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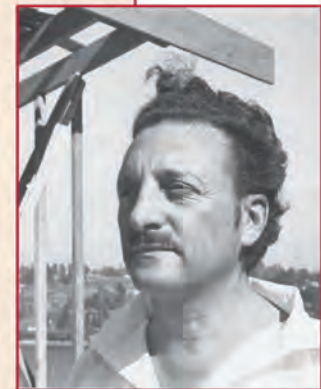
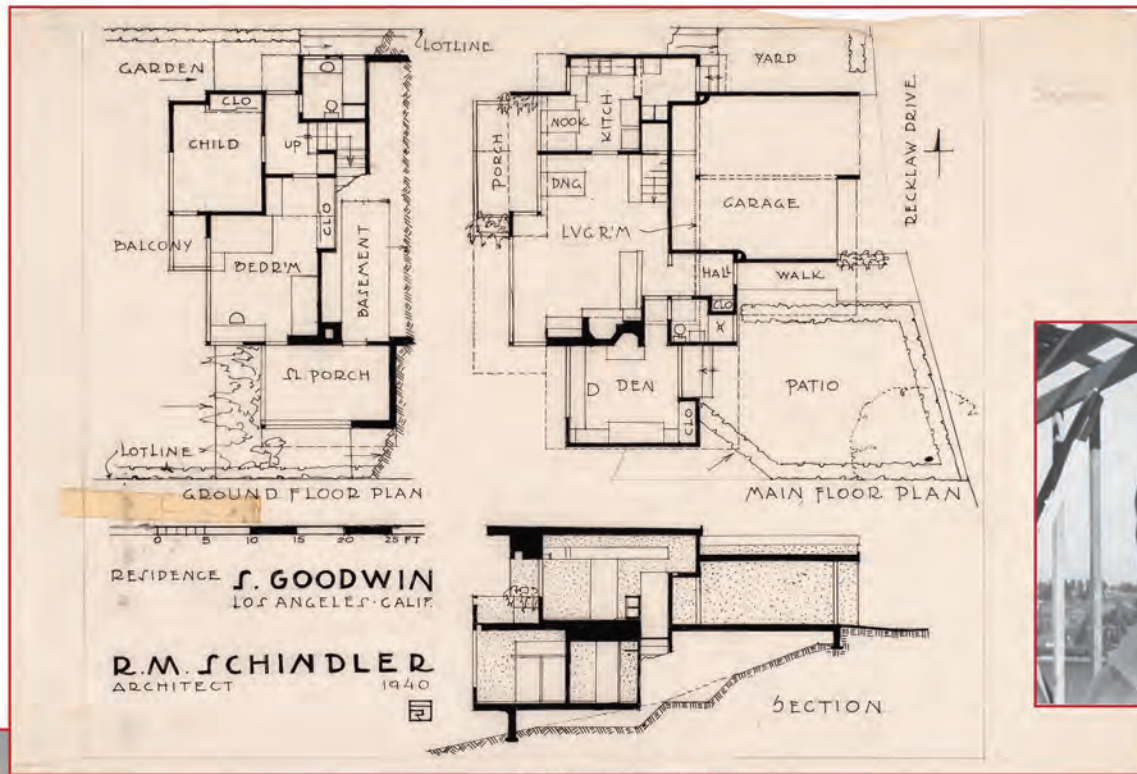
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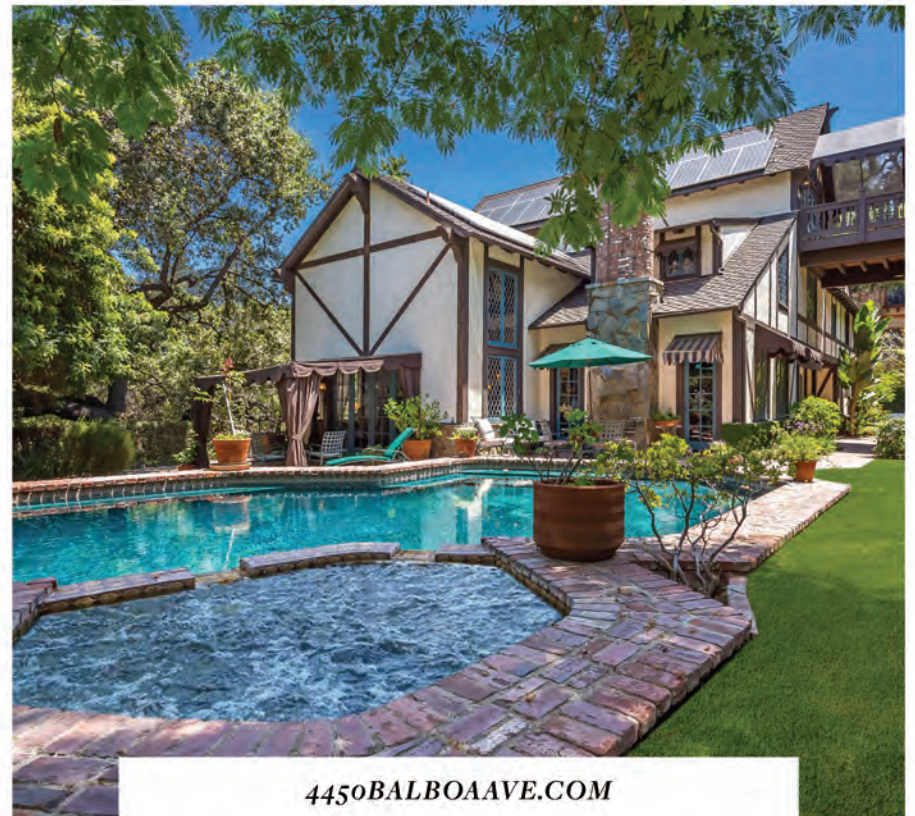
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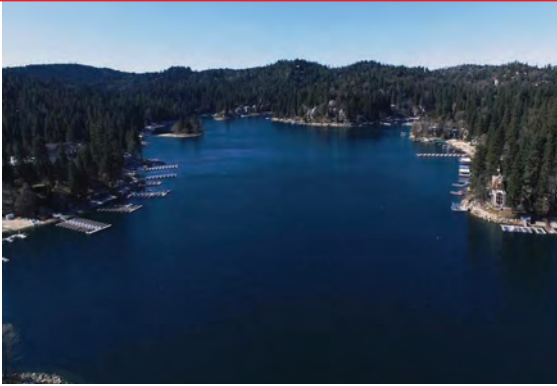
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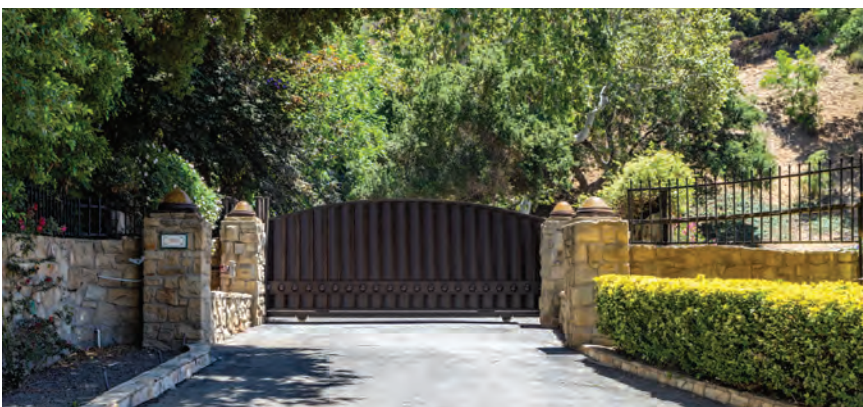


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Marina del Rey 310.301.3500

Montecito 805.969.4755



AIRY CALIFORNIA 4BD, 2.5BA HOME W/VIEWS.
PACIFIC PALISADES | \$3,275,000
Represented by: Ali Rassekhi
310.359.5695 | rassekhi@gmail.com
CalRE#01183331



PAID/APPROVED PLANS/PERMITS TO BUILD.
BRENTWOOD | \$2,195,000
Represented by: Alexander Enriquez
310.442.1322 | Alexander.Enriquez@camoves.com
CalRE#01975802



MAJESTIC CELEBRITY ESTATE.
BEL AIR | \$8,999,000
Represented by: Joyce Rey & Timothy Di Prizito
310.285.7529 | Joyce@JoyceRey.com
CalRE#00465013, CalRE#01433017

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Venice 424.280.7400

Ventura 805.648.5051
Westchester 424.702.3000
Westlake Village 805.495.1048

ENNIS HOUSE: FRANK LLOYD WRIGHT'S LA MASTERPIECE

By Kevin Mark Lodie

Much has been written about Frank Lloyd Wright's Ennis House – the last and most ambitious of Wright's Los Angeles textile block houses. But one need only look to the great American architect's own writings for insight into one of LA's most impressive and enigmatic residences.

In his introduction to the *Wasmuth Portfolio*, a collection of his earliest projects, Wright calls for dwellings to be designed as "complete works of art," inside and out. According to Wright, a home should be composed of natural materials, relate to the features of its natural environment and embrace individuality. Ennis House manifests these ideals through a soulful yet spectacular interplay between the organic and the fabricated, the historic and the modern, and the domestic and the sublime.

Although built in 1924, the structure's formal, asymmetrical design is not unlike Wright's 1908 Unity Temple in Oak Park, Illinois, but the context of California changes everything. With Ennis House, Wright stretches the sober lines of the prairie across the more dramatic descending foothills of Los Angeles. Bearing geometric designs reminiscent of Maya monuments, the house's successively receding terraces rise up from the landscape like a temple to the sun. Wright was certainly influenced by the pre-Colombian drawings and artifacts he saw at the Panama-California Exhibition in 1915 while traveling across the country. Considering California's Mexican heritage, the architect may have deliberately integrated a Mayan aesthetic to reference an "indigenous" style, but one more related to cultural inheritance than actual geography (Mayan civilization thrived a few thousand miles farther southeast).

Perched high in the hills of Los Feliz, Ennis House demonstrates an awareness of every aspect of its environment, both urban and natural. Like a fortress, it commands expansive views of the city, yet through other almost zen exposures, it frames intimate vignettes of its wooded surroundings. Even its fundamental structural unit – the square textile-block that Wright uniquely used as a building material for only four homes in Los Angeles – is cast of concrete, using granite and gravel from the site itself. Inside, a long horizontal loggia connects and grounds the structure's rooms, while soaring teak ceilings, tall rows of leaded glass, and one of Wright's iconic mitered windows free and elevate those who inhabit it.

Distinctively Wrightian, Ennis House is at once an idiosyncratic and timeless 20th-century masterpiece.



Photos by Mary E. Nichols

ARCHITECTURAL HOMES OF THE WEEK

ARCHITECTS: NYBERG & BISSNER



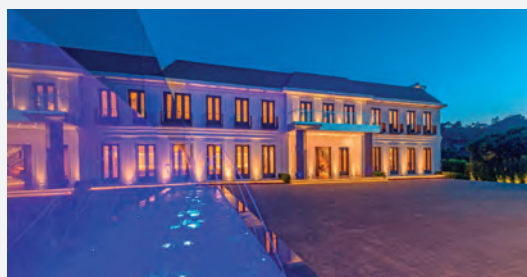
PASADENA | \$2,099,000

3303 Villa Mesa Rd. Mid Century Sierra Madre Villa
4BR+3BA home at end of a cul-de-sac.

AMY PELL 818.516.3422

CalRE#01438754

DESIGNER/DEVELOPER: GAL ASHER



BEVERLY HILLS | \$135,000,000

2571 Wallingford Dr. One of the most iconic estates in
90210. On Appx. 5-Acres. 12BR+24BA.

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CalRE#01478465

ARCHITECT: MARCO BRAMBILLA



TARZANA | \$25,000/MONTH

Magnificent gated estate! 7+9, Media rm. 2 Family rms.
Infinity pool. www.4990Mecca.com

LYNNE WEISS 818.371.7812

CalRE#01129266

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KEVIN MARK LODIE
DIRECTOR, ARCHITECTURAL DIVISION





7 BEDROOMS | 9 BATHROOMS | 9,370 SQ.FT. | 1.08 ACRES | \$15,995,000

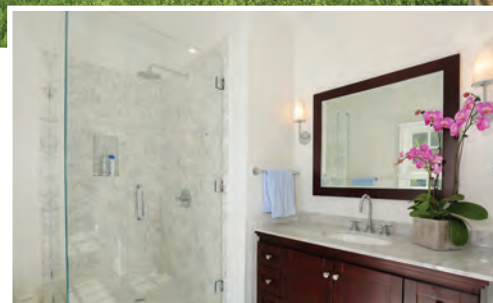
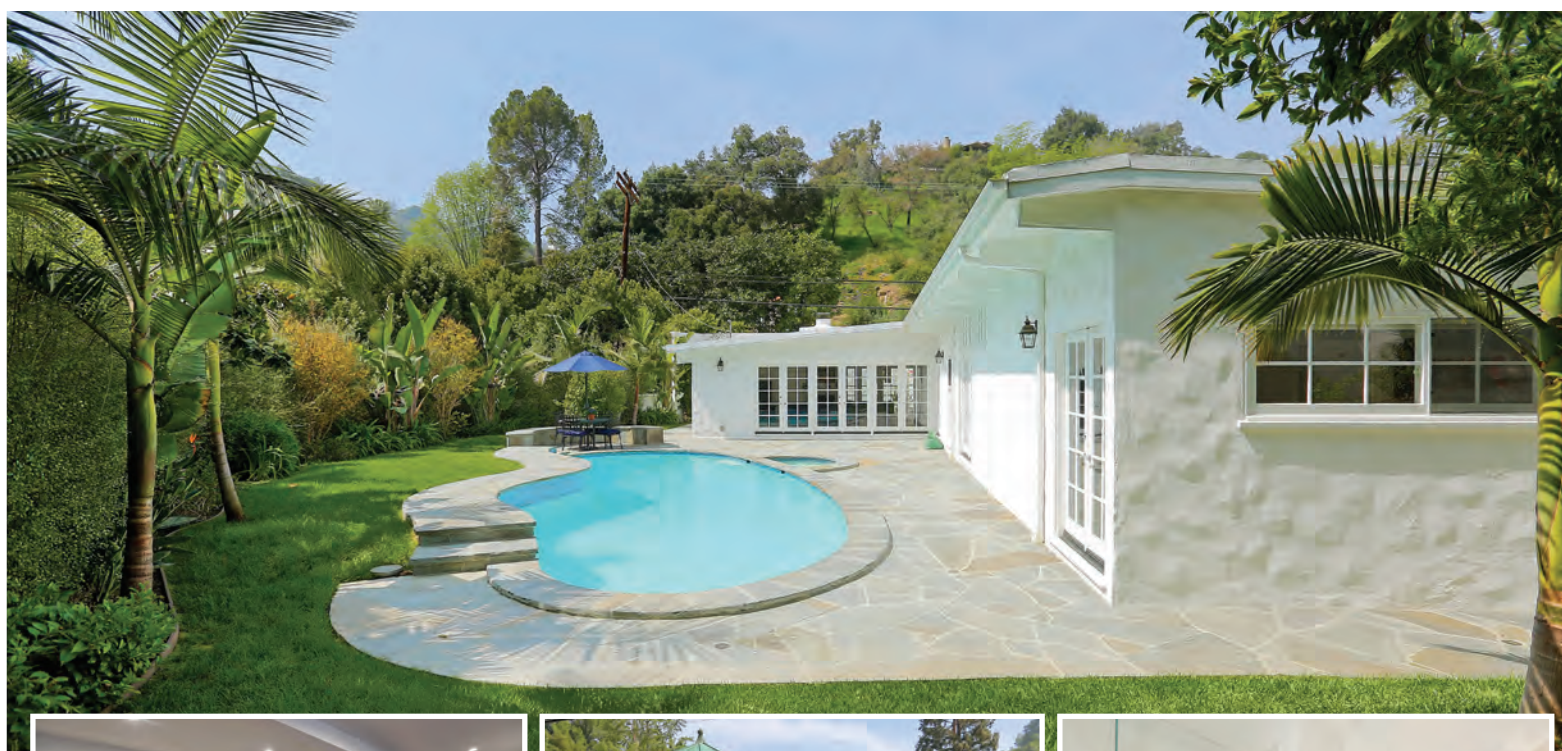
Gracious gated Contemporary Mediterranean estate offering private resort-style luxury living and entertaining on over an acre in exclusive Beverly Hills. A palatial entry with dramatic double staircase highlights the high ceilings limestone floors, and flows to the outdoors through magnificent arched windows and doors. Sun drenched open floor plan includes chef's kitchen with breakfast room, family room, dining, master with sitting room and fireplace, generous closets, gym, and more. The "resort-style" salt water pool has waterfalls, water slide, and spa. Amazing privacy up the long gated driveway, next to the Beverly Hills Hotel and close to Rodeo Drive.

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301 North Canon Drive, Suite E
Beverly Hills, CA 90210



Open Tuesday, 7/31
12 to 2pm

Beautifully Redone Mediterranean on Large Flat Lot



2524 Hutton Drive • BHPO

- Recently and totally remodeled spacious one story home
- Premier flat lot in the coveted "classic" section of Hutton
- Endlessly tranquil canyon vistas abound
- Sunlit rooms with new dark wood floors, French doors
- Dramatic 2story entry foyer
- 4 bedrooms 3.5 bathrooms
- "Great" room for intense entertaining options
- Huge dining room overlooks the grounds
- New gourmet skylit kitchen with top appliances
- Stunning new Carrera marble baths
- Many rooms open to the professionally landscaped grounds
- Bluestone patios, lawns, pool, spa, fruit trees, mature foliage
- Direct-entry 2 car garage
- Desirable Warner Avenue Elementary school district
- A bright and airy resort-style gem with a true indoor/outdoor feel



Open Tuesday, July 31st • 11-2

New Price! \$2,195,000

Michael J. Libow

(310) 285-7509

CalRE #00863172



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616 North Arden Drive • Beverly Hills

- Newly renovated and gated 2 story Modern Courtyard Spanish
- Fine materials and craftsmanship
- Sunlit spaces with gorgeous wood floors
- Dramatic 2 story entry with sweeping stairwell
- Beamed-ceiling living room with yard access
- Grand formal dining room overlooks courtyard
- Enormous family room opens to grounds
- Separate office area off of the grand living room
- Huge new center-isle kitchen beyond compare
- 3 generous bedroom suites upstairs
- Large guest suite and maid's quarters downstairs
- Separate large outdoor guest facility/media room/bath
- Mammoth master suite w/balcony/room-size walk-in
- Huge master bath rivaling that of any 5-star hotel
- Lush rear grounds with patios/lawns/new pool/spa
- Coveted, quiet, and premier 600 block
- A home to entice all of your senses



Open Tuesday, July 31st • 11-2

New Price! \$12,800,000

Michael J. Libow

COLDWELL BANKER

(310) 285-7509 | CalRE #00863172

Paul Stukin

HILTON & HYLAND

(310) 779-2595 | CalRE #01449014

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MANDEVILLE CANYON LIFESTYLE

OPEN TUESDAY 11-2



3560 Mandeville Canyon Road

PRIVATE AND GATED – PURE MID-CENTURY MODERN

Up a private driveway, framed by Sycamore and Oak trees and set among agave cacti on an expansive 29K+ lot, this unspoiled 3-bedroom, 1.75 bath home has a fabulous indoor/outdoor design. The sizable and open living/dining areas are complemented by a handsome corner flagstone fireplace and continuous glass sliders open on three sides to patio and gardens. The galley kitchen includes stainless appliances and new flooring. A slate floored entry and hallway includes two guest rooms with a shared three-quarter bath and a master with walk-in closet and full bath. There is an impressive motor court with room for several cars, a large utility/storage room and room for a pool. Freshly painted with new carpet and flooring and newer HVAC, this bright and sunny home is an awesome value! Move in or create your dream! Hikers and bikers paradise!!

Offered at \$1,749,000

3560Mandeville.com



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Joan Caplis
310 748 2208
joancaplis.com

PACIFIC
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Susan Stark
310 345 7450
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Pacific Union International & Coldwell Banker do not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property the buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. License 0106133 | 00629011.

ELEGANT BEL AIR MASTERPIECE

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KELLER WILLIAMS | 805.403.4935
DAVIDLUKAN@KW.COM | CALRE# 01873011

721 DOLO WAY
BEL AIR

\$17,950,000

OPEN TUESDAY 11-2

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BREATHTAKING CITY TO OCEAN VIEWS

Michelle Westin

310.409.3363

OPEN TUES 11-2 & SUN 2-5PM

2021 Castilian Drive
Outpost Estates, CA 90068

\$2,695,000

25302 Malibu Road
Malibu, CA 90265

\$11,995,000

Rona Kaufman

310.962.8797

BY APPOINTMENT ONLY

9770 Suffolk Dr
Beverly Hills, CA 90210

\$7,860,000

Jackie Cohenca

310.433.1961

BY APPOINTMENT ONLY

260 Bronwood Ave
Westwood Hills, CA 90049

\$2,395,000

Amy Colvin

310.625.7559

BY APPOINTMENT ONLY

8401 Fountain Ave #16
West Hollywood, CA 90069

\$895,000

Patrick Kibby

323.308.9239

OPEN SUNDAY 2-5PM

1008 Hilts Avenue Little Holmby



Open House
Tuesday, July 31
11-2 pm
Bristol Farms Lunch

4 Bedrooms | 4 Bathrooms
2,352 SF Living Area | 8,620 SF Lot Size

Traditional. Ready for its renovation.
On a coveted, quiet avenue.
Charming & light with a sensible
floorplan. Four bedrooms upstairs.
Sweeping views. Sun-drenched pool.
Warner Avenue School District.

\$2,595,000

1008Hilts.com



Larry Young



Realtor®
Luxury Properties Director
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LarryYoungWestside.com
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LARRY YOUNG WESTSIDE



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HomeServices



\$12,995,000 | 1664 E Valley Rd, Montecito | 7BD/12BA
Nancy Kogevinas | 805.450.6233
Lic # 01209514



\$16,250,000 | 241 North Rockingham Avenue, Brentwood | 7BD/7BA
Jody Fine/Monica Antola | 310.230.3770 / 310.230.3755 | Lic # 00916736 / 00918585



\$4,499,000 | 666 N Saltair Ave, Brentwood | 5BD/5BA
C. Roscoe/L. Young | 310.487.3032 / 310.777.2879
Lic # 01771552 / 00999537



\$2,339,000 | 23332 Park Colombo, Calabasas | 5BD/5BA
Marc & Sara Shevin | 818.251.2456 / 818.205.2095
Lic # 00559629 / 02038247



\$2,250,000 | 5123 Rubio Ave, Encino | 5BD/5½BA
Moran Shmueli | 818.300.9443
Lic # 01982173



\$2,750,000 | 3633 Crownridge Drive, Sherman Oaks | 5BD/6BA
Matt Epstein | 818.789.7408 | Lic # 01121162



\$1,088,999 | 4512 Sevenoaks Ct, Westlake Village | 4BD/2BA
J. Mihanian/M. Kozak | 818.613.8585 / 818.612.0204
Lic # 00919899 / 00855948

BEVERLY HILLS | BRENTWOOD | CALABASAS | ENCINO | LOS FELIZ | LOS OLIVOS | MONTECITO | PACIFIC

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OPEN TUES 11-2

\$4,450,000 | 734 22nd Street, Santa Monica | 5BD/4½BA
Lauren Ravitz | 310.820.9301 | Lic # 01352397



\$5,195,000 | 11585 Bellagio Rd, Bel Air | 5BD/5BA
The Feil Group | 310.230.3752
Lic # 01739001



\$1,749,000 | 12709 Gilmore Ave, Mar Vista | 4BD/3½BA
Dan & Charlee Nessel | 310.365.0195 / 310.755.8180
Lic # 01309674 / 01309674



\$1,569,000 | 2425 McCready Ave, Silver Lake | 5BD/4BA
Garry Scoby | 213.706.8107
Lic # 01233344



\$1,375,000 | 15137 Weddington St, Sherman Oaks | 4BD/2¾BA
Marla Kleinman | 818.380.2134
Lic # 01257707



OPEN TUES 11-2

\$649,000 | 10655 Kinnard Ave #206, Westwood | 2BD/1¾BA
Kathy Douglas | 310.820.9320
Lic # 01222534



\$1,295,000 | 19630 Valdez Drive, Tarzana | 6BD/4BA
Andrew Spitz/Harriet Cameron | 818.817.4284 / 818.380.2151 | Lic # 00924610 / 00675971

PALISADES | PASADENA | SANTA BARBARA | SANTA MONICA | SHERMAN OAKS | STUDIO CITY | VENTURA

features of property. Information is obtained from various sources and will not be verified by broker or MLS. Sellers will entertain and respond to all offers within this range. Buyer is advised to independently verify the accuracy of that information.

OPEN TUESDAY 11-2

ONLY 3 HOMES LEFT



TOLUCA VILLAGE

Brand new construction! Seven new homes in a Small Lot Subdivision located in Toluca Lake, where it is close to the studios, transportation, theaters and restaurants. Gorgeous architectural details designed by the noted firm of Ken Stockton & Associates welcome you to these large homes of 3 & 4 bedrooms and 3.5 baths. Open floorplans feature wide plank oak engineered hardwood floors and kitchens are equipped with a full array of Bosch stainless steel appliances, quartz counter tops and European-style cabinets.

4635 Cahuenga Boulevard | Toluca Lake

Offered from \$1,135,000



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www.KingAndPearson.com
Lic# 00573171



Steve Shanks
818.326.2415
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www.SteveShanks.com
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OPEN TUESDAY 11-2



ZEN CANYON RETREAT



Rustic charmer with a modern flair in serene setting south of the Blvd. 3 Bed, 3 Bath home loaded w/details. Spacious living/dining w/hardwood floor, beamed ceiling, shiplap paneling & fireplace. Cook's Kitchen w/breakfast bar, granite counters & stainless steel appliances. Large master w/skylight, slate bath & spiral staircase leading to private office. Cheerful secondary bedroom & vintage tile bath. Large outdoor deck w/multiple seating areas, woody yard & covered patio. Third bed is a lower level guest unit w/bath & private entrance.

3980 Weslin Avenue | Sherman Oaks

Offered at \$1,189,000



Ed Solórzano

310.990.6252

esolorzano@bhhsca.com

edsolorzano.bhhsca.com

DRE# 01276829



Penelope Psaltiras

323.309.9680

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DRE# 01717768



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2805 NICHOLS CANYON | HOLLYWOOD HILLS \$4,695,000
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JUST LISTED!

6250 HOLLYWOOD BLVD #6E | HOLLYWOOD \$1,249,000
Uber-Luxe 2BD/2.5BA at the "W Hollywood Residence" offering an extraordinary level of legendary concierge living.



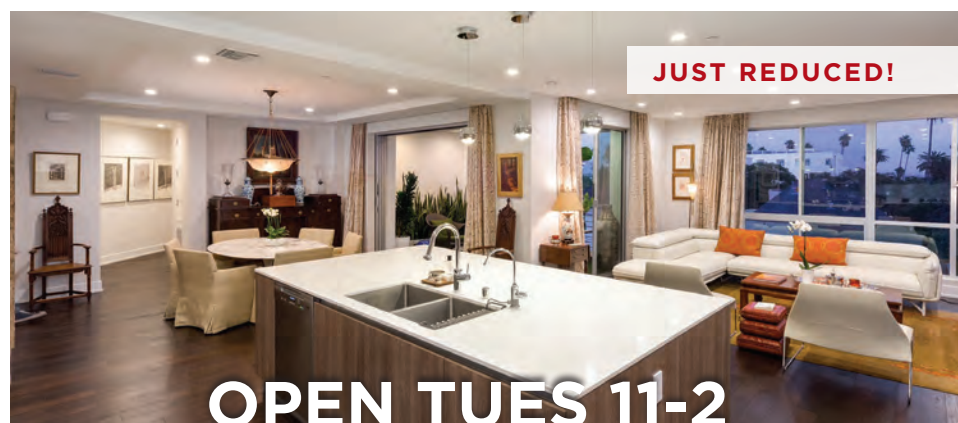
JUST REDUCED!

OPEN TUES 11-2

22137 AVENUE SAN LUIS | WOODLAND HILLS \$1,749,000
Private gated newer Contemporary ~3900sf 5BD5BA Entertainer's paradise w/ beautiful backyard oasis & pool completely redone in 2018.

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JUST REDUCED!

OPEN TUES 11-2

460 N PALM DR #305 | BEVERLY HILLS \$3,695,000
The largest residence (3600SF) in Beverly Hills' newest (2015) "5-star" doorman condominium building, "460 Palm."



JUST REDUCED!

1543 N BEVERLY DR | BHPO \$2,195,000
Creative artist retreat in prime 90210 location! Charming & pristine, gated & private 3BD/2BA 2-story Entertainer's home.



JUST LISTED!

OPEN TUES 11-2

8960 CYNTHIA ST #104 | WEST HOLLYWOOD \$675,000
Stunning "designer" upgraded 1BD+1BA in PRIME NORMA TRIANGLE in WeHo w/ fireplace, pvt balcony, low HOA dues & pool.

CRISTIE ST. JAMES

Luxury Properties Director

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MARKUS CANTER

Luxury Properties Director

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BOLD CONTEMPORARY WITH HEAD-ON RESERVOIR VIEWS



2170 STRADELLA ROAD | \$9,395,000

OPEN TUESDAY, JULY 31ST • 11-2PM

Absolute perfection situated behind gates at the end of a long private gated driveway. A completely remodeled Hamptons estate with over an acre of park-like grounds with a motor court, rolling lawns and a stunning infinity pool, all overlooking incredible city and canyon views. Featuring 5 bedrooms, 5.5 bathrooms, an incredible master suite with soaring ceilings and a sumptuous spa-like bath and dual closets, plus 3 en-suite bedrooms upstairs and staff/guest room downstairs. Gorgeous living room with fireplace, paneled library, a state-of-the-art professional screening room, gym, family room, a gourmet chef's kitchen with center island & commercial appliances. Gleaming hardwood floors throughout.

REPRESENTATION BY:

Kurt Rappaport
310-860-8889
kr@weahomes.com
DRE# 01036061

Kevin Booker
310-721-7736
kdb@weahomes.com
DRE# 01869691

2170STRADELLA.COM



WESTSIDE ESTATE AGENCY

BEVERLY HILLS | 210 North Canon Drive, Beverly Hills, CA 90210 (310) 247-7770
MALIBU | "In The Country Mart" 23410 Civic Center Way, Malibu, CA 90265 (310) 456-1171
MIAMI | 2100 Ponce de Leon Blvd, 7th Floor, Coral Gables, FL 33134 (305) 447-1471

OPEN SATURDAY & SUNDAY 2-5



BEVERLY CENTER | 455 NORTH CRESCENT HEIGHTS BOULEVARD

\$2,298,000 | 3 Bedrooms, 3 Bathrooms

Jourdan Lee Khoo M: 310.598.8940 DRE# 01943027

Jesse Zamora M: 818.445.5153 DRE# 01991493

OPEN SATURDAY & SUNDAY 2-5



BEVERLY GROVE | 952 NORTH CRESCENT HEIGHTS BOULEVARD

\$1,895,000 | 2 Bedrooms, 2 Bathrooms, Guest House

Jourdan Lee Khoo M: 310.598.8940 DRE# 01943027

Jesse Zamora M: 818.445.5153 DRE# 01991493



BEVERLY HILLS | 425 NORTH MAPLE DRIVE, PH 602

\$9,995,000 | 6 Bedrooms, 8 Bathrooms

Bachir Queida O: 310.722.7727 DRE# 00936311



BEVERLY HILLS | 1110 BENEDICT CANYON DRIVE

\$7,450,000 | 5 Bedrooms, 6 Bathrooms

Jeeb O'Reilly & Lauren Carey & Marisa Zanuck

M: 310.980.5304 DRE# 01156891 / 02025316 / 01232594



BEVERLY HILLS POST OFFICE | 1500 SEABRIGHT PLACE

\$19,500,000 | 7 Bedrooms, 11 Bathrooms

Juliette Hohnen M: 323.422.7147 DRE# 01772623



LITTLE HOLMBY | 771 WESTHOLME AVENUE

\$3,795,000 | 5 Bedrooms, 4 Bathrooms

Jeeb O'Reilly M: 310.980.5304 DRE# 01156891

Tori Barnao M: 323.633.1878 DRE# 01425512



MALIBU | 197 PARADISE COVE ROAD

\$1,975,000 | 3 Bedrooms, 2 Bathrooms

Juliette Hohnen M: 323.422.7147 DRE# 01772623

OPEN TUESDAY 11-2



MAR VISTA | 3300 MCLAUGHLIN AVENUE

\$2,795,000 | 5 Bedrooms, 5 Bathrooms

Eric Hass M: 310.597.2131 DRE# 01466347



MARINA DEL REY | 123 VOYAGE MALL

\$16,000/MO | 4 Bedrooms, 4 Bathrooms

Tori Barnao M: 323.633.1878 DRE# 01425512

Gersh Gershunoff M: 213.359.0328 DRE# 01790216



MARINA DEL REY | 736 WASHINGTON BOULEVARD
\$2,000,000 | 2 Bedrooms, 3 Bathrooms
Tori Barnao M: 323.633.1878 DRE# 01425512
Gersh Gershunoff M: 213.359.0328 DRE# 01790216



SANTA MONICA | 617 GEORGINA AVENUE
\$11,500,000 | 5 Bedrooms, 10 Bathrooms
Bachir Queida O: 310.722.7727 DRE# 00936311



SANTA MONICA | 310 MARGUERITA AVENUE
\$45,000/MO | 5 Bedrooms, 8 Bathrooms
Michelle Oliver M: 310.500.6111 DRE# 01837352



SUNSET STRIP | 2100 SUNSET PLAZA DRIVE
\$16,000,000 | 6 Bedrooms, 11 Bathrooms
Juliette Hohnen M: 323.422.7147 DRE# 01772623



SUNSET STRIP | 1162 SUNSET HILLS ROAD
\$9,750,000 | 5 Bedrooms, 6 Bathrooms
Michelle Oliver M: 310.500.6111 DRE# 01837352



SUNSET STRIP | 9165 CORDELL DRIVE
\$4,995,000 | 3 Bedrooms, 3 Bathrooms
Jeeb O'Reilly & Lisa Martin & Alecia Yelich
M: 310.980.5304 DRE# 01156891 / 01997294 / 01989561



SUNSET STRIP | 8611 HOLLYWOOD BOULEVARD
\$1,785,000 | 3 Bedrooms, 3 Bathrooms
Eric Purcell M: 310.980.3742 DRE# 01753983



WESTWOOD | 10375 WILSHIRE BOULEVARD
\$1,395,000 | 3 Bedrooms, 4 Bathrooms
Mary Young M: 310.874.1542 DRE# 01081940
Pamela Halle M: 310.614.7634 DRE# 02004546



WINDSOR SQUARE | 115 NORTH VAN NESS AVENUE
\$4,999,000 | 5 Bedrooms, 5 Bathrooms
Stefani Stolper M: 310.733.6551 DRE# 01957452



ARTIST RENDERING



ARTIST RENDERING



THE MANSION IN THE SKY NEW LISTING

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11AM-2PM | 7PM-9PM
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West Hollywood | 9255 Doheny Road, PH1 & PH2 | \$48,888,888 | Live on top of the world. For the first time ever on the market, you can purchase the entire top floor at the exclusive Sierra Towers: a full service, full amenity high rise building. A unique and rare offering, this approx. 11,000 square foot double penthouse is one massive raw space for you to create your masterpiece. Offering 360 degree views throughout Los Angeles from the Hollywood Hills to Downtown LA to the ocean, approx. 6,600 square feet of living space, approx. 4,000 square feet of terraces and 15 foot ceilings.



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elliman.com/california

NEW LISTING



NEWLY CONSTRUCTED GATED ESTATE OPEN TUESDAY 11-2, TWILIGHT 7-9

Bel Air | 727 North Belverly Glen | \$5,995,000 | 4-BR, 6-BA | Totally hidden from the street behind an impressive gated motor court in lower Bel Air, and surrounded by some of the city's most significant estates, this property captivates with its volume of living space, quality of surfaces and execution of design elements bringing in light, greenery, and energy from the outside while paying homage to mid-century design. Massive glass doors open to an infinity pool off the main level with wide plank white oak flooring bringing the seamless transition between indoors and outdoors. Boasting multiple patios, courtyards, and a five-car garage with additional parking along drive, this estate needs to be experienced in person. **Web# 18342182**



JOSH & MATT ALTMAN

Realtors®

O: 310.819.3250

Josh@TheAltmanBrothers.com

TheAltmanBrothers.Elliman.com

DRE# 01764587 / 01874316



elliman.com/california

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OPEN TUESDAY 11-2



BEAUTIFUL FRENCH COUNTRY STYLE HOME NEW LISTING | OPEN TUESDAY 11-2

Beverly Hills | 527 Hillgreen Drive | \$3,349,000 | 3-BR, 4-BA | Beautifully maintained French country style 3-bedroom, 3.5-bathroom house on a quiet cul-de-sac in Beverly Hills. Enter this tasteful, warm home with remodeled kitchen featuring wonderful stone, tile, and all new appliances. Wood floors can be found throughout. Large dining room and living room with original details. Sunroom with bar that could be converted to an office. Master bedroom with fireplace and second bedroom upstairs. One bedroom with full bath downstairs. Brick pool, jacuzzi, and BBQ in the private and lovely backyard. Solar Panels for energy conservation. This home is a true gem. **Web# 18365998**

NANCY HOCHMAN ROSS

Realtor®

M: 310.600.8358

Nancy.HochmanRoss@elliman.com

DRE# 01067292

 **Douglas Elliman** EST. 1911
REAL ESTATE

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*** THIS IS THE NEW HOLLYWOOD.**

NEW CONSTRUCTION. FULL-SERVICE BUILDING. TOP FLOOR.

IMPORTED FOLD AWAY WINDOW WALLS, BAM TECHNOLOGY, FIXTURES BY WATERWORKS

THE GRIFFITH.

\$9,500,000 offered fully furnished, designed by SFA

3 bed, 5 bath / 6329 SF living including

1251 SF terrace / 4 parking spaces

3% TO BUYER'S AGENT



BEN BACAL
Rodeo Realty
310.717.5522
benbacal@gmail.com
BRE #0143782

MICHELLE MONTANY
Vine Street Realty
323.476.1826
michelle@abovethepenthouses.com
BRE #01731312



ABOVE THE PENTHOUSES
W-ABOVETHEPENTHOUSES.COM

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



NEW CONSTRUCTION. FULL-SERVICE BUILDING. TOP FLOOR.

IMPORTED FOLD AWAY WINDOW WALLS, EXPANSIVE TERRACE, FIXTURES BY WATERWORKS

ALTAIR.

Offered fully furnished \$3,500,000
2 bed, 3 bath / 2,957 SF living including
701 SF terrace / 3 parking spaces



This is the new Hollywood.

3% TO BUYER'S AGENT

**S VINE ST
REALTY**

MICHELLE MONTANY
BRE# 01731312

(323) 476-1826
michelle@abovethepenthouses.com
wpenthouses.com



ABOVE THE PENTHOUSES

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



This is the new Hollywood.

NEW CONSTRUCTION. FULL-SERVICE BUILDING. TOP FLOOR.
IMPORTED FOLD AWAY WINDOW WALLS, FURNISHINGS BY SFA, FIXTURES BY WATERWORKS

THE VISTA.

\$1,000,000 PRICE IMPROVEMENT. NOW \$7,750,000 FULLY FURNISHED.

3 bed, 4 bath / 5,535 SF living including
827 SF terrace / 4 parking spaces

3% TO BUYER'S AGENT



BEN BACAL
Rodeo Realty
310.717.5522
benbacal@gmail.com
BRE #0143782

MICHELLE MONTANY
Vine Street Realty
323.476.1826
michelle@abovethepenthouses.com
BRE #01731312



ABOVE THE PENTHOUSES
W-ABOVETHEPENTHOUSES.COM

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



T E N T H O U S A N D

A CRESCENT HEIGHTS RESIDENCE

6 % BROKER COMMISSION

1. REFER CLIENTS DIRECTLY TO TEN THOUSAND
2. LET OUR LEASING TEAM DO ALL THE LEGWORK
3. RECEIVE YOUR COMMISSION CHECK

Welcome to Ten Thousand, the perfect home you don't own. With over 75,000 SF of exclusive amenities and a house staff of 80, Ten Thousand offers estate living without the hassle of home ownership. Ten Thousand residences command panoramic views through floor-to-ceiling windows, filling residences with gorgeous natural light and stunning perspectives. Spacious two- and three-bedroom homes feature unobstructed vistas spanning from the Pacific Ocean to downtown Los Angeles and the Hollywood Hills.

Designed to promote health, wellness, and relaxation, Ten Thousand's elevated amenities include a 75-foot lap pool, steam rooms, saunas, and a leading-edge fitness center with separate private training studios for TRX and Pilates, yoga and spa treatment rooms, as well as an outdoor tennis and basketball court. For pure leisure, residents can enjoy a one-acre park with landscaped gardens, a lounging pool, fire pits, indoor and outdoor theaters, a lounge with food and beverage service, a chef's kitchen, and an elegant private dining room.


1 Beds | 1,048 SF | \$9,600-\$13,400

2 Beds | 1,520 SF – 2,436 | \$9,900 - \$28,600

3 Beds | 2,001 – 3,797 | \$20,000 - \$65,000

4 Beds | 3,255 SF | \$32,600 - \$35,000

3-24 Month Lease Terms – Furnished and Unfurnished Options Available

 *Commissions will be paid to brokers only if the following terms are met: broker refers a prospect to the property and the prospect specifies broker during their appointments. To receive the 6% commission, prospect must meet SM 10000 Property LLC's residency requirements, be a new applicant, sign a lease, and move in. Commissions paid will be net of any concessions. Not applicable in combination with any other offer. Commissions will be paid and calculated on initial lease term. Broker will also be entitled to a commission on the first renewal term only, not on subsequent renewals. Offer subject to availability and change at any time. Crescent Heights is a registered service mark for a group of companies and partnerships. Each particular Crescent Heights project is developed by a separate, single purpose entity that is solely responsible for that development, its obligations and liabilities. Ten Thousand is a Crescent Heights project that is owned by SM 10000 Property LLC, which is a separate single-purpose entity solely responsible for its obligations and liabilities. Amenities, features, and concierge services are subject to change without notice. Certain services and amenities may have fees associated with them. We are pledged to the letter and spirit of U.S. policy for the achievement of Equal Housing Opportunity throughout the nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status, or national origin.

PLEASE JOIN US FOR OUR BROKER'S OPEN HOUSE
JULY 31ST | 11:00 AM TO 2:00 PM

COMPLIMENTARY VALET PARKING

10000 SANTA MONICA BLVD, LOS ANGELES, CA | LEASETENTHOUSAND.COM | 310-347-0056



15405 BESTOR BLVD.

PACIFIC PALISADES | \$5,995,000

OPEN TUESDAY 11-2 PM | NEW LISTING

5 BEDS | 6.5 BATHS | 5,968 SQ. FT. | 8,009 SQ. FT. LOT



Stunning New Contemporary Style Farmhome

Located in the heart of Pacific Palisades, this stunning new contemporary style farmhome has incredible unobstructed ocean views and sits right above the highly anticipated and soon to be redesigned Palisades Village. With designer fixtures and details throughout, this home offers five large bedrooms and six-and-a-half bathrooms. The open floor plan leads directly to the expansive, beautiful lush landscaped backyard, great for entertaining.



SANTIAGO ARANA

SANTIAGO@THEAGENCYRE.COM

310.926.9808

LIC. # 01492489

THEAGENCYRE.COM

An international associate of Savills





655 FUNCHAL ROAD

LOWER BEL AIR | \$39,850,000

6 BEDS | 9 BATHS

8,217 SQ. FT. | 3.14 ACRES



3.14 Acre Promontory in Lower Bel Air

655 Funchal Road explodes with panoramic views upon a 3.14 acre secluded promontory in lower Bel Air. Sweeping views of Los Angeles and the Pacific Ocean are on full display from the lush, park-like, garden setting. Stately, sophisticated and timeless, this unprecedented development opportunity offers five combined lots, access from three cul-de-sac roads and unparalleled privacy. Truly remarkable, the elegant 8200-SF Spanish estate was once home to W.C. Fields.



KRISTIN REGAN

KREGAN@THEAGENCYRE.COM

424.488.1013

LIC. # 01978511

THEAGENCYRE.COM

An International Associate of Savills





**OPEN
TUESDAY
11-2PM**

Exquisite Custom Mediterranean Estate

1160 CHANTILLY ROAD | BEL AIR | \$7,495,000

Set behind gates in prime Bel Air, this exquisite, custom Mediterranean estate showcases elegant interiors and beautifully landscaped grounds in a private and serene setting. Formal and informal living spaces include an open great room with fireplace, den, library, formal dining room and new gourmet chef's kitchen. The magnificent master suite features a sitting room, showroom closets and opulent bathroom. Resort-like grounds include manicured lawns, a dog run, pool, spa, and outdoor fireplace.

**5 BEDS
5.5 BATHS
8,000 SQ. FT.
40,641 SQ. FT. LOT**

MAURICIO UMANSKY MUMANSKY@THEAGENCYRE.COM | 424.230.3701 | LIC. # 01222825
EDUARDO UMANSKY EUMANSKY@THEAGENCYRE.COM | 424.230.3715 | LIC. # 01354521
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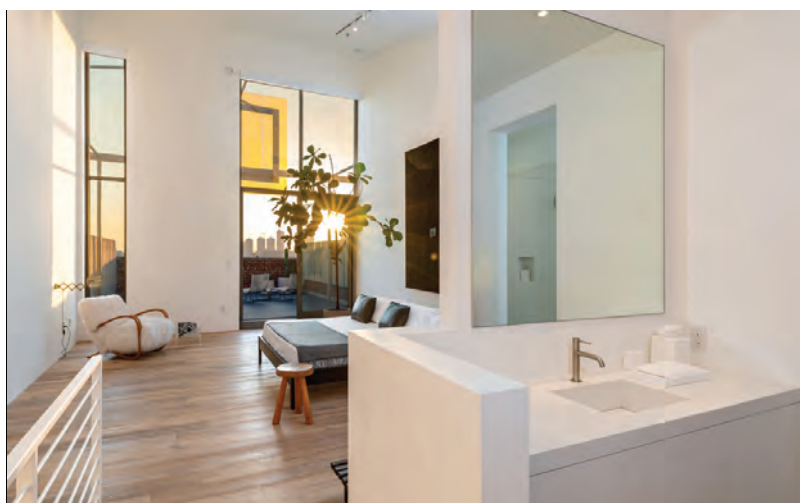
2501 ASTRAL DRIVE
HOLLYWOOD HILLS | \$6,495,000

OPEN TUES 11-2PM & SUN 2-5PM | NEW LISTING
4 BEDS | 5.5 BATHS | APPROX. 5,500 SQ. FT. | APPROX. 22,501 SQ. FT. LOT

JAMES HARRIS JAMES@THEAGENCYRE.COM | 424.400.5915 | LIC. # 01909801
DAVID PARNES DPARNES@THEAGENCYRE.COM | 424.400.5916 | LIC. # 01905862

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1850 INDUSTRIAL STREET, PENTHOUSE 711
DOWNTOWN L.A. | \$2,825,000
BISCUIT COMPANY LOFTS

OPEN TUES 11-2 PM & SUN 2-5PM | NEW LISTING
APPROX. 1,755 SQ. FT. | APPROX. 323 SQ. FT. DECK

JAMES HARRIS

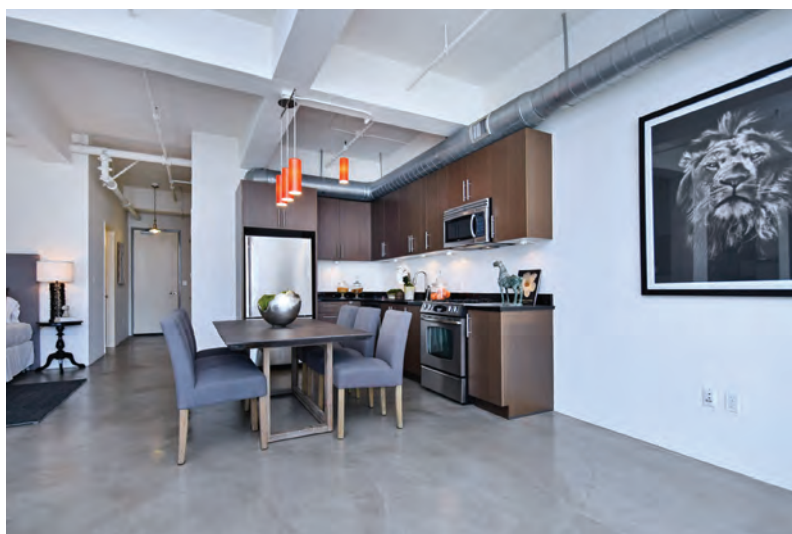
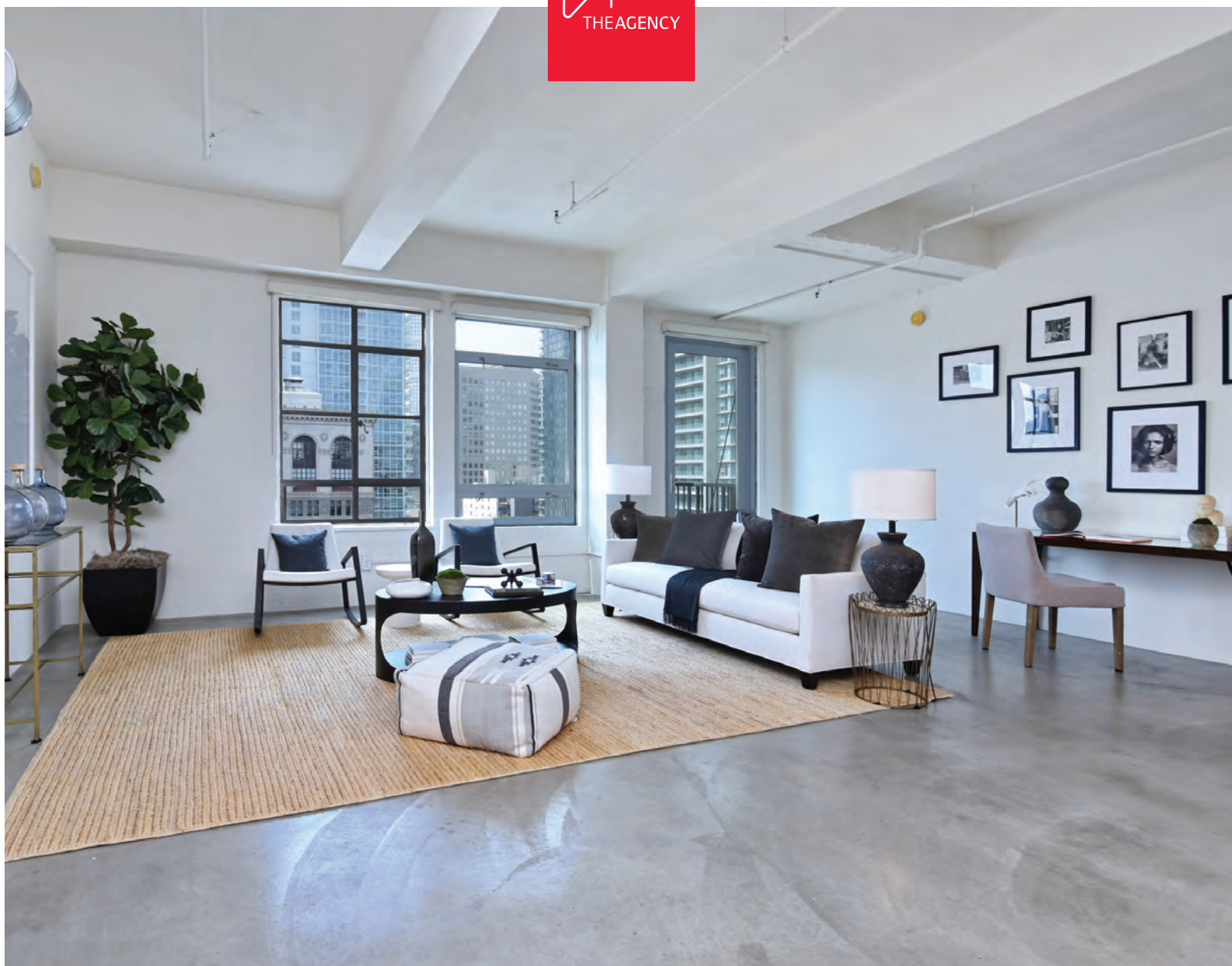
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KEVIN DEES

KDEES@THEAGENCYRE.COM
424.281.6848
LIC. # 01915567



849 S. BROADWAY #1108
DOWNTOWN L.A. | \$799,000

KEVIN DEES

KDEES@THEAGENCYRE.COM

424.281.6848

LIC. # 01915567

OPEN TUESDAY 11-2 PM | NEW LISTING
EASTERN COLUMBIA LOFTS | 1,030 SQ. FT.



2815 NICHOLS CANYON ROAD
NICHOLS CANYON | \$4,249,000

OPEN TUESDAY 11-2 PM | NEW LISTING
5 BEDS | 7 BATHS | 50,467 SQ. FT. LOT

BLAIR CHANG

BCHANG@THEAGENCYRE.COM
424.230.3703
LIC. # 01248419

MATTHEW SCHROEDER

MATT2SELL@RODEORE.COM
818.355.0928
LIC. #01020209





8854 THRASHER AVENUE | SUNSET STRIP | \$25,950,000
 5 BEDS | 10 BATHS | 9,997 SQ. FT. | 26,217 SQ. FT. LOT



1920 SUNSET PLAZA DRIVE | SUNSET STRIP | \$8,295,000
 4 BEDS | 5 BATHS | 4,734 SQ. FT. | 12,457 SQ. FT. LOT



1900 SUNSET PLAZA DRIVE | SUNSET STRIP | \$27,500/MO
 4 BEDS | 6 BATHS | 6,800 SQ. FT. | 32,334 SQ. FT. LOT



712 N. ALPINE DRIVE | BEVERLY HILLS | \$28,000/MO
 6 BEDS | 8 BATHS | 7,122 SQ. FT. | 15,555 SQ. FT. LOT

BLAIR CHANG BCHANG@THEAGENCYRE.COM | 424.230.3703 | LIC. # 01248419



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2500 LAUREL PASS
LAUREL CANYON | \$3,195,000

OPEN TUESDAY 11-2 PM | NEW LISTING
4 BEDS | 3.5 BATHS | 3,055 SQ. FT. | 25,777 SQ. FT. LOT

PAUL BLAIR
PBLAIR@THEAGENCYRE.COM
424.239.6480
LIC. # 01792671

GLORIA CASTELLANOS
GCASTELLANOS@THEAGENCYRE.COM
424.400.5969
LIC. # 01449423



1500 S. BEVERLY DRIVE
BEVERLYWOOD | STARTING AT \$1,649,000

OPEN TUESDAY 11-2 PM | NEW LISTING
FOUR RESIDENCES AVAILABLE

DON HELLER

DHELLER@THEAGENCYRE.COM
424.400.5920
LIC. # 01198240

JEREMY IVES

JEREMY.IVES@COMPASS.COM
310.858.1902
LIC. # 01420214

4716 NOELINE.COM • ENCINO

NEW CONSTRUCTION | LANAI SCHOOL DISTRICT



5 BEDROOMS • 6.5 BATHROOMS • ~6,335 SF • ~11,000 SF LOT



BRIANPANE.COM
818.521.9790 • Brian@BrianPane.com
CalBRE#01209478

Offered at \$3,699,000

Wish | Sotheby's
INTERNATIONAL REALTY

Brian Pane is a Realtor Associate, CalBRE#01209478. Wish Sotheby's International Realty (Broker CalBRE#01916623) does not guarantee accuracy of square footage, lot size, condition, features, or income provided by sellers, third parties, or public records. Buyers are advised to verify accuracy of all information through independent inspection by professionals. Buyers and sellers are advised to seek legal and tax advice when purchasing or selling real property. Broker does not guarantee specific school availability. Each office is independently owned and operated.

LF

1200 LINDA FLORA

OPEN TUESDAY 11-2PM
MODERN BEL AIR COMPOUND

COFFEE & PASTRIES

CATERED BY


ESTATE
COFFEE

Offered at **\$ 7,850,000**

ABOUT THE PROPERTY & FEATURES

The California dream at its finest, this approximately 6,000 square-foot residence sits on 13,000 sq. ft. of land. With 5 bed, 5.5 bath this enclave claims one of the most spectacular homesites in the city. Perched on a promontory in Bel Air high above Los Angeles, with private views from downtown stretching to Malibu, sits this exquisitely designed architectural, custom home. A model of sophistication, it showcases unprecedented European craftsmanship and bespoke details. featuring a seamless open floor plan, soaring ceiling heights throughout with an indoor-outdoor flow, with an elevator giving access to all floors and the rooftop deck! Miele appliances throughout, zero edge infinity pool, movie theatre, wine cellar, balconies, 2 car garage and 2 extra off-parking parking spaces. This property is truly a must see modern architectural masterpiece!

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BENBACAL@GMAIL.COM



JORDANA LEIGH
BRE #01239166
424.239.8725
JORDANA769@GMAIL.COM

www.1200LindaFlora.com



HILTONHYLAND.COM



816 N ALPINE DR | BEVERLY HILLS
\$19,995,000

DREW FENTON | DRE 01317962
310.858.5474

BY APPOINTMENT ONLY



1011 N HILLCREST RD | BEVERLY HILLS
\$8,700,000

LINDA MAY | DRE 00475038
310.492.0735

OPEN TUESDAY 11-2

RENDERING



29500 HEATHERCLIFF RD #141 | MALIBU
NEW PRICE \$1,450,000

JONAH WILSON | DRE 01078809
310.858.5465

OPEN WEDNESDAY 10-12:30



1650 MARLAY DR | SUNSET STRIP
\$13,500,000 | LEASE \$29,500/MO

MANUELA VILLA | DRE 01900049
310.880.4828

OPEN TUESDAY 11-2



401 CARROL CANAL | VENICE
\$2,995,000

ZACH GOLDSMITH | DRE 0454329
310.908.6860

OPEN TUESDAY 11-2



249 OCEAN PARK BLVD | SANTA MONICA
NEW PRICE \$1,195,000

GREG LAPLANT | DRE 01959830
BRANDEN WILLIAMS | DRE 01774287
RAYNI WILLIAMS | DRE 01496786 323.992.8166

OPEN TUESDAY 11-2

HILTON **25th** HYLAND
ANNIVERSARY



HILTON **25th** HYLAND
ANNIVERSARY



910 WHITTIER

BEVERLY HILLS

\$15,900,000

OPEN TUESDAY 11-2

JUDY FEDER

310.858.5464

DRE 01250325

BEVERLY HILLS ENGLISH COUNTRY ESTATE

719 N REXFORD DRIVE
NEWLY PRICED | \$9,395,000

OPEN TUESDAY 11-2pm

BHCountryEnglish.com

HILTON & HYLAND
ANNIVERSARY

25th

LINDA MAY
PROPERTIES

LINDA MAY
Linda@LindaMay.com
310.492.0735
DRE 00475038

1244 MORAGA DRIVE

BEL-AIR | \$33,750,000

OPEN TUESDAY 11-2PM | MoragaItalianVilla.com



JEFF HYLAND
310.278.3311
DRE 01160681

HILTON **25th** HYLAND
ANNIVERSARY

JOYCE REY
310.285.7529
DRE 00456013



GLOBAL
LUXURY



1529 ORIOLE LN
BIRD STREETS

\$4,250,000

BY APPOINTMENT ONLY



1529ORIOLE.COM

PATRICK FOGARTY
PATRICK@HILTONHYLAND.COM
310.779.2415
DRE 01992295

HILTON & HYLAND 25th
ANNIVERSARY

8516 HEDGES PLACE SUNSET STRIP

NEW PRICE | \$14,900,000

BY APPOINTMENT ONLY

HEDGESPLACE.COM

DESIGNED BY
BELZBERG ARCHITECTS

HILTON & HYLAND **25th**
ANNIVERSARY

TYRONE MCKILLEN
TYRONEMCKILLEN@ME.COM
949.212.8721
DRE 01915539

PATRICK FOGARTY
PATRICK@HILTONHYLAND.COM
310.779.2415
DRE 01992295



REDUCED! NEW PRICE \$1,450,000
29500 HEATHERCLIFF RD #141, MALIBU

OPEN WEDNESDAY 10AM-12:30PM

The one you've been waiting for! Located on coveted Indian Mound Road, this is one of the best offerings to become available in the Point Dume Club. Renovated from the ground up in 2012, this tasteful Modern retreat boasts phenomenal views of the Pacific ocean and Malibu coastline. Fabulous layout includes 2 bedrooms, 2 baths and wonderful kitchen and living areas all opening directly out to the spectacular ocean view terrace. Very special!

JONAH WILSON
JONAH@JONAHWILSON.COM
310.858.5465
DRE 01078809

HILTON & HYLAND **25th**
ANNIVERSARY

Sierra Towers

9255 DOHENY ROAD #1404 | SUNSET STRIP

OPEN TUES 11-2PM

1BD+1.5BA | \$2,875,000



PAUL STUKIN

310.779.2595 | DRE 01449014

JOSH GREER

310.717.3700 | DRE 01732418

HILTON & HYLAND **25th**
ANNIVERSARY

9045 HARLAND AVE | WEHO

3BD 4BA | \$11,950/MO



9041 HARLAND AVE | WEHO

2BD 2BA | \$7,500/MO



BOTH PROPERTIES BY APPOINTMENT ONLY

STEVEN MEDINA
310.270.1532
DRE 01883878

HILTON & HYLAND 25th
ANNIVERSARY



OPEN TUE 11-2

BRENTWOOD

11925 Mayfield Ave #4
\$798,000

Carrie Rollings Meynet
310 650 3075

Daniel Lowe
310 420 6531



OPEN TUE 11-2

MARINA DEL REY

16 Ketch Street #1
\$1,595,000

Nancy Arrache
310 415 7941



OPEN TUE 11-2

BRENTWOOD

360 N. Kenter Avenue
\$13,000/month - lease

Kathleen Carter
310 486 8766

S
N

SAMANTHA
NUGENT



Ari Afshar & Associates



OPEN TUESDAY 11-2PM

12047 SUMMIT CIRCLE, BEVERLY HILLS P.O.
\$5,795,000

PACIFIC
UNION
INTERNATIONAL

Samantha Nugent, Estate Agent
310 383 5319 | samantha@samanthanugent.com
License 01966776

COMPASS

Ari Afshar, Estate Agent
310 383 5319 | ari@compas.com
License 01753779

BEACHWOOD CANYON VIEW HOME

6418 QUEBEC DRIVE

\$1,795,000

OPEN TUESDAY 11-2PM



AARON KIRMAN
PARTNERS

PACIFIC
UNION
INTERNATIONAL



MARILYN MONROE'S PENTHOUSE

AARON KIRMAN

PARTNERS

1424 N CRESCENT HEIGHTS BLVD UNIT 78 | LOS ANGELES

OFFERED AT \$2,495,000 | OPEN TUESDAY 11-2PM

AARON KIRMAN

PRESIDENT, ESTATES DIVISION

424.249.7162 | AARONKIRMAN.COM

BRE 01296524

PACIFIC
UNION
INTERNATIONAL

AARON KIRMAN

PARTNERS

3274 NORTH KNOLL | LOS ANGELES

OFFERED AT \$4,495,000 | OPEN TUESDAY 11-2PM

AARON KIRMAN
PRESIDENT, ESTATES DIVISION
424.249.7162 | AARONKIRMAN.COM
BRE 01296524

YAWAR CHARLIE
DIRECTOR, ESTATES DIVISION
323.547.8900 | YAWARCHARLIE.COM
BRE 01843002

KAREN SANCHEZ
DIRECTOR, ESTATES DIVISION
323.383.3753 | HOMESBYKARENS.COM
BRE 01441648

**PACIFIC
UNION**
INTERNATIONAL

OPEN TUESDAY 11-2pm



1872 Midvale Ave #105, Westwood

Spacious, crisp, modern, quiet rear condominium in a low-congestion Westwood location! Prime condition: Open the door to a generous formal entry, leading to today's contemporary aesthetics, bright open concept great room with fireplace, wet bar, and large dining area/open plan kitchen with granite counter tops, upgraded appliances, tons of storage and unusually large pantry/designated laundry room. Two spacious bedrooms, including master suite with spacious walk-in closet, huge spa tub and large separate shower. Two impressive, long private balconies with sliding glass doors wash the unit with wonderful daylight. Also includes central air and generous storage space throughout. Building amenities include indoor pool, roof top hot tub with views of the City and the Hollywood sign! 2 parking spaces, plus extra guest parking. Westwood Charter Elementary school! Low HOA fees include water. All this, just a minute from Westwood Blvd shops, cafes and markets!

Offered at: \$859,000 | MidvaleAve105.com

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

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



RODEO REALTY
FINE ESTATES

202 North Canon Drive
Beverly Hills, CA 90210
DRE#01349144/01129738



1920'S PASADENA MASTERPIECE

TUESDAY OPEN July 31 11-2pm Lunch Served



896 GLEN OAKS BLVD | 5 BEDROOMS | 6 BATHS | 4533 SQ. FT. | \$3,395,888

Welcome to the 1920's with a twist. This astonishing Hillside villa is perfect for entertaining friends and family. Filled with character and a timeless charm designed by renowned architect J. Wilmer Hershey. Built with amazing craftsmanship this home offers three levels. The Main level offers a large formal living room and dining room with sweeping views of the San Gabriel mountains. A Private office with Garage access. The modern kitchen with stairs leading to the lower levels and main level outdoor entertainment space, equipped with a fireplace and outdoor kitchen. The second level offers 5 bedrooms and 3 bathrooms including the large master suite, with reading room. 3 bedrooms with covered terrace access flooded by natural light and breathtaking views. The stairs lead to the large estate gardens. The third level with secret prohibition rooms and access to the gardens is perfect for use as a media room. adjacent to the gardens is a private 1 bedroom suite with a full bathroom, suitable for use as a rental or maids quarters. WebID 912402 www.896glenoaksblvd.com

HANS GREVENSTRALE 424.274.2582 HansG@nestseekers.com BRE#01876418 | Jerrod Jones 310.795.6855 jerrodj@nestseekers.com BRE#01961767

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15464 Duomo Via Bel Air, CA 90077

Brokers Open
11am - 2pm

Bel Air Park

\$4,499,000

Elegant remodeled two story traditional home at the end of a cul-de-sac. Set on a promontory, with amazing jetliner views, this pristine home offers privacy and class. The floorplan showcases a bright entry that leads you to a double-sided solid slab fireplace between formal living room and a family room with wet bar. A spacious den/study/music room flows out to the pool area and deck. Formal dining room right off of the fabulous kitchen with breakfast area that leads to a front outdoor patio.

Three generous en suite bedrooms upstairs including master with infinity mirrors and a spacious office. Maids or guest room downstairs. An entertainer's paradise outside. Over 60 fruit trees on this 1 1/2 acre lot and room for a tennis court. Despite the fact that this property is within the 24hr patrolled bel air park community HOA dues do not apply to this home, which on it's own is of tremendous value. Furthermore this exclusive community is scheduled to be gated in the near future which will cause a further increase in home prices.



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4030 Stansbury Avenue, Sherman Oaks
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Open House
Tuesday, July 31, 11-2pm
Friday, August 3, 11-2pm

Mark Rutstein + Adam Phebus
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800 Stradella Road, Bel Air

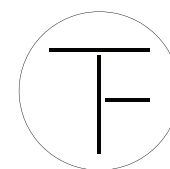
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800stradellaroad.com



Located within the ultra prestigious East Gate of lower Bel-Air, 800 Stradella Road is a breathtaking approx. 2 acre promontory site, overlooking awe-inspiring jetliner views from downtown to the Pacific Ocean. This one of a kind development opportunity offers plans and ready to issue permits for a world class 30,000 Sq Ft. architectural marvel designed by internationally renowned São Paulo, Brazil based Studio MK 27.

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Open House

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- Sparkling Pool with Canyon Views
- Smart Home Technology

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Open Tuesday July 31, 11am–2pm
Refreshments will be served

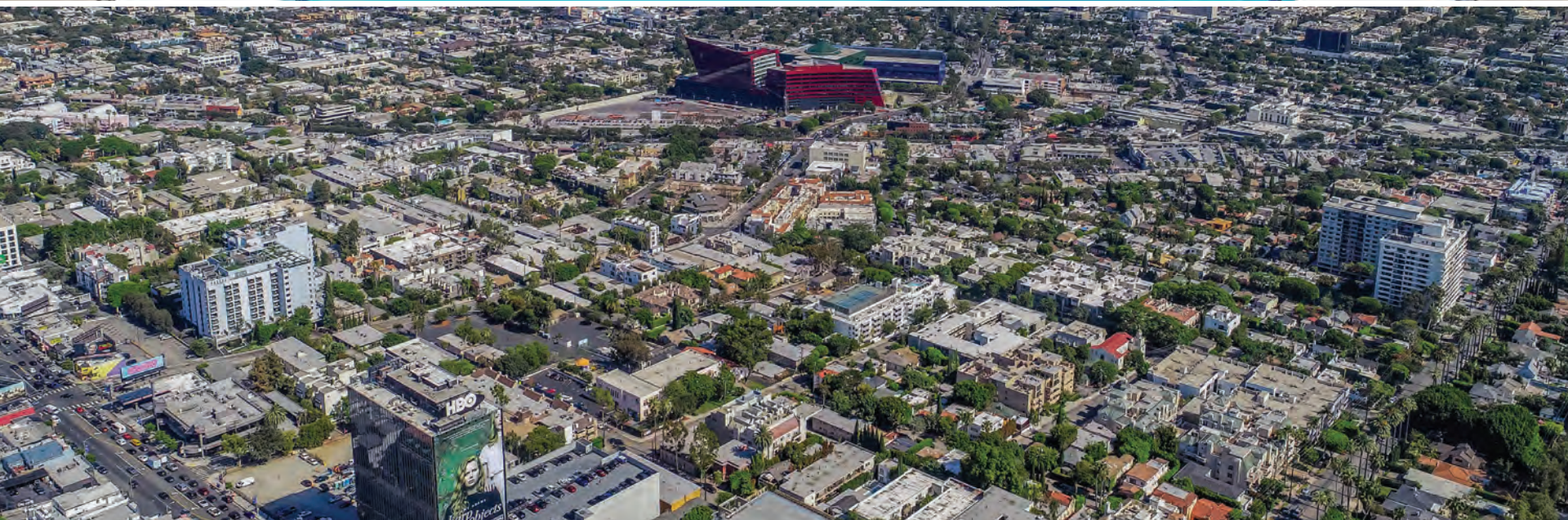
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Refreshments Served

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\$10,995,000



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