\$995,000</b>	2+2	TRADITIONAL		



MLS#13-671707  
Larry Young 310.777.2879  
PRUDENTIAL CA - BH

**CHARMING TRADITIONAL IN WOODED BENEDICT CANYON**

Located in the lushly wooded Benedict Canyon, this charming Traditional is just minutes from Beverly Hills, West Hollywood, UCLA, Century City and Westwood. Above the street level with a detached two-car garage, the home has an open floor plan. There is a large living room area with wonderful fireplace that opens through French doors onto a private patio. The kitchen has been updated as well as the two bathrooms for each of the bedrooms. There are gleaming wood floors throughout.

**BH-Ins,Dshwshr,Grbg Disp,Hood Fan,Rng**

**ATTENTION**

The following changes to The MLS Open House Guide™ Broker Edition Terms & Conditions are effective January 2012:

- 1) Only ads featuring Active and/or recently Sold properties can be placed in the front full page color and black/white sections.
- 2) Announcement ads (recruiting and company promotions) may be placed in the back full page color section, including the back cover. Statistical or performance metrics may be used in this section, but may only refer to performance within a single brokerage.
- 3) No refunds will be given for any ad that is cancelled, rejected, or not received by the published deadlines. (Deadlines are available online at TheMLS.com™).

TUESDAY

<b>9723 OAK PASS RD</b>	Open	11-2	592C2	<b>rev</b>
<b>\$8,995,000</b>	5+7	MEDITERRANEAN		




**ONE OF A KIND GATED MEDITERRANEAN COMPOUND**

Enter through the private gates of Oak Pass Road in Beverly Hills, to this one of a kind gated Mediterranean compound. This lush and tropical private Villa was just completely remodeled by famed Aspen designer Denise Cohen, with highest quality finishes throughout. Turkish travertine leads to central 20 foot entry tower accented with custom iron work. Landscaped gardens, full guest House, 2 swimming pools, cabana area & 8000 sqft of balcony space throughout, complete this 5 bed 7 bath estate.

MLS#13-676887  
Josh & Matt Altman 323-791-9398  
HILTON & HYLAND

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

<b>3253 OAKSHIRE DR</b>	Open	11-2	<b>NEW</b>
<b>\$899,000</b>	2+2	1sty-CONTEMPORARY	



**SLEEK AND HIP OPEN 11-2**


A private oasis in the Hollywood Hills. This contemporary retreat boasts a multi level yard perfect for meditation, entertaining and anything in between. A multitude of modern amenities: Spectacular cooks kitchen with stainless steel appliances and soaring ceilings, three fireplaces, steam shower, two car garage, outdoor daybed and jacuzzi. Skylights throughout provide bountiful sunlight by day, moon and stars by night. Entertain outside on three landscaped levels bounded by lush flora.

Pamela Rich 3106667424  
HILTON & HYLAND

**built ins,patio**

**03 Sunset Strip - Hollywood Hills West** *Single Family*

<b>8646 HOLLYWOOD BLVD</b>	Refresh.	11-2	592J5	<b>NEW</b>
<b>\$2,697,000</b>	4+5	3sty-CONTEMPORARY		



**OWN HOLLYWOOD BLVD!!**

Own Hollywood Boulevard above world famous Sunset Strip/Sunset Plaza and impress your "A" list with Jaw-dropping, unobstructed views of the downtown skyline from an expansive rooftop deck, multiple balconies & just about every other room in this contemporary home. 4 bed + 5 Bath. Gourmet Chef's kitchen w/Viking range + stainless appliances, granite countertops, custom cabinetry + dumbwaiter (garage to kitchen). Large Master suite + private deck w/14 person spa. 2 car garage + carport.

MLS#13-683809  
Thomas Magazeno 3107211835  
COLDWELL BANKER-SUNS

**BBQ,Dshwshr,Dryer,Intrcm,Micro,Other**

<b>8012 HAPPY LN</b>	Open	11-2	593A3	<b>NEW</b>
<b>\$849,000</b>	3+2	TRADITIONAL		




**A PRIVATE CANYON GEM IN THE HOLLYWOOD HILLS**

Peaceful, Airy and Drenched with natural light, this 1947 3BR 2BA floor plan will surprise you at every turn w hardwood floors, beamed ceilings, bonus rooms and other unique original built-in details throughout the upper and lower levels. The living room offers a dual sided wood burning fireplace flanked by two sets of French doors leading to a private patio w brick fireplace. The Kitchen is light and bright and serves both the dining room and patio - perfect for indoor outdoor entertaining.

MLS#13-684011  
Mason Canter 310 722 3161  
HORIZON REALTY

**Dshwshr,Dryer,Grbg Disp,Hood Fan,Rng/Ovn**

<b>8218 HOLLYWOOD BLV</b>	Open	11-2	<b>NEW</b>
<b>\$2,499,000</b>	4+3.5		




**GORGEOUS HOME W/ BREATHTAKING VIEWS FROM EVERY ROOM**

Enter this gorgeous home into walls of glass framing and breathtaking views from virtually every room! Incredible 180 degree city, mountain & jet liner views! This custom house was completely renovated in 2008 w/ new electrical and plumbing. W/ exquisite finishes & materials used throughout, this home features custom Fleetwood windows & doors, Mirage hardwood floors, gourmet kitchen with stainless steel appliances, and custom bathrooms with floor to ceiling Porcelanosa tile imported from Spain.

MLS#13-683957  
Stephen Parisi 310.488.7653  
DEASY/PENNER&PARTNER

**Canyon Views! Private Setting**

<b>8463 UTICA DR</b>	Open	11-2	592J3	<b>NEW</b>
<b>\$747,500</b>	2+2.5	2sty-SPANISH		




**LAUREL CANYON HIDE-AWAY WITH CANYON VIEWS!**

Tranquil mid-Laurel Canyon location perched above the street with expansive canyon views and tons of natural light and direct sunshine. Huge entertaining deck spans the south/east side of the property and takes advantage of the lush canyon views. High above neighboring homes and very private. 2 bedrooms/2.5 baths, 2 car garage. Ready to go! Hurry will go fast.

MLS#13-683957  
Stephen Parisi 310.488.7653  
DEASY/PENNER&PARTNER

**Canyon Views! Private Setting**

<b>2654 CHARL PL</b>	Refresh.	11-2	592H2	<b>NEW</b>
<b>\$1,575,000</b>	4+3.5	TRADITIONAL		



**BEST OF LAUREL CAYN LUNCH**

Crowning the end of a quiet cul-de-sac, this two-story traditional sits behind gates at the end of a private driveway. Sunny, private swimming pool area offers ample seating in the shade of a pergola dripping with bougainvillea. Access from pool area to stunning downtown, valley, and mountain views. French doors off a large family room with fireplace open to the pool and patio. Gourmet kitchen features custom cabinetry, pantry, granite countertops; Viking Professional appliances, a

MLS#13-683309  
Thomas O'Rourke  
PRUDENTIAL CA - BEVE

**Grbg Disp,Rng/Ovn,Fridg**

<b>1410 Tanager Way</b>	Open	11-2	592H5	<b>rev</b>
<b>\$7,995,000</b>	3+3.5	CONTEMPORARY		



**FOR SALE AND LEASE**

Own the largest view lot on the finest bird street in the Sunset Strip and be in the cul de sac on over half an acre! Recently, 3 of the 9 homes on this street have sold between \$6.3 and \$17 million. Unobstructed views across Los Angeles as far south as Long Beach. Current plans for over 10,000 sq ft of living space. Lease \$25,000/MO.

MLS#12-634803  
J. Hyland & A. Hughes 310-245-8500  
HILTON & HYLAND

**Cbl,Dshwshr,Dryer,Frzr,Grbg Disp,Other**

<b>8801 WONDERLAND AVE</b>	Refresh.	11-2	592H3	<b>NEW</b>
<b>\$1,000,000</b>	4+3	MID-CENTURY		



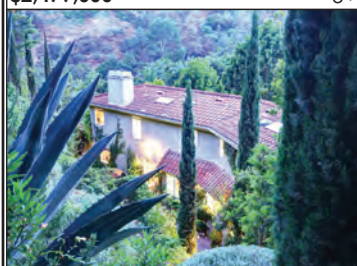
**PRIDE OF LAUREL CANYON ICE CREAM**

Sitting high above historical Wonderland Avenue, this unique property of approx. 2360 square feet boasts a large living room with bamboo floors, fireplace and walls of glass. Gourmet kitchen overlooks a shaded courtyard entrance. Split floor plan offers two bedrooms, one bathroom in one wing and another bedroom and bathroom with separate entrance. Private office or guest quarters of approx. 900 square feet opens onto a generous wood deck. Secluded outdoor space includes a grassy yard Tree People.

MLS#13-683321  
Thomas O'Rourke  
PRUDENTIAL CA - BEVE

**Dryer,Rng/Ovn,Fridg,Wshr**

<b>7009 SENALDA RD</b>	Open	11-2	593D2	<b>rev</b>
<b>\$2,479,000</b>	5+3.5	2sty-TRADITIONAL		



**PRIVATE 2,884 S.F. OUTPOST HOME ON SPECIAL 19,349 S.F. SITE!**

Two story Traditional with 5 bed, 3 1/2 baths. Hardwood floors, fireplace and French doors in living room and den. Granite counter tops & farmer's sink in kitchen. Elevator with garage access. New carpets in bedrooms. Master suite with balcony and serene views. Master bath with spa tub and steam shower. Professionally-landscaped canyon oasis with relaxation zones, topiaries & fruit trees. Large private lot is the perfect spot to enjoy sounds from Hollywood Bowl. Epicenter of celebrity enclave.

MLS#13-682469  
H. Nicoll / J. Yarbrough 310.927.2038  
KW / L.A. LUXE GROUP

**SenaldaRoad.com / LALuxeGroup.com**

TUESDAY

<b>8216 SKYLINE DR</b>	Open 12-2 592H2	<b>rev</b>
\$1,899,000	4+3 CONTEMP MED	
	<b>STUNNING ONE-STORY WITH POOL, VIEWS, &amp; SPECTACULAR GARDENS</b>	
Classic One-Story Mediterranean! Large flat lot with Magnificent Grounds, Pool, Canyon Views & City Lights. 4 Bedrooms/3 Baths. Well-appointed & updated throughout with Custom Lighting designed to Display Art. Master Suite is private from the rest of the home. Walk out to the fabulous Flat Yard, Pool, & Elaborate Gardens from the Master, Family Room, or Eat-in Kitchen. Open Living/Dining Room. Three bedrooms have Private Exterior Exits to the Rose Garden & Street.		
MLS#13-679859		
Elayne Ceder 424-249-7170		Bff-Ins, Washer - Dryer
JOHN AAROE GROUP		


**04 Bel Air - Holmby Hills** Single Family

<b>15501 CASIANO CT</b>	Refresh. 11-2	<b>NEW</b>
\$1,599,950	5+3.5 1sty-CONTEMPORARY	
	<b>OPPORTUNITY KNOCKS IN BEL AIR PARK!!</b>	
Fantastic opportunity in upper Bel Air to remodel a classic single level home in the highly sought-after Bel Air Park Estates. Private Yard with Pool and Gazebo-covered Spa, 3 Car Garage, 5 Bedrooms plus Study/Bonus Room with Separate Entrance, High Ceilings, Great Entertainer's Floorplan and Large Room sizes. First time on the market in 40 years!! Remodel this home and make it a stunning showplace!!		
Cordasco/Poret 310-308-9539		
166 N. CANON DRIVE		Pool, Spa, Double Fireplace, 3 Car Garage

<b>1809 N BEVERLY GLEN BLVD</b>	Refresh. 11-2 592A4	<b>NEW</b>
\$715,000	3+2 1sty-MID-CENTURY	
	<b>CHIC CHATEAU IN THE GLEN</b>	
Nestled in a tranquil canyon setting, renovated & updated with granite countertops, beautiful glass tiled showers, hard-wood floors, stainless steel appliances and a modern rustic fireplace, this 3 bedroom 2 bathroom abode is set for living! Newer roof, copper plumbing, windows, glass doors, spacious cabinets, great lighting, HVAC and much more. Spacious 2-car garage with a back yard perfect for lounging and relaxing with family and friends. Warner Elementary & 90077 Zip Code!		
MLS#13-684077		
Steven Foonberg 310-474-1013		www.StevenFoonberg.com
BEVERLY GLEN REALTY		

<b>10930 CHALON RD</b>	Open 11-2 591J7	<b>rev</b>
\$7,995,000	3+4.5 RANCH	
	<b>DEVELOPER'S DREAM ON BEL AIR COUNTRY CLUB GOLF COURSE</b>	
Tremendous opportunity to develop a view property on this ¾ acre promontory overlooking a beautiful stream, trees and white sand traps of the 13th green and 14th fairway on the Bel-Air Country Club Golf Course, with distant city views. Elevated and flanked by two magnificent estates currently under construction. Property includes a charming approx. 2,800 square foot 3 bed + 4.5 bath ranch home with oval pool and private guest cottage.		
MLS#12-622433		
Drew & Brooke 310.786.1803		The Great Outdoors
SOTHEY'S INT'L RLTY		

<b>2667 N BEVERLY GLEN</b>	Open 11-2 592A2	<b>bom</b>
\$939,000	3+1.75 TRADITIONAL	
	<b>BACK ON MARKET - APPROX. 16,000 SQ. FT. LOT WITH POOL!!</b>	
This charming Traditional style home is sited on a spacious lot of approx. 1/3 of an acre. The home sits far back from the street up a long driveway surrounded by mature landscaping. The home has been updated & features a liv room w/ frplc, wood floors, 3 bedrooms, 1 3/4 baths & an eat-in kitchen. The grounds/pool need TLC. This is truly a magical and private setting offering serene living located just moments from the popular Glen Center with excellent access to the Westside or Valley.		
MLS#13-661437		
J. Babajian/M. Ficarra 310-623-8800		www.2667beverlyglen.com
RODEO REALTY		

<b>05 Westwood - Century City</b>		Single Family
<b>1338 WARNER AVE</b>	Refresh. 11-2 632C3	<b>NEW</b>
\$2,495,000	5+5 2sty-SPANISH	
	<b>LARGE FAMILY HOME IN FANTASTIC LOCATION!</b>	
Custom 2-Story Spanish home, beautifully remodeled w/ top-quality fixtures & finishes. This 3800 sq. ft. home is perfect for large families; five bedrooms including fabulous guest suite w/separate entry. All new copper plumbing, electrical, Spanish tile roof, foundation, double paned windows, custom tile & hardwood floors. Move right in! Cook's kitchen showcases Viking stainless appliances, Caesarstone countertops, Spanish tile backsplash & floors. One of the best streets south of Wilshire.		
MLS#13-679173		
Helene Lesel 310-279-3465		Bff-Ins, Dshwshr, Dryer, Grbg Disp,
NELSON SHELTON		

<b>1515 COMSTOCK AVE</b>	Open 11-2 632D2	<b>NEW</b>
\$1,750,000	3+2.5 2sty-SPANISH	
	<b>VINTAGE SPANISH IN COMSTOCK HILLS</b>	
Unspoiled Spanish in Comstock Hills sits proudly above the street in a wooded landscape. A majestic living room has high ceilings, hand decorated beams lending authenticity to its 1920's origins. Saltillo tiled sun room looks to a private rear garden. Inviting dining room has front garden view through vintage paned window. Guest bath has Talavera tiles. An old fashioned winding staircase goes to the upstairs bedrooms/baths. A great property deserving of enhancement to reach its full potential.		
Janet Reichmann 310.666.9708		
COLDWELL BANKER-BH S		disposal, butler pantry

<b>1940 BENECIA AVE</b>	Open 11-2 632D4	<b>NEW</b>
\$1,195,000	3+2 TRADITIONAL	
	<b>REMODELED &amp; RESTORED TRADITIONAL IN WESTWOOD</b>	
Remodeled & Restored Traditional next to Century City & Fox Studios. Three spacious bedrooms 2 beautiful baths. The large master has a redone antique marble bath and a fabulous secluded retreat. The very charming formal living and dining rooms both overlook the outdoor dining & sun-filled patio. A newly remodeled kitchen w access to secret gardens and romantic pathways. Hardwood floors, central heat & A/C. Westwood Charter. Tuesday July 2nd 11-2 & 6-7pm.		
MLS#13-683245		
David Elston 310-704-3451		Dshwshr, Dryer, Grbg Disp, Rng/Ovn, Fridg
TELES PROPERTIES, IN		

<b>10669 WELLWORTH AVE</b>	Open 11-2	<b>NEW</b>
\$12,500	5+5.5 2sty-CONTEMPORARY	
	<b>MAJOR REMODEL, SLEEK &amp; HIP 2STY 5BR/5.5BA HOME</b>	
With two master suites, one on each floor, large walk-in closet, 2 story grand entry, very bright open floor plan, corner home, Gourmet Kitchen with Brazilian Quartzite Granite Counter Tops, chef's appliances, Onyx Breakfast Island, Sparkling Saltwater heated pool, great flow to back yard for entertainment, view of city lights from 2nd floor. Alarm System, Washer & Dryer, Wide Kitchen Aid Refrigerator/Freezer, Prof. Hood Fan, Built-in Microwave 48in Prof Range/Dual Oven.		
Doris Safi 310.470.1968		
NOURMAND&ASSOCIATES		Alarm Sys, Dshwshr, Wshr, Dryr, Grbg Dspsl

<b>1534 ENSLEY AVE</b>	Open 11-1 632D3	<b>red</b>
\$2,848,000	2895000 5+5.5 2sty-SPANISH	
	<b>NEW PRICE! REMODELED SPANISH CHARMER!</b>	
This home has an ambience of casual elegance. Living room w/ FP, vaulted ceilings & bar. Fabulous gourmet eat-in kitchen, w/ marble countertops, center island & stainless steel appliances. Relax in the family room opening through French doors to outdoor entertaining area, w/ built-in BBQ & sports court. Each of the 4 upstairs BRs has its own bath. Maids suite or office down. Hardwood floors, speaker system, sophisticated lighting. Attached 2 car garage. Close to Century City, Fairburn School.		
MLS#13-673217		
Melissa Alt 424-202-3232		Refrigerator, Stove, Dishwasher
TELES PROPERTIES		

TUESDAY

<b>141 BARLOCK AVE</b>	Open	11-2	631J1	<b>red</b>
<b>\$2,275,000</b>	4+3.5	TRADITIONAL		



**PRIME WESTWOOD HILLS LOCATION!**

Classic Westwood Traditional 4 bedroom, 3.5 bathroom. Formal dining room, breakfast room, den with wood burning fireplace. Gorgeous step down living room with wood burning fireplace and French doors leading out to patio and lush backyard. Beautiful hardwood floors and newer kitchen with built-ins and Viking stove.

MLS#13-672851  
Janet Steinberg 310-622-7471  
GIBSON INTERNATIONAL

Bff-Ins,Cbl,Dshwshr,Dryer,Grbg Disp

<b>10450 WILSHIRE BLVD #3F</b>	Open	11-1	632C2	<b>NEW</b>
<b>\$420,000</b>	1+1	CONTEMPORARY		



**GREAT LOCATION AND FULL SERVICE BUILDING!**

Spacious, open, airy 1 bedroom + 1 bath. Extra large living room, large balcony and lots of closet space. Full service building on the Wilshire Corridor with valet parking, 24 hour door service, building manager, pool, spa, and gym. HOA dues include water, electricity, basic cable, and building services.

MLS#13-681341  
Pam Szabo 310.481.4320  
SOTHEBY'S BRENTWOOD

Dshwshr,Grbg Disp

<b>850 THAYER AVE</b>	Open	11-2	632C2	<b>rev</b>
<b>\$2,875,000</b>	5+4	2sty-TRADITIONAL		




**GRAND REOPENING**

Stunning traditional two story in prime little Holmby. Completely remodeled with all todays modern conveniences. This beautiful home features 5 bedrooms including bonus room with 4 baths (square footage does not include the bonus room). The spacious formal living room with fireplace flows seemingly into the dinning room with French doors leading to a large deck. Master suite has front facing terrace with fabulous walk-in closet with modern redone bath The grounds are beautifully landscaped.

MLS#13-673727  
Lisa Sherman 310-786-1851  
SOTHEBY'S INTERNATIO

Antna,Bff-Ins,Dshwshr,Dryer,Grbg Disp

<b>10102 EMPYREAN WAY #201</b>	Open	11-2	632F4	<b>red</b>
<b>\$2,625,000</b>	2975000	3+5	FRENCH	



**WOW- VERY RARE 3242 SQ. FT. 3 BR PLUS DEN CONDO IN LE PARC!**

Very rare to come available 3 bedrooms plus huge den with custom bar condo in popular Le Parc with extraordinarily large sq. footage. Special floor plan. Ceilings are very high up to 12 feet. The grand living room has magnificent crown and other moldings and other upgrades and features. Gorgeous large French windows. This dining room is perfect for elegant dinners & parties. The large kitchen has a lovely spacious eating area. Big patio. So much more! Your clients will love this one.


MLS#13-655171  
Shane-Dee Schoenfield 310-560-0505  
KELLER WILLIAMS BH

Dishwshr,Washer,Dryer,Rng/Ovn,Much More

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

**05 Westwood - Century City** Lease

<b>1710 MALCOLM AVE #304</b>	Open	11-2	632B4	<b>NEW</b>
<b>\$625,000</b>	2+2	CONTEMPORARY		



**TOP FLOOR LIGHT AND BRIGHT**

Newly remodeled TOP FLOOR unit located on a beautiful tree lined street in Westwood. Very quiet. Large master with walk in. Unit includes, side by side parking and a fireplace! Two beds, 1.75 baths and a small office. Shares only one wall. Tasteful Improvements include granite counter tops and stainless steel appliances in the kitchen, upgraded baths and hardwood floors.

MLS#13-683401  
Michael Maloney  
KELLER WILLIAMS RLTY

None

<b>1341 CLUB VIEW DR</b>	Refresh.	11-2	632D2	<b>NEW</b>
<b>\$7,200</b>	5+3.5	2sty-CAPE COD		



**CHARMING HOME, READY TO MOVE IN!**

Beautiful, extremely bright enchanting remodeled home with golf course views! This home features a very versatile floor plan,hardwood floors,streaming light throughout. Wonderful updated kitchen w/new appliances, breakfast area, updated bathrooms, dining room w/outdoor access, large living room w/fireplace,huge private backyard & more! There are 3 bedrooms upstairs,2 baths plus bonus room; downstairs has additional 2 bedrooms, 1 1/2 baths.The front of the home utilizes expansive golf course views.

MLS#13-672703  
Linda Semon 310.351.3995  
COLDWELL BANKER - SM

<b>11044 OPHIR DR, UNIT PHD</b>	Lunch	11-2	632/A2	<b>NEW</b>
<b>\$475,000</b>	1+1.5	CONTEMPORARY		



**FABULOUS PENTHOUSE IN WESTWOOD NEXT TO UCLA.**

Fabulous Penthouse in Westwood right next to UCLA. This spacious 1 bed 1.5 bath + loft condo features, high ceilings, floor to ceiling windows throughout, skylight, extra-large patio that extends the length of the unit, updated open kitchen with granite counters, breakfast bar, stainless appliances, laundry hook up's, walk in closet in master, master bath has large soaker tub and stall shower. The building is a secure building and has guest parking. All conveniently situated in Westwood, clos

Jonathan Sands 310.704.6612  
SOTHEBY'S BH

www.11044ophirphd.com

**06 Brentwood** Single Family

<b>230 N CARMELINA AVE</b>	Open	11-2	<b>NEW</b>
<b>\$8,750,000</b>	6+5.5		



**PLANTATION STYLE ESTATE DESIGNED BY JOHN BYERS**

Exquisite lush and private garden, oversized outdoor covered living room and refreshing swimming pool and spa extend the natural serenity one feels upon entering this home on over 3/4 lot with canyon view. A beautiful upstairs guest suite with separate entry overlooks the gardens. The kitchen opens to an extraordinary great room with soaring wood beamed ceilings, multiple French doors and large skylights capturing an unparalleled indoor/outdoor atmosphere. See full page ad and stop by to see us!

D.Findley & C.Cortazzo 310.345.6911  
PT BH | CB MALIBU

Twilight Showing 6:00PM to 8:00PM

<b>1410 S BENTLEY AVE, UNIT 102</b>	Lunch	11-2	632A4	<b>NEW</b>
<b>\$450,000</b>	2+2	1sty-TRADITIONAL		



**BEST BUY IN TOWN!! COME FOR LUNCH!!**

Lowest price in area! Great front facing unit, near UCLA, Westfield, Century City and fabulous restaurants! New paint and carpet. Light/Bright with green views. In nice smaller building on a quiet cul-de-sac, backing up to Westwood Park. Excellent west facing patio off living room. Pool, rec room, xtra storage. Tandem, gated parking. EQ Ins included in HOD.

Randy Freeman 310 420-9242  
PRUDENTIAL CA REALTY

RandyFreeman4RealEstate.com

**REMINDER**

The MLS™/CLAW reserves the right to refuse and/or edit any ad it deems unsuitable.

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

TUESDAY

<b>1160 MCCLELLAN DR</b>	Open	11-2	<b>NEW</b>
<b>\$4,995,000</b>	4+5.5	ARCHITECTURAL	




**NEWLY CONSTRUCTED 'GREEN' ESTATE! A TRANQUIL RETREAT!**

Soaring ceilings, walls of glass, & exquisite craftsmanship. Living spaces are flooded w/light & accented by rich wood flrs & siding. Rooms open to spacious patios w/greenery views. Open living spaces incl. epicurean kitchen, family rm, voluminous living rm. 3 bdrm suites up incl. deluxe master & 1 down (office/gym/guest bdrm). This 'Green' estate boasts environmentally conscience building concepts, state of the art Control 4 Home automation, thoughtfully designed landscaping & so much more!

Sally Forster Jones 310-281-3999  
COLDWELL BANKER BHS

[www.1160mcclellan.com](http://www.1160mcclellan.com)

<b>11372 MONTANA AVE</b>	Open	11-2	631-H2	<b>NEW</b>
<b>\$1,549,000</b>	2+1.75	1sty-TRADITIONAL		



**GORGEOUS TRAD ON RARE, APPROX 10,000 SQFT CORNER LOT W/ POOL**

Tastefully remodeled 2 beds + 1.75 bath, approx. 2,000 sq ft Traditional on rare and unique large, approx. 10,000 sq ft corner lot with sparkling Pool! Gracious Living Room + Formal Dining Room and a Gourmet Kitchen. Bright, airy Den with French Doors opening to huge grassy yard. Peaceful detached Office with French Doors.

Lisa Mansfield 310-481-4313  
SOTHEBY'S BRENTWOOD

**Den + Detached Office + Pool + Large Lot**

<b>13160 RIVIERA RANCH RD</b>	Open	11-2	631E3	<b>NEW</b>
<b>\$3,879,000</b>	5+4	RANCH		



**RARE OPPORTUNITY IN COVETED SULLIVAN CANYON!**

This rustic and charming Cliff May gem sits nestled in desirable Sullivan Canyon. This 5 bedroom, 4 bath home features an artist studio/bonus room, high vaulted ceilings, french doors which provide an abundance of light, a master suite with separate sitting room with fireplace all opening onto the lushly landscaped pool, spa and tennis court. This is truly luxury living moments from the ocean, beaches and city life.

MLS#13-683449  
Jeannie Lawford 310-433-3775  
PRUDENTIAL CA - BREN

**BBQ,Dshwshr,Dryer,Grbg Disp,Micro,Other**

<b>166 LITTLE PARK LN</b>	Open	11-2	631G4	<b>red</b>
<b>\$2,275,000</b>	2499000	7+4.5	TRADITIONAL	




**DRAMATIC PRICE REDUCTION! BRING YOUR CLIENTS!**

Wonderful two story traditional family home which is part of the legendary Rita Hayworth and Orson Wells Estate. Tranquil and private home on a cul -de-sac off a cul-de-sac in the most desirable neighborhood of Brentwood. First time on the market in nearly 40 years featuring 7 bd & 4.5 bas with appx 4100 sq. ft. Amazing opportunity to update and make this home your own. Close proximity to upscale shops, restaurants & farmers market.

MLS#13-652913  
Elyse Arbour 310-873-4188  
RODEO REALTY- BRENTW

**Dshwshr,Dryer,Hood Fan,Rng/Ovn,Fridg.**

<b>12652 W SUNSET BLVD</b>	Open	11-2	631F3	<b>NEW</b>
<b>\$2,895,000</b>	4+4.5	VILLA		



**EUROPEAN RETREAT IN BRENTWOOD**

This custom built residence will exceed your expectations. From the moment you enter you will be captivated by the stylish architecture and luxurious old world craftsmanship, careful attention to detail, hand-painted ceilings, top of the line appliances. Dramatic living and dining rooms with elegant flair. Three bedrooms up + guest down. All open to a private back garden. Experience the refreshing tranquility and sophistication of this sensational home.

MLS#13-673157  
Mary Lu Tuthill  
COLDWELL BANKER-BREN

**Dshwshr,Grbg Disp,Intrcm,Ntwrk Wireless**

<b>16351 SLOAN DR</b>	Open	11-2	561E7	<b>rev</b>
<b>\$2,150,000</b>	5+5	MEDITERRANEAN		



**MAJESTIC IMPERIAL FRENCH REGENCY MINI PALACE**


Foyer entry with oval shape skylight leads to Versailles styles living room, dining room, and family room with fire place. Walls are meticulously painted in custom carved design. Gourmet kitchen with top of the line built-in appliances, center island, and breakfast area overlooking the backyard and pool area. There are 4 bedrooms, maid room, guest bathroom, and 4 bathrooms. Master suite includes a fire place with custom designed mantel overlooks the pool and backyard.

MLS#13-662005  
Shah Noorvash 310-285-7588  
COLDWELL BANKER-BH S

**Bff-Ins,Cbl,Cent Vac,Dshwshr**

**06 Brentwood** Condo / Co-op

<b>11326 ISLETA ST</b>	Open	11-2	631-H2	<b>NEW</b>
<b>\$1,649,000</b>	4+3.5	2sty-TRADITIONAL		




**BRIGHT & CHEERFUL 4 BD + 3.5 BA 2-STORY TRAD OVER 2,700 SQFT**

Set back amidst trees, this inviting home has an open floor plan w/lovely indoor/outdoor flow. Living Rm & Breakfast Rm open to backyard w/decking, patio & grass. Two lrg Bedrms + full bath downstairs along w/a Powder Rm. Hrdwd flrs throughout downstairs. Upstairs, a spacious Master Suite w/"sitting area", French drs, walk-in closet & lrg Bathrm. Also upstairs is a huge Family/Media Rm w/treetop views + an addit. Bedrm + full Bath. Direct access garage, freshly painted, new plush carpet upstairs

Lisa Mansfield 310-481-4313  
SOTHEBY'S BRENTWOOD

**4 BD/3.5 BA / FAMILY RM / 2,700+ SQFT**

<b>12011 GOSHEN AVE, UNIT 105</b>	Open	11-2	631-H5	<b>NEW</b>
<b>\$755,000</b>	2+2.5	1sty-CONTEMP MED		



**BEAUTIFULLY UPDATED AND SPACIOUS BRENTWOOD CONDO**

Impressively upgraded single story condo in a prestigious Brentwood location. Unit features an open remodeled kitchen, generous sized bedrooms and baths, and a spacious living / dining area to call home. Versatile space perfect for entertaining and free flowing enough to enjoy as a home office. The epitome of convenience, where home is just a few blocks away from all the best of what Brentwood living has to offer.

Rick Ojeda 310-902-7676  
PARTNERS TRUST BH

**Alarm System, Built-ins, Washer / Dryer**

<b>12420 ROCHEDALE LN</b>	Open	11-2	<b>NEW</b>
<b>\$1,599,000</b>	3+2	ARCHITECTURAL	



**THE MILLER HOUSE - A. QUINCY JONES, 1949**

Historic-Cultural Monument #862 located in the exclusive architectural enclave of Brentwood's Crestwood Hills, this is a prime example from one of the masters of Mid-Century design. Updated throughout, with original details still in place, this light and airy 3 bedroom plus office home features a flat grassy yard and walls of glass in nearly every room. Certainly a rare find in this competitive market.

Barry Sloane/Marc Silver 310-786-1844  
SOTHEBY'S INT'L RLTY

<b>622 S BARRINGTON AVE, UNIT 100</b>	Open	11-2	<b>NEW</b>
<b>\$359,000</b>	1+1	1sty-TRADITIONAL	



**WWW.622BARRINGTON100.COM**

Start your home ownership journey by investing in Brentwood. The benefits of owning are many. The joy of this unit is that it's next to the pool & is flooded w/ light. An added bonus is the fact that you won't have to walk down long corridors to get home. When you arrive, you'll have new bamboo floors to place your furniture on & newer appliances to start cooking in your home sweet home. The bedroom has a mirrored & walk-in closet so plenty of storage awaits you. Low HOA & lots of guest parking.

Sherri Noel 310.994.8721  
KELLER WILLIAMS SM

**Refrigerator, Range, Oven W/D, Dishwashe**

TUESDAY

**06 Brentwood** Lease

<b>11967 KEARSARGE ST</b>	Refresh. 11-2 631G3	<b>NEW</b>
<b>\$8,700</b>	3+2.5 1sty-CONTEMPORARY	
	<b>1/3 ACRE W/ POOL &amp; GUEST HOUSE - AVAILABLE IMMEDIATELY</b>	
Fantastic Brentwood lease between San Vic & Sunset at Saltair. Super clean 3+2.5 ba with fam room, 2,500 ft on 14,200 lot. Grassy yard with pool, spa, awesome detached guest house with own kit, bath, dining, office area & private patio. Features incl glass brick, skylights, wood floors, French doors, great floor plan, utility/storage room and more. EASY TO SHOW & AVAILABLE IMMEDIATELY.		
Damon Kronsberg CB BRENTWOOD	310-633-4900	

**07 West L.A.** Condo / Co-op

<b>1312 S SALT AIR AVE #212</b>	Open 11-2 631H5	<b>NEW</b>
<b>\$549,000</b>	2+2 CONTEMPORARY	
	<b>BRENTWOOD ADJACENT~ BRING YOUR BRENTWOOD/WESTWOOD BUYERS!</b>	
Fantastic 2 bd/2ba light & bright unit in lovely courtyard building. Large living room w/ fireplace, washer/dryer closet in unit, Updated gourmet kitchen, brand new carpeting and paint throughout. Dual sinks in master and large walk-in closet. New central heating and air system. This is a charming unit!		
Melinda and Scott Tamkin NEST RE GROUP @ KWBW	310-493-4141	www.1312SaltairCondo.com

<b>1522 S SALT AIR AVE, UNIT 101</b>	Refresh. 11-2 631J6	<b>NEW</b>
<b>\$499,000</b>	2+2 1sty-CONTEMP MED	
	<b>CHIC &amp; SLEEK CALIFORNIA CONTEMPORARY MEDITERRANEAN CONDO!</b>	
Ultra chic & sleek front facing condo. Light & bright unit features include: 2 master suites w en suite travertine bathrooms as well as views of trees, hardwood flrs throughout, in unit washer/dryer, kitchen w granite counter tops along w stainless steel appliances & large breakfast bar, living room w fireplace together w french doors opening to balcony, central heat & air, + parking for 2 cars. Building features include: secure access, court yard fountain and stone entryway.		
Linda Chamberlain NOURMAND AND ASSOC.	323.828.7269	Washer/Dryer, Fridge, Stove

<b>1312 S SALT AIR AVE #323</b>	Open 11-2 631H5	<b>NEW</b>
<b>\$499,000</b>	2+2 CONTEMPORARY	
	<b>PENTHOUSE CONDO WITH DRAMATIC HIGH CEILINGS!</b>	
Great West LA location, just steps to Brentwood. This east facing top floor condo has wood burning fireplace, recessed lights, large entryway w/built-ins and wet bar. Good size kitchen with stainless steel appliances & breakfast bar. Balcony, inside laundry, bedrooms on opposite ends, ample closet space, 2 individual parking spaces + guest spots & large community rooftop deck.		
Gary Limjap COLDWELL BANKER - SM	310-586-0339	Dshwshr,Dryer,Elvtr,Grbg Disp,Rng/Ovn

**08 Cheviot Hills - Rancho Park** Single Family

<b>3137 SHELBY DR</b>	Open 11-1:30 632G6	<b>rev</b>
<b>\$1,189,000</b>	2+2 TRADITIONAL	
Build your dream home on a 8,406 square foot lot in Cheviot Hills. The parklike lot is very private with lots of trees. Great Cheviot Hills location to build a custom home.		
MLS#13-683113	None	
Benjamin Bellet	310.367.2288	RE/MAX ESTATE PROPER

**09 Beverlywood Vicinity** Single Family

<b>1199 RODEO DRIVE</b>	Open 11-2 632G3	<b>NEW</b>
<b>\$2,495,000</b>	5+5.5 2sty-TRADITIONAL	
	<b>INCREDIBLE BEVERLY HILLS/BEVERLYWOOD ADJACENT LOCATION!</b>	
Beautifully updated 5BR+5.5BA Traditional w/pool in prime BH Adj. location. Ideal flr plan w/elegant LR w/fp, formal DR, gourmet kitchen w/eat-in area & ctr island, family rm w/fp & bar & powder. 1st level w/1 BR & BA, perfect as guest qtrs. 2nd flr w/sizable BRs & mstr suite w/luxurious BA & dble walk-in closets. New flooring/carpet, plantation shutters, crown molding & dual HVAC. Outdoor area w/lrg pool, covered patio, cabana w/BA & 2-car garage. Close BH, Century City & Pico/Beverly shops.		
Jeremy Ives TELES PROPERTIES	(310) 858-1902	www.1199RodeoDrive.com

<b>2338 S HOLT AVE</b>	Open 11-2 632J6	<b>NEW</b>
<b>\$774,999</b>	3+1.75 1sty-SPANISH	
	<b>1930'S BUILT ROMANTIC SPANISH "CASA DE AMIGOS"</b>	
Step inside this large, romantic 30's built Spanish home with original detailing. Coved ceilings, Saltillo tiles and lush landscaping with Wildlife Habitat certification, makes this a one of a kind retreat to call home. Private backyard perfect for entertaining equipped with a water feature offering a zen like experience. 1 car garage attached to a spectacular private office, which could be used as guest quarters.		
Alex "Zan" Sacker SACKERLOVELL.COM	310-560-1622	Antna,BBQ,Dshwshr,Dryer,Grbg Disp,Other

<b>2607 S BEDFORD ST</b>	Open 11-2 632H6	<b>NEW</b>
<b>\$749,000</b>	3+2 SPANISH	
	<b>IT'S A CHARMER !</b>	
3 bd, 2 ba + "Artist's Studio", 2-car det gar. Feat in HGTV's "Awesome Interiors". Front courtyard entry leads to light and bright home with elegant details: high beamed ceilings, arched doorways, wood-burning fpic, picture window, stained glass sky lights, period hardware and custom built-ins add incredible charm. Kit art-deco flavor. Gated driveway leads to a spacious grassy backyard with plenty of room for al fresco dining and entertaining, a peaceful meditation alcove, and complete privacy.		
Merrie Kung KELLER WILLIAMS BH	3107365599	OPEN 11AM-2PM & TWILIGHT 5-7PM

<b>5990 PICKFORD ST</b>	Open 11-2 633A4	<b>NEW</b>
<b>\$549,000</b>	2+1 1sty-TRADITIONAL	
	<b>HUGE POTENTIAL IN FAIRCREST HEIGHTS! MOVE IN OR FIX UP.</b>	
Charming, light & bright 2br/1ba bungalow. Hardwood floors through out, spacious living room, formal dining room, high ceilings, some newer windows, cozy breakfast room off kitchen, inside laundry room, good closet space. Long driveway leads to detached one car garage. Grassy back yard, cute covered front porch. Upgrades are copper plumbing, bolted foundation. Move right in or update to your taste. Wonderful Faircrest Heights neighborhood, LA's best kept secret according to LA Magazine.		
Shaun Seeram RODEO REALTY INC.	310 779 3990	Dryer,Rng/Ovn,Fridg,Wshr



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**Put their Property in the MLS**

Listings in the MLS Get More Exposure  
More Offers & More Money

**TUESDAY**

**10 West Hollywood Vicinity** Single Family

<b>721 N VISTA ST</b>	Refresh.	11-2	593C6	<b>rev</b>
<b>\$849,000</b>	3+2.5	SPANISH		



MLS#13-681521  
Jimmy Martinez 323-377-0548  
PARTNERS TRUST BH

**BRING YOUR VISION-SPANISH FIXER-SEPARATE GUEST HOUSE**

Melrose Village Spanish charmer w/ 2 bed 1.5 bath & detached loft-like guest house (currently being rented). Refinished hardwood floors, freshly painted interior, fireplace, large kitchen, formal dining room, office/sun room, French doors, copper plumbing, newer sewer-line, 2 car garage, private yard. Guest house has private yard & balcony w/ views. Property needs TLC. Bring your vision & contractor. Excellent opportunity to live in a prime location at an amazing price. For showing instructions

amazing opportunity for savvy buyer

**10 West Hollywood Vicinity** Lease

<b>342 WESTBOURNE DR</b>	Open	11-2	632J1	<b>NEW</b>
<b>\$9,850</b>	3+3.5	SPANISH		



MLS#13-683535  
Brett Lawyer 310-858-5402  
HILTON & HYLAND

**TURNKEY DESIGNER COMPOUND**

One-of-a-kind, 2 bds, 2 bths in the main house + 2 story gst hs w/ 3rd bdrm & 2 add'l bths. Gtd for total privacy in cul-de-sac. iPad cntrl, music, lights + climate. Main house has 10' ceilings, white oak flrs, cstm chef's kitchen. Gst house includes pool piano bar, outdr shower, upstairs loft w/ full kitch & bth + large downstairs studio/media rm/office w/1080p projector & surround sound doubles as 4th bdrm. With approx. 2,500 square feet of renovated liv space & black bottom saltwater pool.

Dshwshr,Dryer,Grbg Disp,Intrcm,Micro

**10 West Hollywood Vicinity** Condo / Co-op

<b>850 N CROFT AVE #103</b>	Refresh.	11-2	593A6	<b>NEW</b>
<b>\$799,000</b>	2+2	CONTEMP MED		



MLS#13-683521  
Clinton Wade 310-433-0633  
JOHN AAROE GROUP

**2BD/2BA LUXURY CONDO**

Luxury condominium in premier building. Features two spacious bedrooms separated by family room, custom walk-in closet, formal dining room, living room, family room that opens to large private patio, newer hardwood wood floors, recessed lighting & chef's kitchen with stainless steel appliances, granite countertops & maple cabinetry. Designer touches throughout- elevated ceilings with crown molding. Subterranean parking (2 spaces for unit + abundant guest parking)- additional storage in garage.

www.850Croft.com

**11 Venice** Single Family

<b>855 VICTORIA AVE</b>	Lunch	11-2	671J5	<b>NEW</b>
<b>\$1,495,000</b>	2+2	CRAFTSMAN		



MLS#13-683927  
Tami Pardee 310-907-6517  
PARDEE PROPERTIES

**JUST LISTED! BEAUTIFUL UPDATED VENICE CRAFTSMAN- A MUST SEE!**

Classic Craftsman in the heart of Venice! Spacious & open living and dining room. Original built-ins in the dining room add to the true craftsman style and floor to ceiling windows that allow ample natural light. Guest BR is spacious with sunny French doors leading to back deck w/ beautifully updated BA. Peaceful master suite with a fabulous, newly added BA complete w/ custom heath tile work throughout & glass steam shower. Converted garage (unpermitted) is great for guests and/or home office.

Blf-Ins,Frzr,Rng/Ovn,Fridg

<b>8562 WEST KNOLL DR #4</b>	Open	11-2	592J6	<b>NEW</b>
<b>\$679,000</b>	2+2.5	4sty-CONTEMP MED		



MLS#13-684029  
James R Hutchison 310-562-5907  
COLDWELL BANKER HPN

**TOWNHOUSE STYLE HOME ON ONE OF W HOLLYWOOD'S BEST STREETS**

Be prepared to be wowed by the lushly landscaped Mediterranean crtryd. This light filled oasis has Fr drs & private balcs, seamlessly bringing the indoor/outdoor quintessential California lifestyle to life. Vaulted ceilings, FP add a touch of drama to an otherwise cozy space. The top flr loft leads to a large sun deck that invites alfresco dining, an evening cocktail or just a peaceful retreat from the city. 2-ensuite bds, pwdr rm, inside laundry & priv/direct access garage complete this home.

Blf-Ins,Dshwshr,Dryer,Frzr,Grbg Disp

<b>2421 BRYAN AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,150,000</b>	2+2	CALIFORNIA BUNGALOW	



MLS#13-683219  
Jerry Jaffe 310-403-4925  
TELES PROPERTIES

**OPPORTUNITY TO LIVE IN THE SILVER TRIANGLE! ENJOY LUNCH!**

Fabulous California Bungalow nestled in the Silver Triangle! Enjoy the ocean breezes in this wonderful beach home situated in one of the best Venice neighborhoods; seconds to the Beach and Abbot Kinney. Wonderful indoor/outdoor flow to the peaceful backyard. Charming front yard with white picket fence- this will go fast!

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

<b>8400 DE LONGPRE AVE #407</b>	Open	11-2	593A5	<b>NEW</b>
<b>\$435,000</b>	1+1	CONTEMPORARY		



MLS#13-683165  
P.Hodson/J.Rubin 310-888-2422  
SOTHEBY'S REALTY

**WEHO HOT PROPERTY, PRIME LOCATION!!**

Top floor, city and greenbelt view unit in the "White House". Do not miss this done 1+1 unit with an open floor plan, newer stainless appliances, balcony with a peek of the iconic Sunset Towers. Walk score 82 and just steps to the Dog Park and Sunset Blvd. Send clients, this will not last!

CITY VIEW\*ROOFDECK\*POOL\*GUEST PKG

<b>124 THORNTON PL</b>	Refresh.	11-2	671G5	<b>NEW</b>
<b>\$889,000</b>	2+1	MODERN		



MLS#13-683219  
Jerry Jaffe 310-403-4925  
TELES PROPERTIES

**COOL BEACH BUNGALOW**

Cool & fun modern bungalow. This updated pad is the perfect fit for someone who wants to live 2 blocks from the ocean. Enjoy an open floor plan flooded w/sunlight - that opens onto a west-facing deck - ideal for year-round barbecues. Also include skylights, beautiful white oak hardwood floors, new electric & a spanking new kitchen w/ stainless & White Blizzard Caesarstone counters. Now's your chance to live at the beach this summer. Grab your surfboard, pack your toothbrush & move right in !

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Listings in the MLS Get More Exposure  
More Offers & More Money



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TUESDAY

<b>842 AMOROSO PL</b>	Refresh.	11-2	671J5	<b>rev</b>
<b>\$2,685,000</b>	3+3	MODERN		




**HOUSE BEAUTIFUL - VENICE WALK STREETS**

Sleek Architectural in the heart of the Venice Walk Streets. This warm Modern home has an expansive open floor plan w/soaring ceilings abundant light & walls of glass that flow to wonderful outdoor living spaces: a soothing backdrop for dining & entertaining. The master opens onto a terrace w/ treetop views & ocean breezes. The garage has direct access & functions well as a studio/office. Ample additional parking. Tucked away on a serene, beautiful Venice Walk Street. Close to Abbot Kinney.

MLS#13-683105  
 JAFFE & BURNS 310-403-4925  
 TELES

**12 Marina Del Rey** Condo / Co-op

<b>13700 MARINA POINTE DR #1901</b>	Lunch	11-2	672B6	<b>NEW</b>
<b>\$3,950,000</b>	3+4			



**A ONE OF A KIND LUXURY CELEBRITY HIDEAWAY W/ PANORAMIC VIEWS**

A one of a kind luxury celebrity hideaway at the full service Azzurra in Marina del Rey. This stunning 3 bed 3.5 bath state of the art penthouse has over 3300 sf of living space. Designer done penthouse comes fully automated, boasting panoramic views of the Pacific Ocean & Marina! Custom built kitchen includes Sub Zero & Miele appliances. Marble and hardwood floors throughout. Excellent for entertaining, including full wet bar in pantry. First time on Market for sale!

MLS#13-683875  
 The Hannah Group 3109021090  
 PRUDENTIAL CA - BREN

**400 sf wrap around balcony**

<b>1 TOPSAIL ST, UNIT 103</b>	Open	12-2	701-J2	<b>NEW</b>
<b>\$2,495,000</b>	2+2.5	2sty-CONTEMPORARY		



**TRULY SPECTACULAR LOCATION ON THE SAND!**

Fantastic 2-story Northwest corner on the sand with direct beach access from large ocean front patio. First floor features remodeled newer kitchen & bathrooms, double door entry, soaring 2-story living rm ceiling, 2-story windows w/ built-in electric blinds. Hardwood floors, center kitchen, open floor plan, generous counter space & granite countertops. Great side yard & side patio. Private 2nd bedroom/bath. 2nd fl features private master bedroom & office w/views to the ocean! HOA includes EQ ins.

Peter & Ty Bergman 310-821-2900  
 BERGMAN/GIBSON INT'L

<b>310 TAHITI WAY #111</b>	Open	11-2	701J1	<b>NEW</b>
<b>\$775,000</b>	2+2	CAPE COD		



**FANTASTIC MARINA CONDO**

FABULOUS WEST FACING UNIT, 2 + 2, A SHORT HOP SKIP AND A JUMP TO THE BEACH! BRILLIANT SUNSHINE STREAMING IN ALL DAY LONG FROM TWO SIDES! PRIVATE MASTER SUITE WITH WALK-IN CLOSET. LARGE EXTERIOR PATIO THAT OPENS TO HUGE DECK AREA.. UNIT IS SO BRIGHT ALL DAY LONG! NOTHING TO DO BUT BRING YOUR SUNGLASSES AND MOVE RIGHT IN! SPACIOUS DINING AREA , WOODBURNING FPL, SEP SERVICE PORCH, SPA TUB & SEP. STALL SHOWER IN MASTER BATH. 3 POOLS, SPA, EXERCISE RM. & TENNIS COURTS. DYNAMITE LOCATION....

MLS#13-681039  
 Richard M Chernock 310-301-4520  
 KELLER WILLIAMS RLTY

**Blt-Ins,Cbl,Dshwshr,Fridg**

**13 Palms - Mar Vista** Single Family

<b>12600 ROSE AVE</b>	Open	12-2:30	<b>NEW</b>
<b>\$949,000</b>	3+2	TRADITIONAL	




**WWW.12600ROSE.COM**

A fenced and gated front yard frames the front of this house and draws you inside to all the warmth and charm it offers. Step into this traditional home with hardwood floors and a fireplace in the formal living room. The large kitchen has been updated with a casual flare and is right off of the family room, overlooking a lush, private and special backyard. Each bathroom has been modernized, allowing you to move right in. You owe it to yourself to see this home where your dreams can be realized.

Sherri Noel 310.994.8721  
 KELLER WILLIAMS SM

**13 Palms - Mar Vista** Condo / Co-op

<b>3988 BEETHOVEN ST #9</b>	Lunch	11-2	672B5	<b>NEW</b>
<b>\$549,000</b>	2+1	TRADITIONAL		



**DRAMATIC TWO BEDROOM CONDO WITH LOFT**

DRAMATIC 2 BEDROOM, 2 STORY TOWNHOME WITH SOARING CEILINGS & BONUS LOFT. THIS UNIT HAS BEEN TASTEFULLY UPDATED WITH MANDARIN MAPLE FLOORS. SPACIOUS BATH HAS CAESAR STONE COUNTER TOPS & SUBWAY TILES. LIVING ROOM BOASTS WOOD BURNING FIREPLACE, LOTS OF NATURAL LIGHT, BALCONY & WET BAR. BOTH BEDROOMS ARE OVERSIZED WITH AMPLE CLOSET SPACE. A UNIQUE DESIGN IN A SMALL BUILDING WITH LOW HOA'S & LAUNDRY IN THE UNIT. AROUND THE CORNER FROM ROCKENWAGNER BAKERY, PIT FIRE PIZZA & THE BOUTIQUES OF WASHINGTON

MLS#13-683785  
 Tiffany Rochelle 3103675205  
 PARDEE PROPERTIES, I

**Dshwshr,Dryer,Grbg Disp,Hood Fan,Wshr**

<b>11286 WESTMINSTER AVE, UNIT 302</b>	Open	11-2	<b>NEW</b>
<b>\$510,000</b>	2+3	3sty-TRADITIONAL	



**WWW.11286WESTMINSTER302.COM**

Contemporary tri level condo w/ privacy & fantastic outdoor space! The multiple levels w/ bathrooms on all floors will allow extreme flexibility & could accommodate an extended family or be a great live/work space. Enjoy a new modern kitchen w/ Cesar stone & cool cabinetry. You can also use the rooftop deck for taking in the ocean breeze. There are only 8 units here & the HOA is self-managed, so no hassling w/ big boards & high fees. Just move right in.

Sherri Noel 310.994.8721  
 KELLER WILLIAMS SM

**Refrigerator, W/D, Range, Oven, Dishwash**

**14 Santa Monica** Single Family

<b>1628 GEORGINA AVE</b>	Open	11-2	<b>NEW</b>
<b>\$3,375,000</b>	4+3	1sty-SPANISH	



**JUST LISTED SPANISH ON LARGE 12,500SQFT LOT**

Spanish home on a large lot of over 12,000 sqft --magic setting on one of best streets N of Montana. Home is livable and has been leased for many years ----perfect for redoing/ updating/expanding to create an extraordinary home.

C Scott Price 310-873-4113  
 RODEO -BRENTWOOD

**REMINDER**

The MLS™/CLAW reserves the right to refuse and/or edit any ad it deems unsuitable.

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

**OPEN HOUSE STATUS LEGEND**

- NEW** - new (Automatic Status)
- NEW\*** - new not yet listed
- red** - reduced
- rev** - review (Automatic Status)
- bom** - back on market

(Automatic Status - The MLS®/CLAW will automatically assign the New or the Review status.)





TUESDAY


<b>727 12TH ST</b>	Open 11-2 631D7	<b>NEW</b>
<b>\$2,798,000</b>	5+3.5 2sty-TRADITIONAL	
	<b>WONDERFUL NORTH OF MONTANA REMODELED HOME!</b>	
Beautiful Updated Traditional home with 5+4 in the Heart of Santa Monica's most desirable North of Montana neighborhood! Approx. 2,000 square foot, 2-story structure perfect for media room/home gym & office/artist's studio... Wonderful home also features a sensational custom kitchen, w/Wolfe range, Sub-zero, marble and travertine. Gorgeous distressed, maple, hand scraped hardwood floors throughout most of the home. All new high quality windows, doors and roof, recessed lighting, 2 FP.		
MLS#13-683805		
Nili Hudson (310) 622-7422		
GIBSON INTERNATIONAL	www.727-12thStreet.com	

<b>1108 18TH ST #6</b>	Open 11-2 631F7	<b>NEW</b>
<b>\$835,000</b>	2+2.5 2sty-TRADITIONAL	
	Enjoy the SM lifestyle only 18 blocks from the beach & 3 blocks from Montana. Set amidst lush landscaping in a small complex, this townhome is ready for you to move right in. Downstairs is a formal entry w/powder room, liv.rm.w/granite frpl., plantation shutters, blt.in bookcases & gleaming hdwd. flrs. Upstairs are 2 large bdrm. stes. both w/cathedral ceilings. The master ste. offers a balcony, walk-in closet & bath w/dual sinks & sep. shower & spa tub. Recessed lighting & central heat & air!	
MLS#13-683707		
Stacy Blair Young 424-202-3254		
TELES PROPERTIES	Blt-Ins,Dshwshr,Washer,Dryer,Fridge	

<b>402 19TH ST</b>	Open 11-2 631-E6	<b>NEW</b>
<b>\$2,695,000</b>	3+2 1sty-TRADITIONAL	
	<b>MODEST TRADITIONAL ON PRIME CORNER LOT</b>	
Situated on a Prime corner lot in NOMO's Gillette Regent Square the timeless elements of this Charming Traditional are sure to please. The Formal Living rm w/ wood burning fireplace/large formal dining room w/ decorative crown molding echoed throughout. Custom shuttered doors/windows and lovely Carrera marble accented baths set the tone of Casual elegance. Updated electrical/plumbing/exterior drainage/irrigation systems as well as foundation bolting gives evidence of a well cared for home. A+		
MLS#13-683739		
Lorae K Tayler 310 864-6910		
SOTHEBY'S SM		

<b>630 IDAHO AVE, UNIT 105</b>	Refresh. 11-2	<b>NEW</b>
<b>\$529,000</b>	1+1 1sty-CONTEMPORARY	
	<b>LARGE SINGLE-LEVEL CONDO WITH APPRX 400SF PRIVATE PATIO!</b>	
Spacious, luxury condominium in an excellent elevator building with approximately 400sf outdoor private patio! Prime location near the beach, Montana Avenue, Palisades Park and the Third Street Promenade.		
MLS#13-683221		
Simon Salloom 3107498686		
PRUDENTIAL CA - MONT		

<b>1040 22ND ST</b>	Open 11-2 631F7	<b>NEW</b>
<b>\$1,599,000</b>	3+1.75 SPANISH	
	<b>CHARMING 1930'S SPANISH</b>	
CHARMING 1930'S SPANISH IN PRIME SANTA MONICA, NORTH OF WILSHIRE. UPDATED EAT-IN KITCHEN & BATHS, HUGE DEN W/ VAULTED CEILING THAT CAN BE USED AS A 3RD BEDROOM, SEPARATE DINING ROOM OPENS INTO GORGEOUS LIVING ROOM W/ FIREPLACE AND ARCHED WINDOW. FULL OF SCRUMPTIOUS DETAILS THROUGHOUT W/ GREAT CLOSETS & STORAGE. HARDWOOD FLOORS. BEAUTIFUL PRIVATE BACK YARD WITH PATIO. WASHER/ DRYER IN COVERED PRIVATE GARAGE. LONG DRIVEWAY FITS UP TO 5 CARS. WALK TO WHOLE FOODS AND DOUGLAS PARK!!		
MLS#13-683739		
Iressana Alouane 310-415-5757		
TELES PROPERTIES	Blt-Ins,Dryer,Grbg Disp,Rng/Ovn,Fridg	

<b>2312 6TH ST #2</b>	Open 11-2 671F3	<b>NEW</b>
<b>\$499,000</b>	2+2 TRADITIONAL	
	<b>CHARMING CONDO JUST BLOCKS FROM THE OCEAN</b>	
2 Bedroom, 2 bath unit has been recently updated and overlooks the charming courtyard with greenery and fountain. Truly a serene setting. This is a Probate Sale Subject to Court Confirmation.		
MLS#13-683221		
Nancy Sanborn		
PRUDENTIAL CA - B.H.		

<b>609 7TH ST</b>	Open 11-2 631D7	<b>red</b>
<b>\$3,495,000</b>	5+4.5 MEDITERRANEAN	
	<b>TUSCAN VILLA - PRICE REDUCED</b>	
Gated Italian Villa located in a much sought after location. Custom built in 2007 with an emphasis on quality and style including reclaimed Italian tile in the entryway, hand crafted roof tiles, and oak wood floors. The gourmet kitchen with stainless steel appliances and limestone counter tops has a breakfast area leading into an inviting family room with a fireplace. This home centers around an enclosed outdoor courtyard with a water feature. The master suite has a fireplace.		
MLS#13-667451		
Ellen Conrad 424-202-3288		
TELES PROPERTIES, IN	BBQ,Blt-Ins,Dshwshr,Grbg Disp,Hood Fan	

<b>693 BAY ST</b>	Open 11-2 671F3	<b>NEW</b>
<b>\$488,000</b>	2+2 1sty-CONTEMPORARY	
	<b>AFFORDABLE SANTA MONICA BEACH GETAWAY</b>	
A perfect starter condo, pied-a-terre, or vacation home. This 2BR, 2BA unit has an open floor plan, updated guest bathroom, newer bamboo floors, and designer touches throughout. Enjoy relaxing BBQs and al fresco dining on the approximately 170 square foot patio accessible through French doors off the living room. A short distance from all that Main Street has to offer. Finally an affordable beach getaway in Santa Monica!		
MLS#13-683781		
Eli Karon 424.202.3262		
TELES PROPERTIES	Cbl,Dshwshr,Frzr,Grbg Disp,Other	

**14 Santa Monica** Condo / Co-op

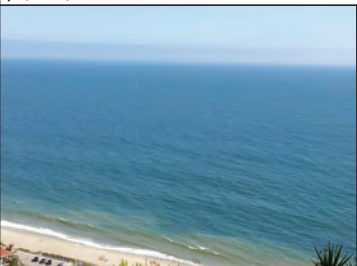
<b>901 5TH ST, UNIT G</b>	Open 11-2	<b>NEW</b>
<b>\$995,000</b>	2+2.5 CONTEMPORARY	
	<b>BEAUTIFUL SANTA MONICA TOWNHOUSE.</b>	
Beautiful Santa Monica Townhouse. The building features a lush courtyard that leads to this lovely unit. The interior has a spacious open floor plan that flows from the remodeled kitchen into a spacious living room that is equipped with a cozy fireplace, recessed lights and crown moldings. Upstairs is a large master suite with a walk in closet, 2 additional closets and a sliding glass door that opens to a balcony. Ideally located, this property is close to the beach and shops on Montana.		
MLS#13-683739		
Matthew O'Keefe 310 429 4552		
GIBSON INTERNATIONAL	Washer, Dryer, Recessed Lights	

<b>1040 4TH ST, UNIT 109</b>	Open 11-2	<b>NEW</b>
<b>\$475,000</b>	1+1	
	<b>FANTASTIC CONDO NEAR BEACH, 3RD ST &amp; MONTANA</b>	
Located in the prestigious Dorchester House, this fabulous 1 bedroom, 1 bath unit is thoroughly renovated and located just steps from Third Street Promenade, Santa Monica Place, popular restaurants and beach-side entertainment. Updated kitchen with newer tile floor, marble counter tops, newer appliances. New washer and dryer in the laundry closet. Super clean and recently painted unit. Great location, west of 7th St and just a few short blocks from the beach.		
MLS#13-683739		
Kitching / Stearns (310) 902-0221		
PARTNERS TRUST SM OP		

TUESDAY

**15 Pacific Palisades** Single Family

<b>X 16868 CALLE DE SARAH</b>	Lunch 11-2 630-G1	<b>NEW</b>
<b>\$2,895,000</b>	5+4.5 2sty-MEDITERRANEAN	
	<p><b>BREATH TAKING VIEWS,IMMACULATE, BEHIND ENCLAVE GATES 5791 SF</b></p> <p>French Riviera meets the Palisades overlooking a collage of ocean, mountain and red roof tops.Prestigious 24 hr guard gated Enclave . Dramatic high ceiling marble entry open to an impressive great room with formal dining room,living room with fireplace and family room with bar. Brand new Brazilian hard wood floors throughout. The top floor offers a majestic master suite with sitting area, fireplace,Ig walk in and luxurious marble bath +balcony with even better views. Summit club privileges.</p>	
Adam Katz COLDWELL BANKER-PAC.	310-625-3443	surround sound,2 FP

<b>17624 TRAMONTO DR</b>	Open 11-2 630-F6	<b>NEW</b>
<b>\$2,850,000</b>	3+2 CONTEMPORARY	
	<p><b>OPEN TUESDAY 11-2PM!</b></p> <p>Unobstructed white water ocean, bay &amp; Catalina views. High beamed ceiling, stone fireplace in living room. Master downstairs next to large deck with fireplace. Designer redone baths &amp; part of interior. Storage under house. Cactus garden in the back. Front exterior designed by Martin Gelber, FAIA. Excellent move-in condition and truly rare hypnotizing views.</p>	
Elko Nobel COLDWELL BANKER - BW	310-442-1383	

<b>X 811 HARTZELL ST</b>	Lunch 11-2 631B5	<b>NEW</b>
<b>\$2,850,000</b>	4+3.5 ARCHITECTURAL	
	<p><b>STUNNING NEW HOME ON DESIRABLE ALPHABET STREETS</b></p> <p>This brand new, state-of-the-art residence has been meticulously built by published architect, Peter Cohen. Clean sleek, modern, lines outline the open floor plan, transitioning each of the tranquil living spaces throughout the home. White oak rifed flooring, clear vertical grain Douglas Fir and smooth coat stucco siding. Cooks kitchen with center island, Wolf and Sub Zero Appliances, Ceasarstone counters. Master suite w/luxurious master bathroom, office/sitting area, custom walk-in closet.</p>	
Carolyn Gillespie PRUDENTIAL CA - PALI	310.625-2096	www.811Hartzell.com

<b>14703 ORACLE PL</b>	Open 11-2 631B4	<b>NEW</b>
<b>\$2,275,000</b>	4+3.5 TRADITIONAL	
	<p><b>180 DEGREE VIEWS PLUS PRIVACY AND CHARM</b></p> <p>This charming Mid-Century Traditional view home is located on a flag lot in a much sought after street in the hills of the Pacific Palisades. The house itself is a mid-Fifties style and its design creates a warm open feeling that is great for entertaining and very comfortable for a family. There are 3 bedrooms, 2.5 bathrooms, plus a formal dining room in the main house. The attached guest house has a bedroom, open office area, plus a bathroom. THE OWNER REQUESTS AGENTS PARK ON THE STREET.</p>	
Aberle/Convey COLDWELL BANKER-PAC.	310-230-2452	www.14703oracle.com


<b>16051 NORTHFIELD ST</b>	Open 11-2 630/J5	<b>NEW</b>
<b>\$1,695,000</b>	2+2 COTTAGE	
	<p><b>CHARMING HOME IN BEAUTIFUL SETTING</b></p> <p>Charming property on a quiet street in El Medio Bluffs. This wonderful home offers a large magical front yard set behind an ivy covered wall for complete privacy. Wood vaulted ceilings, exposed beams and windows create a comfortable cottage feeling. Large living room with built-ins, kitchen with stainless steal appliances. Downstairs bedroom and bath with French doors leading to private patio. Second bedroom, bath and sleeping loft upstairs with outdoor deck.</p>	
Lexi Brew/Liz Keenan COLDWELL BANKER-PAC.	310.230.2484	

<b>16879 CALLE DE SARAH</b>	Open 11-2 630G1	<b>rev</b>
<b>\$2,900,000</b>	5+6 TRADITIONAL	
	<p><b>FANTASTIC ENCLAVE PROPERTY</b></p> <p>Elegant home behind the Enclave in Palisades Highlands. This two story, five bedroom property is situated on a large private corner lot. The property has unique private access to the rear point of the Summit Club. The Club boasts a large swimming pool, tennis, basketball court, and gym. There is a large master suite with fireplace, sitting area, wet bar and terrace. The views from the master suite are special as they look out due North and West to pure untouched Santa Monica Mountains.</p>	
Diane Forbes Halliburton GIBSON INTERNATIONAL	3103396486	Cent Vac,Dshwshr

<b>1040 LACHMAN LN</b>	Refresh. 11-2 630H4	<b>rev</b>
<b>\$1,849,000</b>	4+2.5 1sty-MID-CENTURY	
	<p><b>MID-CENTURY 4/2.5 LACHMAN LANE VIEW HOME ON 21,000SQFT LOT!</b></p> <p>An incomparable classic midcentury home distinguishes itself by being sited atop a "street to street" corner lot-knoll on an expansive 21ksqft lot that affords privacy/exceptional views. Beamed ceilings shelter 2,500sqft of living space &amp; includes original touches &amp; configurable living /dining /kitchen area that opens to serene, grassy yard spaces &amp; panoramic vistas of city/ocean/mntns. This property is a unique opportunity to enjoy a home that boasts tremendous potential and usability.</p>	
Jack Graniti PACIFICA WEST PROPER	310-625-6656	Dshwshr,Hood Fan,Rng/Ovn,Fridg

**15 Pacific Palisades** Condo / Co-op

<b>1932 PALISADES DR</b>	Open 11-2 630G1	<b>NEW</b>
<b>\$1,295,000</b>	3+2.5 CONTEMP MED	
	<p><b>PHENOMINAL HOME ALTERNATIVE WITH SPECTACULAR OCEAN VIEWS !!!</b></p> <p>Arrive home and unwind in this beautiful Mediterranean Style Villa w/ views from every room. Pvt, tranquil &amp; serene surroundings. Wonderful, open floor plan w/ generous size rooms, cathedral ceiling, office/study, gym/bonus, updated kitchen &amp; baths, ample closets &amp; storage space. Features include travertine stone floors, cooks kitchen w/ granite counters &amp; ss appliances. Additional amenities at Palisades Drive Recreational Association that includes a large grassy field, playground &amp; workout area</p>	
robbie sikora GIBSON INTERNATIONAL	310.710.5214	www.1932palisadesdr.com

<b>X 17179 PALISADES CIR</b>	Lunch 11-2 630/F1	<b>NEW</b>
<b>\$729,000</b>	2+2 CONTEMPORARY	
	<p><b>PRIME LOCATION, GREAT VIEWS! SERVING LUNCH!</b></p> <p>Palisades town home flooded with light, perched on a tranquil rim location with unobstructed panoramic views of the Santa Monica mountains. Extra wide west facing patio stretches the full width of this 2 bed, 2 bath town home. Open kitchen, dining and living space with contemporary flair, central fireplace and vaulted ceilings. 2 car garage with large bonus storage area and separate laundry room. Amenities include community pool, spa, gym, tennis courts and nearby hiking and biking trails.</p>	
April McKenna PRUDENTIAL PP	310.985.9625	Blt-Ins,Dshwshr,Grbg Disp



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Now With "Member Only" Features!

TUESDAY

**18 Hancock Park-Wilshire** Single Family

<b>142 N IRVING BLVD</b>	Open	11-2	633G1	<b>NEW</b>
<b>\$1,495,000</b>	4+2	1sty-SPANISH		




**OPEN TUESDAY 11 AM- 2 PM.**

Impeccably redone Spanish single level home in walking distance to hip Larchmont Village. The house boasts 4 bedrooms, living room, and a formal dining room overlooking large grassy backyard. Entrance is laid with sweet water river rock and designer landscaping. Kitchen has been updated with Carrera Marble counter-tops, Wolf range stove, Sub-Zero stainless fridge and built in wine chiller. 2 car garage with a gated driveway. Open interior, wide hallways. This is a perfect house for entertaining.

MLS#13-683601	
Jill Epstein/Steven Moritz	310-888-3355
Blt-Ins,Cbl,Dshwshr,GrbgDisp,HoodFn,Othr	

<b>412 S ORANGE DR</b>	Open	11-2	633-D2	<b>NEW</b>
<b>\$1,349,000</b>	5+3	2sty-COUNTRY ENGLISH		




**EXCEPTIONAL 5BD/3BA FLRPLAN IN 3RD STREET SCHOOL DISTRICT!**

The foyer of this sunlit home leads to a gracious living rm w/wood burning FP & oversized formal dining rm. The large eat-in kitchen & family rm span the entire back of the home. A spacious bedrm & full bath complete the 1st flr. On the 2nd flr, a huge master bedrm w/ensuite, FP and separate office/sitting rm or nursery & 3-ample bedrms w/central hall bath, are complimented by large closets, a laundry rm w/folding table & storage, & a walk-in hall closet. Welcome home! Seller selects services.

MLS#13-683101	
Peter Whyte	310-777-6327
Mills Act Property Tax Savings	

<b>335 S MUIRFIELD RD</b>	Open	11-2	633F2	<b>rev</b>
<b>\$4,900,000</b>	6+5.5	MEDITERRANEAN		



**MEDITERRANEAN STYLE HOME**

Charming Spanish Mediterranean style home located in prime Hancock Park. 6,822 S.F. home on 24,007 S.F. lot. Features upstairs master suite with sitting room and master bathroom; all three other bedrooms have a sitting room and there is an office with skylight. Features downstairs center hall entry, hardwood floors throughout, living room w/fireplace, library w/fireplace, dining room, gourmet center-island kitchen, breakfast room, family room overlooking pool & lushly landscaped lawns.

MLS#13-683089	
June Ahn	323.855.5558
Open Sunday 2-5pm	

<b>406 S ORANGE DR</b>	Open	11-2	633D2	<b>rev</b>
<b>\$1,249,000</b>	3+2	1sty-SPANISH		



**3RD STREET SCHOOL SPANISH CHARMER**

A carefully restored & beautifully updated home. Period details throughout: Hrdwd flrs; Coved ceilings; crown molding; Arched entries & niche; Batchelder tile fp; 1920s lighting; Glass door knobs; Built-ins; Dramatic arched windows. Gourmet kitchen w/granite counters, ss appl & center work island; Service rm w/laundry, extra storage, computer desk & project counter; New windows; Central HVAC; Water filtration system. Mature landscape w/auto sprinklers, a lrg backyard & deck.

MLS#13-679293	
James R Hutchison	310-562-5907
Blt-Ins,Cing Fan,Dshwshr,Dryer,Frzr	

<b>945 KENISTON AVE</b>	Open	11-2	633E3	<b>rev</b>
<b>\$1,150,000</b>	3+2	CRAFTSMAN		



**ENCHANTING CRAFTSMAN IN BROOKSIDE**

OWN YOUR OWN WARM AND ENCHANTING CRAFTSMAN IN BROOKSIDE! ENTER INTO AN OPEN FLOOR PLAN LIVING ROOM WITH BATCHELDER TILE FIREPLACE AND DINING ROOM. THREE ROOMIE BEDROOMS, GLEAMING HARDWOOD FLOORS THROUGHOUT, RECESSED LIGHTING, KITCHEN W/ 6-BURNER VIKING STOVE, BOSCH DISHWASHER, CUSTOM CABINETS AND BREAKFAST BAR. BRIGHT SUNLIGHT THROUGHOUT THIS CHARMING LOVELY HOME. OUTDOOR LIVING AREA AND WONDERFUL DECK. BEAUTIFULLY LANDSCAPED, STORYBOOK-LIKE GATED GARDEN W FOUNTAIN. ADDITIONAL DETACHED STUDIO.

MLS#13-669643	
Ladd Jackson	310-346-1744
Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn	

**19 Beverly Center-Miracle Mile** Single Family

<b>6207 MARYLAND DR</b>	Open	11-2	633B2	<b>NEW</b>
<b>\$1,600,000</b>	3+2	SPANISH		

Light & Bright 1929 3 BR 2 BA SP with Hwd flrs, vaulted beam ceiling, Ir w/Fr Drs that open to a courtyard Updated Kitchen andFDR. Large grassy yard & 1/2 Basketball Court Det.Gar. Close to Grove

MLS#13-683085	
Janet Block	310-281-4371
Blt-Ins,Dws,Grbg Disp,Rng/Ovn, COLDWELL BANKER-BH S	

<b>1227 ALVIRA ST</b>	Open	11-2	633A4	<b>NEW</b>
<b>\$1,325,000</b>	3+2	SPANISH		



**SPANISH COLONIAL REVIVAL**

Located in desirable South Carthay Historic Preservation Zone. 2 Bedroom, 2 Bath + Den. Iron gates open to lush courtyard entry. Sunken living room with beam ceilings, handsome fireplace and stain glass window. Formal dining room has beautiful carved moldings in coffered ceiling. Kitchen with tile counters and center island. Spacious master bedroom and bath with period tile. Den (could be 3rd BR) opens to inviting deck and grassy yard.

MLS#13-683101	
Peter Whyte	310-777-6327
Mills Act Property Tax Savings	

<b>1130 S LA JOLLA AVE</b>	Open	11-2	633A3	<b>NEW</b>
<b>\$1,199,000</b>	3+2	1sty-SPANISH		



**JUST REDUCED!**

Spanish home with character, charm and space! From the dramatic entry with high ceilings and stained glass detail to the bright, open living room with stained-glass picture window & dining room with chandelier medallion and trim, this home will charm you with its architectural details and expansive floor-plan! The possibilities are endless! Make this beautiful home the one, make it yours!

MLS#13-673013	
RED	310-276-6656
Dryer,Rng/Ovn,Fridg,Wshr	

<b>1524 ELLSMERE AVE</b>	Open	11-2		<b>NEW</b>
<b>\$735,000</b>	2+2	1sty-SPANISH		

Re-imagined Spanish perched on a knoll. Historic charm w/ all the perks of 2013, light filled open floor plan, designer kit w/SS, Walker Zanger tile, restored art deco bath, new master ensuite. Done!

Tankless Water, Stainless Appliances	
George Ghiz	(323) 899-1819
SOTHEY'S WEHO	

<b>7615 CLINTON ST</b>	Open	11-2	593C7	<b>rev</b>
<b>\$749,000</b>	2+1	SPANISH		



**PRISTINE SPANISH BUNGALOW NEAR THE GROVE. GORGEOUS.**

Tastefully renovated 1926 Spanish Bungalow in prime Melrose Village location! 2 good sized bedrooms, 1 remodeled bathroom, extensively remodeled kitchen, living room w/ barreled ceilings, large formal dining room, breakfast nook, center hall, newer central AC, French doors, copper plumbing, newer roof, upgraded sewer line, newer tank-less water heater, garage renovated to office, parking for 2 cars in driveway, front courtyard patio perfect for entertaining, and lots of charm & character!

MLS#13-682255	
Jimmy Martinez	323-377-0548
Spanish Charmer near the Grove!	

**19 Beverly Center-Miracle Mile** Income

<b>1222 S SYCAMORE AVE</b>	Open	11-2	633D4	<b>NEW</b>
<b>\$1,150,000</b>	Duplex	COUNTRY ENGLISH		



**CHARMING TROPHY DUPLEX IN MIRACLE MILE!!**

COMPLETELY REMODELED!! Duplex in MIRACLE MILE!! Feat. Acacia Hrdwd Floors, Tree Lined Street, & A POOL!! New roof, copper plumbing, elec. , central air & heat, new ktchns w/ maple cabinets, granite countertops, tumbled stone backsplash & fireplace, gas ranges w/ convection ovens, w & d, travertine floors, glass showers, whirlpool tubs. Original windows coved ceilings, original built-ins, & back balcony! 4 Car Parking! Tenant pays \$2800 /month & owners' unit(delivered vacant)will rent for more.

MLS#13-684113	
Rachel Hsieh	(310)623-1359
KELLER WILLIAMS HH	

TUESDAY

**20 Hollywood** *Condo / Co-op*

<b>1046 N NORMANDIE AVE #7</b>	Open	11-2	593J6	<b>NEW</b>
<b>\$225,000</b>	2+1	MID-CENTURY		



**EAST HOLLYWOOD WELL-PRESERVED VINTAGE CUTIE!**

Large two bedroom own-your-own! One block from bus line, several blocks from metro line & L.A. City College, and close to Silver Lake's Sunset Junction. Huge living room leads to dining area and long balcony. Retro bath and kitchen with rust-colored Wedgewood built-in stove and oven, original three lamp hanging light fixture & mural in dining room. Sunny, well maintained by owner of 30 years. New carpet throughout and large rooms with tons of closet space.

MLS#13-683531  
Diane McDonald 323-236-4369  
KELLER WILLIAMS RLTY

Second floor unit, community laundry

<b>7124 HOLLYWOOD #1</b>	Refresh.	11-2	593D4	<b>red</b>
<b>\$879,000</b>	895000	3+3.5	ARCHITECTURAL	



**4 LEVEL MODERN CONDO WITH PRIVATE ROOF DECK**

REDUCED! Fantastic Value! 3 bd/ 3.5 ba 2300+ sq.ft .unit on 4 levels. Includes large attached live/work space. Large Patios on each level with Private Roof Deck on top level. Views Views Views! A serene hideout in the middle of Hollywood. All Beds w/en-suite baths. 3 parking spaces. HOA \$300/Mo. Fine Urban Living.

MLS#13-674387  
Duncan Watson 310-652-6285  
JOHN AAROE GROUP

BH-Ins,Dshwshr,Dryer,Frzr,Grbg Disp

**21 Silver Lake - Echo Park** *Income*

<b>2014 APEX AVE</b>	Open	11-2	<b>NEW</b>
<b>\$899,000</b>	CALIFORNIA BUNGALOW		




**MODERN CLASSIC (OR MODERNIZED CLASSIC)—**

Modern Classic with two immaculate properties on a single lot, these beautifully remodeled California-style Bungalows have all of the modern amenities and comforts needed to move in immediately. Enjoy the breathtaking views of downtown Los Angeles and surrounding hills. Many features will attract you to this charming home including an elegant living room w/hardwood floors and skylights, a gourmet kitchen w/granite counter-tops & full complement of appliances and bathrooms w/artistic fixtures.

MLS#13-683531  
Claudia Hipolito 323.906.2425  
COLDWELL BANKER LF

**22 Los Feliz** *Single Family*

<b>1961 DE MILLE DR</b>	Open	11-2	593 J3	<b>NEW</b>
<b>\$3,498,000</b>	5+4.5	2sty-ARCHITECTURAL		



**JEWEL IN LAUGHLIN PARK**

Designed by Tony Ngai, this contemp. 5 bd, 4.5 ba has soaring ceilings w/a bridge running over the pool & entry floor. This 5100+sq ft home has a den, office/lbry, FDR, lower LR w/fpl, upper LR, sitting room, & kit. Open Floor plan & City Lights create drama from all levels. Terraces abound w/pvt pool/spa. Here's a chance to live in Laughlin Park, rich in historical architecture & the home of famous film stars Charlie Chaplin & many others. Gated w/pvt roads offers solitude & peace.

MLS#13-683531  
Rosemary Low 323.660.5885  
SOTHEBY'S REALTY LF

Stve,Fridg,hi ceilings,central air&heat

<b>2647 CANYON DR</b>	Refresh.	11-2	593 G2	<b>NEW</b>
<b>\$989,000</b>	3+2	2sty-CONTEMPORARY		




**REDONE TO PERFECTION**

Stunning contemporary 3 bd, 2 ba home located a stones-throw away from the Bronson Canyon Park famous for its' caves & lovely park area.The open floor plan includes a huge LR w/high ceiling & fpl for the LR& step-up DR w/views to the bkyd, patio area & greenery. Kit & baths all redone w/lovely tile work & counters.Stainless steel appliances & access to the yard make the kitchen a winner.The 2nd floor master suite has a sweeping staircase entry, includes office space, lrg shwr & refined finishes.

MLS#13-683531  
Rosemary Low 323.660.5885  
SOTHEBY'S REALTY LF

Refrig,washer & dryer hk up, stove

<b>4298 PERLITA AVE</b>	Open	11-2	564D7	<b>NEW</b>
<b>\$639,000</b>	3+3	CONTEMPORARY		



**ATWATER MODERN**

A Spectacular Atwater Architectural awaits you. This recently constructed 3 bed, 2 1/2 bath home boasts an open floor plan, generous outdoor spaces, fireplace, and a modern roomy kitchen featuring Bosch appliances. Walls of glass on the first floor invite substantial natural light. The retractable glass doors which frame the interior patio seamlessly connect the inside out, creating the ultimate southern California lifestyle.

MLS#13-683585  
Anthony Diaz-Perez 213-948-7964  
TELES PROPERTIES, IN

Dryer,Rng/Ovn,Fridg,Wshr

**28 Culver City** *Single Family*

<b>10815 LINDBLADE ST</b>	Lunch	11-2	672F3	<b>NEW</b>
<b>\$899,000</b>	3+2	TRADITIONAL		



**PERFECT FAMILY HOME IN PRIME CULVER CITY NEIGHBORHOOD!**

Nestled on a gorgeous tree-lined street in the highly sought after Veterans Park neighborhood. Sparkling hardwood floors Large picture windows let breezes pour through the Great Room w/ its open kitchen, dining and living space. kitchen glistens with granite counter-tops, custom cabinetry and stainless appliances. All of the bedrooms are generous in size. Master bathroom with double sinks, marble counter-tops and tumbled marble oversized shower. New AC/Heating units, copper plumbing, electrical.

MLS#13-683799  
Tami Pardee 310-907-6517  
PARDEE PROPERTIES

Dshwshr,Dryer,Frzr,Grbg Disp,Hood Fan

<b>10842 LINDBLADE ST</b>	Open	11-2	672F3	<b>NEW</b>
<b>\$849,000</b>	3+1.75	TRADITIONAL		



**VETERAN'S PARK CULVER CITY HOME!**

Single story Culver City home located one-half block from Veteran's Park in the coveted Farragut Elementary School District. Entry hall, fireplace in living room, spacious dining area, kitchen opens to a large family room. Living room, dining area, and bedrooms have hardwood floors. Family room opens to rear yard. Great street - lined with Chinese elms. Home needs TLC but has good square footage and an excellent location.

MLS#13-683365  
Daniel John Cavanaugh Jr  
CAVANAUGH REALTORS

Dshwshr,Grbg Disp,Rng/Ovn

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Get statistics that really matter to you and your clients with the MLS Stats option in the Listing Search! It's Easy; Create a Listing Search, click Run Stats, select a Report, then Print or Email to create custom statistics from any Listing Search!



**29 Westchester** *Single Family*

<b>X 7863 NAYLOR AVE</b>	Lunch 11:30-2	702G1	<b>NEW</b>
<b>\$839,000</b>	3+2	TRADITIONAL	



**OPEN FOR LUNCH ON TUESDAY IN WESTCHESTER, 11:30-2:00**

Spectacular curb appeal and lush landscaping welcome you to this Westport Heights home that offers original details, quality improvements, and tasteful design within an easy reach of Westchester's shops and restaurants. A modern, open floorplan; multiple skylights; and 2 sets of French doors opening to a private, verdant backyard with swimming pool, deck, landscaped terraces, and sprawling lawn; this home is the perfect setting to enjoy Indoor-Outdoor California living at its best.

Stephanie Younger	424.203.1828	<a href="http://www.7863NaylorAvenue.com">www.7863NaylorAvenue.com</a>
TELES PROPERTIES		

**62 Encino** *Single Family*

<b>15800 WOODVALE RD</b>	Open 11-2	561G5	<b>NEW</b>
<b>\$4,195,000</b>	6+7	CONTEMP MED	



**THIS GATED VILLA, BUILT IN 2008, IS ALL ABOUT LOCATION**

This home sits on one of the premier streets in Encino Royal Oaks on 3/4 acre, featuring the finest amenities, quality finishes and detailing. The home has 6 plush bedrooms and 6.5 luxe baths, formal dining room, gourmet kitchen with stainless steel appliances, family room, wine room, office, elevator, a resort-like pool and four-car garage. This is a control- four smart house is wired for all media. Southern California living

MLS#13-683127	Pate Stevens	310.467.7253
NOURMAND&ASSOCIATES		
Cent Vac,Dshwshr,Elvtr,Grbg Disp,Hd Fan		

**30 Hollywood Hills East** *Single Family*

<b>2597 DEARBORN DR</b>	Refresh. 11-2	593F2	<b>NEW</b>
<b>\$969,000</b>	3+4	2sty-CALIFORNIA BUNGALOW	



**TURN-KEY BUNGALOW WITH PANORAMIC VIEWS**

Private celebrity owned hill side bungalow with panoramic green belt and Downtown skyline views. Very light and bright southern oriented home with more windows than walls. Huge outdoor decks for dining, entertaining and observing the views. Gated for privacy. Off street parking for four cars. Absolute turn-key property. Detached guest house with permitted bathroom (buyer to verify). Updated systems and new roof, surround sound systems, raised garden beds. Guest house great for office.

MLS#13-683701	Jeffrey White	213-300-1485
RE/MAX EXECS		
Blf-Ins,Dshwshr,Rng/Ovn		

**72 Sherman Oaks** *Single Family*

<b>15281 VALLEY VISTA BLVD</b>	Open 11-2	561H5	<b>NEW</b>
<b>\$1,499,000</b>	5+4	MODERN	



**TWO HOUSES - 3400 SQFT. ON LARGE FLAT PAD LOT 13,761 SQFT.**

Great Opportunity in very desirable area - South of Ventura Blvd., 2 houses 3400 sq.ft. with 5 Bedrooms, 4 bathrooms & 2 fireplaces. Separate addresses - large flat pad Lot 13,761 sq.ft. Newly constructed home 3 bedrooms and 2 bathrooms, granite counters and bamboo hardwood flooring. Stainless steel appliances. High exposed beam ceiling. Large tiled entertainment area between both houses. Attached 2-car garage and car port- accommodate 5-6 cars. ONE OF A KIND OPPORTUNITY! Freeways 405 & 101.

MLS#13-682495	Precious Hillton	323-963-5160
KELLER WILLIAMS HOLL		
Dshwshr,Dryer,Micro,Rng/Ovn,Fridg,Other		

**31 Playa Del Rey** *Condo / Co-op*

<b>7740 REDLANDS ST, UNIT M3077</b>	Open 11-2		<b>NEW</b>
<b>\$339,000</b>	1+1	1sty-CONTEMPORARY	



**TOP FLOOR 1BR/1BA UNIT THAT HAS BEEN COMPLETELY RENOVATED!**

The unit features a great open floor plan, natural light, cool ocean breezes & gorgeous treetop views. Kitchen features all new cabinetry, custom storage, granite counter-tops & new stainless steel appliances. Master bathroom features extra deep bath tub & Italian tile. Additional features include soundproof windows, designer fixtures, locked bike & surfboard storage, new double padded plush carpeting, ceiling fan & 2 parking spots. Secured complex w/ amazing grounds, tennis, pools & more.

MLS#13-683269	Brian Maser	310-795-8010
ABBOT KINNEY REAL ES		
<a href="http://www.MaserCondoSales.com">www.MaserCondoSales.com</a>		

**73 Studio City** *Single Family*

<b>12003 BRIARVALE LN</b>	Refresh. 11-2	562G7	<b>NEW</b>
<b>\$5,500,000</b>	5+7	2sty-TRADITIONAL	



**LEGENDARY JOSEPH BARBERA ESTATE**  
[WWW.12003BRIARVALE.COM](http://WWW.12003BRIARVALE.COM)

This gorgeous, recently updated, one-of-a-kind nearly two acre Byrd designed estate in Fryman Estates Built in 1988 features five bedrooms, seven bathrooms, plus guest house and expansive home office, championship lighted tennis court and a TWENTY PLUS car garage fit for the finest of car collectors. Architecturally dramatic beamed ceilings, hardwood floors, stone fireplaces, large formal dining room, elegant open kitchen. This is a true estate property located in the Carpenter School District.

MLS#13-683269	Omega Group-Rande/Kellen	310.614.2839
KELLER WILLIAMS		
<a href="http://www.OmegaGroup.LA">www.OmegaGroup.LA</a>		

**37 Metropolitan South** *Single Family*

<b>10620 S MAIN ST</b>	Open 11-2	704C5	<b>NEW</b>
<b>\$285,000</b>	3+1.5	CONTEMPORARY	

PRICE REDUCED !!!!!!! STANDARD SALE\*\*\*\*\* In close proximity to schools, fire, and police department.

MLS#13-677349	Dshwshr,Dryer,Frzr,Grbg Disp,Rng/Ovn	
Veronica Maxwell	(323) 359-2161	GRAND B REALTY

**44 Westlake Village** *Single Family*

<b>1233 WOODLAND GROVE CT</b>	Open 11-2		<b>NEW</b>
<b>\$10,850,000</b>	6+7	2sty-VILLA	



**REGAL ITALIAN VILLA**

Private gates & grand motor court lead to this regal Italian Villa situated atop a majestic 4.4 acre promontory within exclusive guard-gated North Ranch Country Club Estates. This opulent residence affords 14,000 square feet of luxurious finishes, including artisan quality millwork, imported European stone, walnut flrs, & hand carved glass. Grounds are nothing short of spectacular w/several entertaining enclaves, outdoor kitch., pl & spa, breathtaking views of golf course and hills. Co-listed.

MLS#13-683703	Tregg Rustad	
RODEO REALTY - BEVER		
BBQ,Blf-Ins,Cing Fan,Dshwshr,Dryer,Other		

Jonah Wilson	310-858-5465
HILTON & HYLAND	

**4345 FARMDALE AVE** *Open 11-2* **NEW**

<b>\$1,899,000</b>	5+5.5	MEDITERRANEAN
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**BEAUTIFUL MEDITERRANEAN VILLA IN STUDIO CITY**

2008 Mediterranean Villa on a corner lot in Colfax Meadows. Exquisite custom details, fixtures, finishes with major scale. 5 bd, 5.5 ba including a luxurious master, huge gourmet kit that opens to a large family rm. Formal dining rm, living rm, powder, library/office, hardwood floors and large laundry room. The true highlight of this property is the custom outdoor granite kitchen, featuring top-of-the line BBQ, fridge, patio misting system, and a beautiful pool with spa and outdoor fireplace.


MLS#13-683703	Tregg Rustad	
RODEO REALTY - BEVER		
BBQ,Blf-Ins,Cing Fan,Dshwshr,Dryer,Other		

Questions? Need Assistance?  
Contact our Help Desk Department!


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

TUESDAY

WEDNESDAY, THURSDAY, FRIDAY AND BY APPOINTMENT

<b>X 4369 TROOST AVE</b>	Lunch 11-2 562H5	<b>NEW</b>
\$824,500	2+2 3sty-CONTEMPORARY	
	<b>MOVE IN READY 2 BEDROOM 2 BATH IN COLFAX MEADOWS</b>	
1 of 4 detached homes located in a gated enclave in desirable Colfax Meadows, blt in 2000. Dbl attached gar with direct entrance, small priv yrd, rooftop patio with fountain and vus is. LR has hrdwd floors, over 15' ceilings and custom fp. Cook's kit with granite countertops opens to FR, dining area. Spacious MA with nearly 14' ceilings, upgraded large walk-in closet and remod MA/BA with spa tub. Recessed lighting. Buyer to confirm Carpenter School district. Designer updating and move in ready.		
MLS#13-683501		
James Muske 310-281-3901	Dshwshr,Grbg Disp,Micro,Rng/Ovn	
COLDWELL BANKER-BH S		

**75 Valley Village** *Single Family*

<b>12450 ALBERS ST</b>	Open 11-2 562/F2	<b>NEW</b>
\$699,000	2+1 CALIFORNIA BUNGALOW	
	<b>DESIGNER DONE CALIFORNIA CAPE COD BUNGALOW!</b>	
Covered front porch & new wide concrete driveway. Living rm w/ carrera marble fireplace opens to dining area. New sunshine filled kitchen opens to covered patio/bbq area. Bedroom + tandem home office w/ vaulted ceiling & glass doors to yard. New carrera marble bath w/ combo tub/shower. Sunshine infused master w/ generous closet. White wood shutters thruout. Expansive yard w/ outside deck & huge climbing tree - begging for new swimming pool. Garage converted to gym w/ window. Updated systems.		
Sheri Bienstock 323-762-2525	www.thebienstockgroup.com	
KW LARCHMONT		

**BY APPOINTMENT OPEN HOUSES**

**35 Inglewood** *Condo / Co-op*

<b>3500 W MANCHESTER #345</b>	703F3	<b>NEW</b>
\$315,000	3+2 2sty-TRADITIONAL	
	<b>LOVELY 3 BRM 2+ B TOWNHOME CONVENIENT TO LAX -- UPDATED</b>	
MOVE IN READY 3 bedroom 2+ bath townhome is excellent condition, freshly painted, new granite counters, new appliances in kitchen, new carpets upstairs, new tile flooring in bathrooms and kitchen, soundproofed, A/C, private fenced patio, 2 car attached covered side by side carport with storage , inside laundry, smooth ceilings, new electrical & plumbing, energy efficient, 3 pools/clubhouse/ guard gated community with trees and lawns, convenient to LAX, near the Forum. TO SEE CALL (805) 696-8613		
MLS#13-682641		
Jeanne O'Brien 805-696-8613	New cooktop, dbl ovens, dishwasher, hood	
PRUDENTIAL CAL REALT		

**ATTENTION**

The following changes to The MLS Open House Guide™ Broker Edition Terms & Conditions are effective January 2012:

- 1) Only ads featuring Active and/or recently Sold properties can be placed in the front full page color and black/white sections.
- 2) Announcement ads (recruiting and company promotions) may be placed in the back full page color section, including the back cover. Statistical or performance metrics may be used in this section, but may only refer to performance within a single brokerage.
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