

A&D

ARCHITECTURE & DESIGN

MY TRADITIONAL ARCHITECTURE VIEW

With Architect Richard Manion
by Bret Parsons



Architectural trends come and go, yet most clients still prefer traditional styles for their dream homes. Colonial Revival is currently the most popular request, particularly in Los Angeles. This is because it's a style which can be streamlined and simplified in detail while maintaining all the traditional undertones. For example, it can be given a more Moderne or Art Deco feel—these variations have an extensive history in Southern California dating back to the 1920s and '30s. Colonials also possess a certain stateliness conveyed with its sense of order and inspiration from the Colonial and Georgian periods. Structures can be formal and informal, simultaneously, plus light in color, with white painted brick facades and stone or wood trims. Today, clients rarely desire dark spaces and heavy detailing or extensive ornamentation. They also appreciate the logical layout of Colonial Revivals, which typically have a central hall and staircase as a focal point, with public and private rooms flanking each side. In the long term, traditional styles will persevere and be interpreted in more informal and streamlined ways that relate to modern living. It's architecture with traditional bones but lighter in feel and more casual and eclectic.

www.RichardManion.com



ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: MAKE ARCHITECTURE, AIA



PACIFIC PALISADES | \$3,550,000
16827 Livorno. Exceptional, masterwork architectural with ocean views. Open 2-5 pm Sunday.
Todd Baker (310) 801-1475

ARCHITECT: ROBERT HAUGAARD



PASADENA | \$1,595,000
309 Patrician Wy. San Rafael Hills Updated Mid Century Modern. Expansive views 3 BD | 3 BA
Bettina Rosenfeld (626) 827-6114

ARCHITECT: WILLIAM HEFNER



HANCOCK PARK | \$4,900,000
Timeless beauty for modern age. Classic elegance with smart home technology. 7,481SF.
Naomi & Leah (323) 860-4245 x4259



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BRET PARSONS
DIRECTOR, ARCHITECTURAL DIVISION



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2519 CARMAN CREST DRIVE | HOLLYWOOD HILLS



Perfection in every category, gated, flawlessly updated, 4BR+4BA, 2 story Mid-Century view home, situated on a large flat pad in celebrity studded neighborhood, meticulously landscaped oasis providing complete privacy. Boasting 10' ceilings, appointed with finest upgrades throughout: French white oak wide plank hardwood floors, Carrera marble countertops, Viking appliances, Bertazzoni range, Wine room encased in glass. Great for entertaining open floor plan, sliding glass wall opens to a beautiful patio, magnificent back yard with breathtaking views. The entire upper level is a sprawling, beautiful Master Suite with a Fireplace, 2 large walk-in closets, luxurious bath, private terrace overlooking stunning views. Generous backyard, with the pool and lounging areas sitting on the rim of the property, offering a haven to bask in the sun and fully enjoy views spanning from Downtown to the ocean. Homes of this caliber, offering the complete package, are rarely available.

Open Tuesday 11-2

Offered at \$5,795,000



Galina Blackman

310.850.2540

galinablackman@gmail.com

Cal BRE # 01027011





2607 Patricia Ave
Cheviot Hills

New Designer
Custom Home

Open Tuesday 11-2

4,420 Square Feet
4 Ensuite Bedrooms

7,056 Sq. Ft. Lot
Golf Course View

\$3,532,000

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Paul Wylie

Broker

310.929.5439

PWylie@LamericaUSA.com

COURT ORDERED PARTITION SALE

ONE OF THE MOST ICONIC BEACHFRONT TROPHY ESTATES IN MALIBU

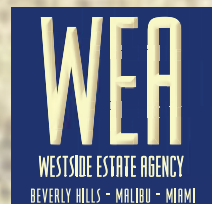
\$33,900,000

SHOWN BY APPOINTMENT TO QUALIFIED BUYERS

Located in the heart of Broad Beach, an iconic estate designed by Frank Gehry. Multiple parcels. 160 feet total of beachfront. The home is over 11,000 sf, with tennis court and pool. An incredible once in a lifetime opportunity to acquire an irreplaceable beachfront estate. This is a court ordered partition sale, subject to possible overbid. Please contact listing agent for showing details and further information.

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REPRESENTATION**

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





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HUGE PRICE REDUCTION

OFFERED AT \$4,995,000

16799 CHARMEL LANE | PACIFIC PALISADES

5 BEDROOMS | 6 BATHROOMS | 5,047 SQ. FT. | 16,101 SQ. FT. LOT

Nestled atop a promontory, this modern Architectural offers breathtaking Queen's Necklace and city views. Enter into a serene spa-like courtyard with covered patio, pool and spa. The home's spacious open floor plan allows for easy entertaining and the floor to ceiling glass doors provides an abundance of natural light throughout. The grassy backyard is ideal for fun and relaxation with a second spa, elevated lounge deck and BBQ. The 3-car garage completes this quiet oasis.

OPEN TUESDAY 11-2PM

SANTIAGO ARANA

310.926.9808





1475 BEL AIR ROAD

BEL AIR

7 BEDROOMS | 9 BATHROOMS | 12,234 SQ. FT. | 39,991 SQ. FT. LOT

Opportunity awaits, on one of the best streets in Bel Air. This outstanding property boasts breathtaking city, canyon, and ocean views. Perfect for both a buyer who wants to remodel, and/or a developer to build a masterpiece. Property will be delivered with a fully-approved set of plans for a state-of-the-art 12,000-square-foot home, an infinity pool and an expansive rooftop terrace. Showcasing sophisticated contemporary style and elegance, this property is the ultimate setting for both family and entertaining. A must see.

CINDY AMBUEHL BLAIR CHANG
424.321.4947 424.230.3703

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$5,195,000



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540 DRYAD ROAD

SANTA MONICA

5 BEDROOMS | 5 BATHROOMS | 4,368 SQ. FT. | 6,003 SQ. FT. LOT

Sited on a quiet, tree lined street in the Santa Monica Canyon this soulful Mediterranean villa is full of character, detail and rustic elements and has been thoughtfully designed by Alison Palevsky and Sarah Shetter. Generous public spaces accentuated by exposed wood beams and reclaimed antique barn wood appeal to the artist's heart while a practical living program provides a functional layout for families.

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$3,995,000

MAX NELSON
424.238.2482

DAMIAN NELSON
424.238.2475

DANIEL STEVENSON
424.271.3344



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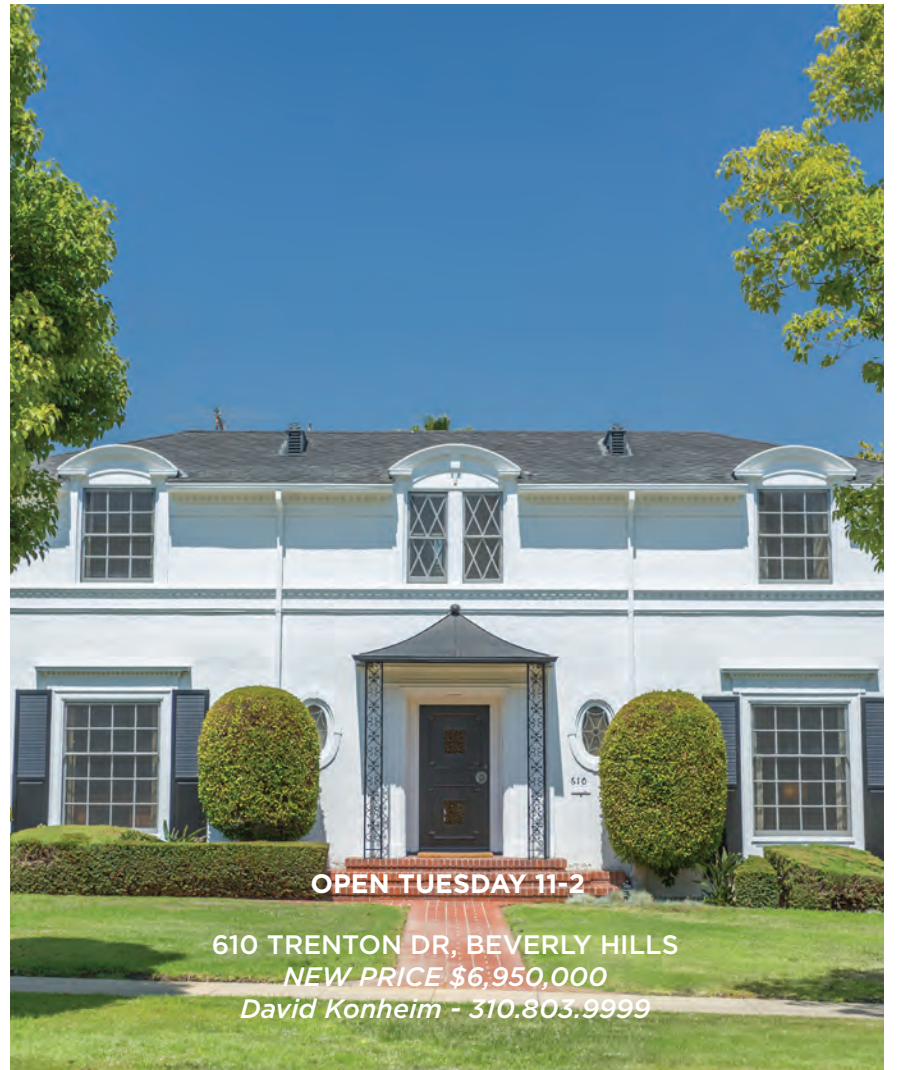
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BY APPOINTMENT ONLY

1800 ANGELO DR, BEVERLY HILLS
\$7,980,000
Linda May, Guy Levy - 310.492.0735



OPEN TUESDAY 11-2

610 TRENTON DR, BEVERLY HILLS
NEW PRICE \$6,950,000
David Konheim - 310.803.9999



BY APPOINTMENT ONLY

22411 PACIFIC COAST HIGHWAY, MALIBU
\$2,250,000
Marcie Hartley, Scarlett Matthews - 310.691.5950



OPEN TUESDAY 11-2

22164 SAN MIGUEL ST, WOODLAND HILLS
\$675,000
KJ Marmon - 310.749.4995



BY APPOINTMENT ONLY

1531 LINDACREST DR, BEVERLY HILLS
 \$3,199,000
 Justin P Huchel, Drew Fenton - 310.617.4824



OPEN TUESDAY 11-2

17351 SUNSET BLVD 5A, PACIFIC PALISADES
 NEW PRICE \$3,250,000
 Laura Kalb - 818.371.9350



OPEN TUESDAY 11-2

1457 N BEVERLY DR, BEVERLY HILLS
 \$3,195,000
 Judy Feder - 310.890.0033



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HILTONHYLAND.COM

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





1457 NORTH BEVERLY DRIVE

RESORT LIVING IN BEVERLY HILLS

- 5 BEDS - 5 1/2 BATHS

\$3,195,000

OPEN TUESDAY 11-2

1457NORTHBEVERLY.COM

JUDY FEDER
310.858.5464

HH HILTON & HYLAND

\$1 MILLION REDUCTION

385 TROUSDALE PL, TROUSDALE ESTATES

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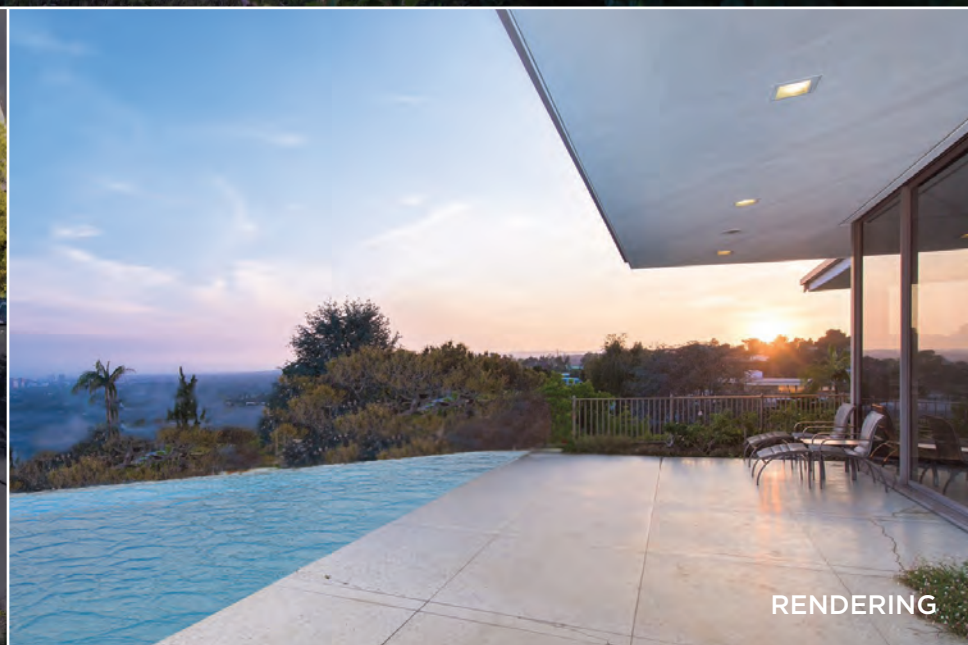
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4 BD | 4 BA | OVER 5,500 SQ FT ON FLAT 21,000 SQ.FT. LOT

385TROUSDALEPLACE.COM



RENDERING



RENDERING

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linda@lindamay.com | lindamay.com
310.492.0735
CalBRE# 00475038

HH HILTON & HYLAND

JOSH & MATT ALTMAN
thealtmanbrothers.com
310.819.3250
CalBRE# 01874316

Douglas Elliman EST. 1911
REAL ESTATE



9512 DUXBURY LANE



OPEN TUESDAY 11-2

Situated on a cul-de-sac street in the heart of Beverlywood, this one-story mid-century modern home features an open floor plan, a remodeled kitchen with adjoining dining area leading to spacious living room with fireplace. Large windows offer natural light throughout. Also boasting bamboo floors, ample wall space, 3 expansive bedrooms with custom-built closets. Spa-like bathrooms recently redone, one with TV over tub. Two-car garage with extra storage connects to the kitchen for easy access. Grassy yard, room for a pool, and a patio for entertaining complete this home, everything for California dreaming.

Offered at \$1,795,000



Jill Epstein

jill@jillepsteinrealestate.com

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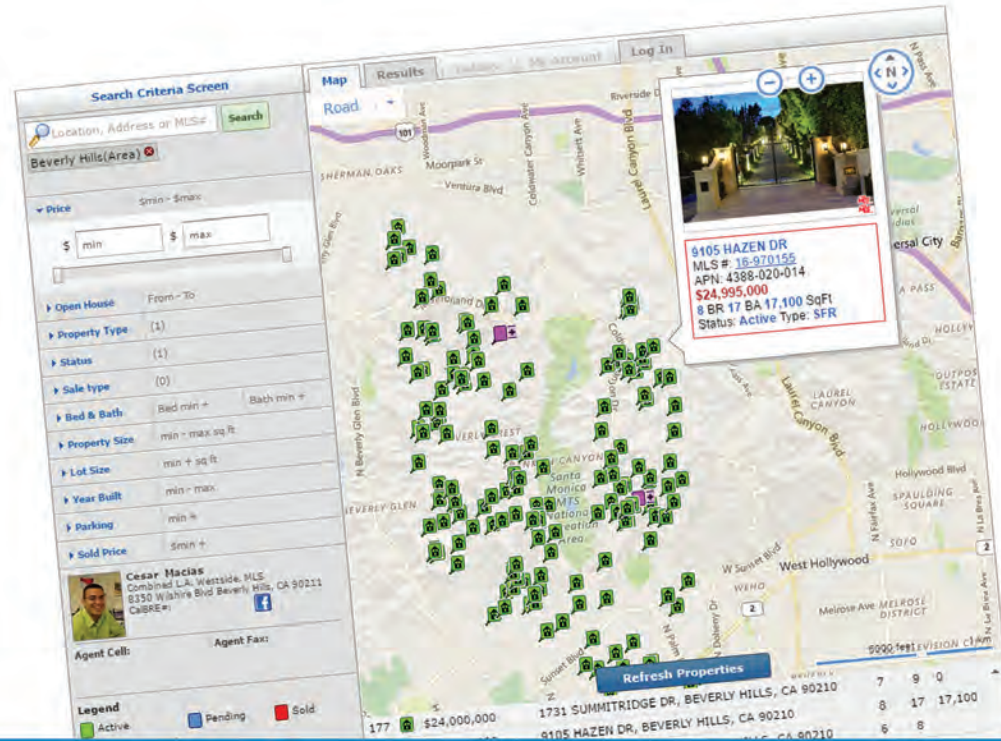
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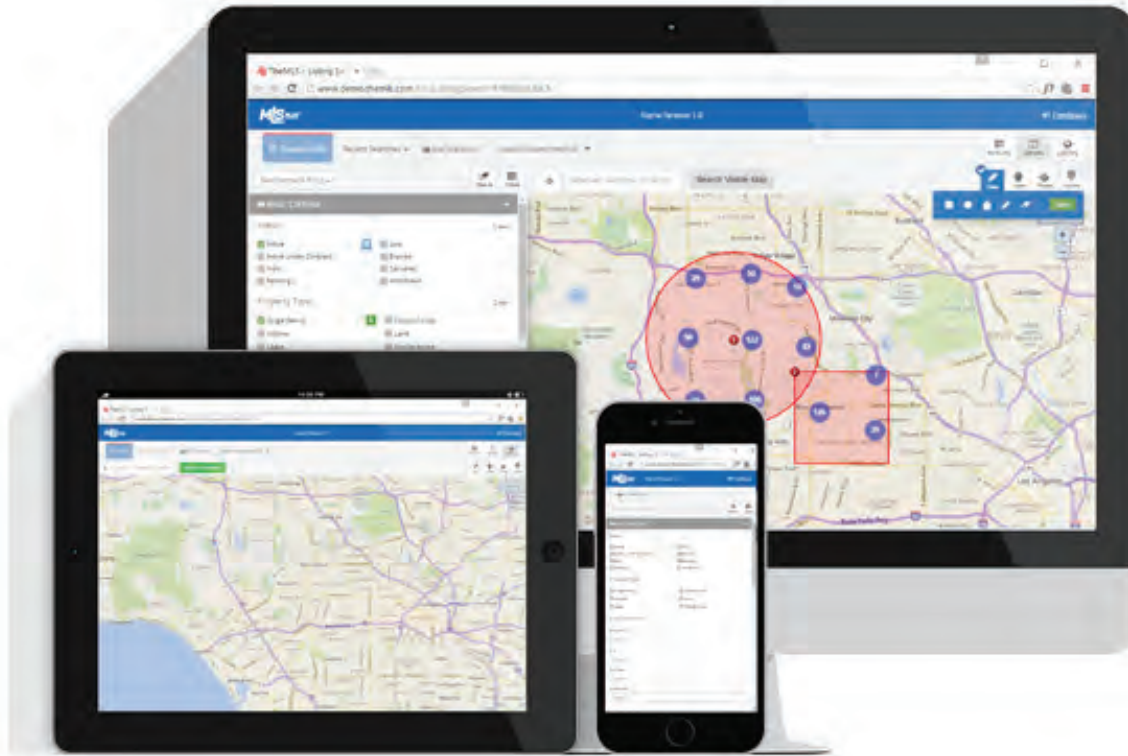
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SECTIONS

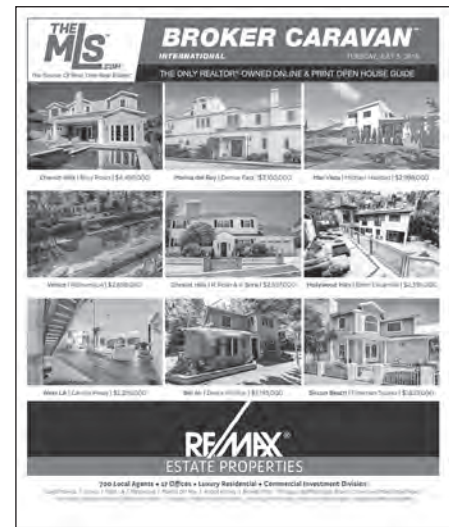
Agent Advertising	52
Affiliates Announcements	A1

BROKER/PUBLIC OPEN HOUSES

Tuesday	64
Thursday	70
Friday	70
By Appointment	70
Sunday	70

TUESDAY OPEN HOUSES

Bel Air - Holmby Hills	65
Beverly Center-Miracle Mile	68
Beverly Hills	64
Beverly Hills Post Office	64
Beverlywood Vicinity	66
Brentwood	65
Cheviot Hills - Rancho Park	66
Culver City	69
Hancock Park-Wilshire	68
Los Feliz	69
Marina Del Rey	67
Pacific Palisades	67
Palos Verdes Estates	70



On the front cover:
 RE/MAX

TUESDAY OPEN HOUSES (continued)

Santa Monica	67
Sherman Oaks	70
Silver Lake - Echo Park	69
Sunset Strip - Hollywood Hills West	64
Venice	66
West Hollywood Vicinity	66
Westwood - Century City	65
Woodland Hills	69

THURSDAY OPEN HOUSES

Pasadena	70
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FRIDAY OPEN HOUSES

Santa Monica	70
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BY APPOINTMENT

Pacific Palisades	70
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SUNDAY OPEN HOUSES

Pacific Palisades	70
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REFRESHMENTS X LUNCH
*THEMLSPTM OPEN HOUSES

TUESDAY OPEN HOUSE DIRECTORY

1 Beverly Hills		Single Family				
11-2	1457 N BEVERLY DR	NEW	\$3,195,000	5+5.5	p.64	
11-2	1457 N BEVERLY DRIVE	NEW*	\$3,195,000	5+5.5	*	
16-130492	610 TRENTON DR	rev	\$6,950,000	4+5	p.64	
1 Beverly Hills		Lease				
16-128018	231 S PECK DR	rev	\$12,000	4+4	*	
2 Beverly Hills Post Office		Single Family				
16-116584	2347 COLDWATER CANYON DR	red	\$2,645,000	4+5	p.64	
16-131662	1826 COLDWATER CANYON DR	rev	\$2,100,000	4+4	p.64	
3 Sunset Strip - Hollywood Hills West		Single Family				
16-137468	2519 CARMAN CREST DR	NEW	\$5,795,000	4+4	p.31	
16-137468	2519 CARMAN CREST DR	NEW	\$5,795,000	4+4	p.64	
16-138496	6876 PACIFIC VIEW DR	NEW	\$1,495,000	4+4	p.64	
16-135052	1785 N ORANGE GROVE AVE	NEW	\$1,195,000	2+1	*	
16-138690	8505 WALNUT DR	NEW	\$699,000	2+1	*	
16-115932	7571 MULHOLLAND DR	rev	\$5,995,000	6+10	p.64	
16-127986	2389 HERCULES DR	rev	\$2,325,000	5+4	p.64	
16-138622	2451 E HORSE SHOE CANYON RD	rev	\$1,295,000	3+2	p.64	
3 Sunset Strip - Hollywood Hills West		Income				
16-126272	1788 N ORANGE GROVE AVE	rev	\$1,395,000		p.65	
3 Sunset Strip - Hollywood Hills West		Lease				
16-125918	8787 SKYLINE DR	NEW	\$6,900	2+2	*	
4 Bel Air - Holmby Hills		Single Family				
16-137284	15438 MULHOLLAND DR	NEW	\$4,300,000	5+5	p.65	
16-138784	10449 SCENARIO LN	NEW	\$499,000	0+1	p.65	
16-131004	1282 CASIANO RD	red	\$2,950,000	4+4	p.65	
5 Westwood - Century City		Single Family				
16-139424	10557 LAURISTON AVE	NEW	\$1,269,000	3+2	p.65	
16-133708	1913 GREENFIELD AVE	rev	\$1,925,000	3+3	*	
5 Westwood - Century City		Condo / Co-op				
11-2	10345 ALMAYO AVE, UNIT 206	NEW	\$715,000	2+2	p.65	
16-138642	10720 OHIO AVE #22	rev	\$849,000	3+3	*	
16-130522	632C2 10433 WILSHIRE #201	rev	\$759,000	2+2	*	
5 Westwood - Century City		Lease				
16-139456	10790 WILSHIRE #1203	NEW	\$8,500	2+3	p.65	
6 Brentwood		Single Family				
16-138922	1416 BRINKLEY AVE	NEW	\$3,889,000	6+5	*	
16-126604	372 N SALTAIR AVE	rev	\$5,450,000	5+5	*	
16-116744	1101 N KENTER AVE	rev	\$2,099,000	3+3	*	
6 Brentwood		Condo / Co-op				
11-2	11627 CHENAULT ST, UNIT 10	NEW	\$795,000	2+2	p.65	
11-2	11639 CHENAULT ST, UNIT 405	NEW	\$529,000	2+1.75	p.65	
16-139434	11639 CHENAULT ST #405	NEW	\$529,000	2+2	*	
6 Brentwood		Land				
16-135314	372 N SALTAIR AVE	rev	\$5,450,000	Land	*	
7 West L.A.		Condo / Co-op				
16-138802	12222 WILSHIRE #304	rev	\$869,000	2+2	*	
8 Cheviot Hills - Rancho Park		Single Family				
16-139488	2729 OVERLAND AVE	NEW	\$999,000	3+2	p.66	
9 Beverlywood Vicinity		Single Family				
16-137858	9534 BOLTON RD	NEW	\$2,250,000	5+4	p.66	
16-138722	9512 DUXBURY LN	NEW	\$1,795,000	3+2	p.43	
16-139024	632G5 9401 SAWYER ST	NEW	\$1,595,000	4+4	*	
11-2	1138 S ELM DR	NEW	\$1,349,000	3+3	p.66	
16-132516	9745 SATURN ST	rev	\$2,999,000	5+5	*	
16-136254	1514 S BEDFORD ST #3	rev	\$884,000	3+3	*	
16-128588	1514 S BEDFORD ST #5	rev	\$845,000	2+3	*	
9 Beverlywood Vicinity		Condo / Co-op				
11-2	1100 S CLARK DR, UNIT 102	NEW	\$779,000	2+2.5	p.66	
10 West Hollywood Vicinity		Single Family				
16-138998	741 N SIERRA BONITA AVE	NEW	\$3,049,000	5+6	*	
10 West Hollywood Vicinity		Condo / Co-op				
16-139140	1420 N LAUREL AVE #204	NEW	\$705,000	2+2	p.66	
11-2	1400 N HAYWORTH AVE, UNIT 7	NEW	\$419,000	1+1	p.66	
16-124134	930 N WETHERLY DR #203	red	\$999,000	2+2	p.66	
16-139168	1222 N OLIVE DR #306	rev	\$419,000	1+1	*	
10 West Hollywood Vicinity		Income				
16-137010	9024 HARRAIT ST	NEW	\$1,799,000		*	
11 Venice		Single Family				
16-139178	513 SUNSET AVE	NEW	\$2,900,000	3+2	*	
16-138856	1385 PRESTON WAY	NEW	\$1,595,000	3+2	*	
16-138276	2914 OCEAN AVE	NEW	\$1,395,000	2+1	*	
16-118712	31 BREEZE AVE	rev	\$4,695,000	7+8	*	
16-137510	846 CALIFORNIA AVE	rev	\$1,487,000	3+3	p.66	
11 Venice		Income				
16-137780	621 SAN JUAN AVE	NEW	\$8,995,000		p.66	
16-102286	31 BREEZE AVE	rev	\$4,695,000		*	
11 Venice		Land				
16-130896	513 SUNSET AVE	NEW	\$2,900,000	Land	*	
12 Marina Del Rey		Single Family				
16-139602	4206 KENYON AVE	NEW	\$899,000	3+1	*	
12 Marina Del Rey		Condo / Co-op				
672	4764 LA VILLA MARINA, UNIT D	NEW	\$950,000	3+2	p.67	
16-139598	13337 BEACH AVE #205	NEW	\$795,000	2+2	*	
13 Palms - Mar Vista		Single Family				
16-136734	13228 ROSE AVE	rev	\$1,399,000	4+3	*	
16-137696	12617 ROSY CIR	rev	\$1,240,000	5+4	*	
14 Santa Monica		Single Family				
16-139622	792 SAN LORENZO ST	NEW	\$11,750,000	6+6.5	p.67	
16-138560	540 DRYAD RD	NEW	\$3,995,000	5+5	p.67	
16-138228	1424 BAY ST	NEW	\$1,199,000	3+1	p.67	
16-135858	706 10TH ST	rev	\$2,895,000	3+2	*	
14 Santa Monica		Condo / Co-op				
11-2	101 OCEAN AVE, UNIT E502	NEW	\$2,685,000	2+2	p.67	
16-139618	101 OCEAN AVE #E502	NEW	\$2,685,000	2+2	*	
16-134466	1013 10TH ST #6	NEW	\$1,325,000	2+3	p.67	
14 Santa Monica		Income				
16-121132	145-2 1045 OCEAN AVE	NEW	\$14,900,000		*	
16-121132	2-2 1045 OCEAN AVE	rev	\$14,900,000		p.67	
15 Pacific Palisades		Single Family				
16-138806	630J5 16056 AIGLON ST	NEW	\$4,375,000	5+5	*	
16-139324	394 ARNO WAY	NEW	\$2,988,000	3+3	p.67	
16-127090	16799 CHARMEL LN	red	\$4,995,000	5+6	p.68	
16-133760	939 EMBURY ST	rev	\$3,495,000	5+6	*	
16-131616	17041 BOLLINGER DR	rev	\$3,350,000	4+3	*	
16-129066	630H5 838 N LAS CASAS AVE	rev	\$1,975,000	3+2.5	p.68	
18 Hancock Park-Wilshire		Single Family				
16-138828	526 S HUDSON AVE	NEW	\$5,199,000	6+4	*	
16-137224	266 S IRVING BLVD	NEW	\$2,499,000	5+4	p.53	
16-137224	266 S IRVING BLVD	NEW	\$2,499,000	5+4	p.68	
16-138818	1165 S TREMAINE AVE	NEW	\$1,350,000	4+4	p.68	
16-128948	1000 S HUDSON AVE	NEW	\$1,190,000	4+3	p.68	
633-G3	4051 W 7TH ST	NEW	\$998,000	3+2	p.68	
16-133552	434 S WINDSOR BLVD	rev	\$12,995,000	6+7	*	
16-106452	347 S ARDEN BLVD	rev	\$8,995,000	6+7	*	
18 Hancock Park-Wilshire		Condo / Co-op				
11-2	585 N ROSSMORE AVE, UNIT 201	NEW	\$749,000	2+1.75	p.68	
16-139644	358 S GRAMERCY PL #309	rev	\$449,000	2+2	*	
19 Beverly Center-Miracle Mile		Single Family				
16-136398	6119 MARYLAND DR	red	\$2,699,000	5+6	p.68	
16-138956	153 S EDINBURGH AVE	rev	\$3,795,000	5+5.5	p.68	

☑ REFRESHMENTS ✕ LUNCH
* THEMLSPTO™ OPEN HOUSES

SATURDAY & SUNDAY OPEN HOUSE DIRECTORIES

■ SATURDAY OPEN HOUSE DIRECTORY

4	Bel Air - Holmby Hills	Single Family
16-138784	2-5	10449 SCENARIO LN NEW \$499,000 0+1 *
11	Venice	Condo / Co-op
15-966069	12-3	217 4TH AVE #2 rev \$1,597,000 1+2 *
12	Marina Del Rey	Condo / Co-op
16-138044	2-5	4316 MARINA CITY DR #629 NEW \$769,000 2+2 *
21	Silver Lake - Echo Park	Lease
16-139580	1-4	2601 IVAN HILL TER NEW \$5,800 3+3 *
31	Playa Del Rey	Condo / Co-op
16-139106	2-5	8300 MANITOBA ST #305 NEW \$549,000 2+2 *
41	Park Hills Heights	Single Family
16-139164	11-4	3957 S ORANGE DR NEW \$849,000 4+3 *
57	Northridge	Condo / Co-op
16-133752	2-5	20020 PIENZA LN rev \$535,000 2+3 *
62	Encino	Single Family
16-137238	2-5	4708 AQUEDUCT AVE rev \$929,000 3+3 *
86	Pasadena	Condo / Co-op
16-122906	11-5	482 S ARROYO #503 rev \$1,250,000 2+2 *
16-120572	11-5	482 S ARROYO PKY #504 rev \$1,190,000 2+2 *
16-134116	11-5	482 S ARROYO PKY #410 rev \$605,000 1+1 *
16-125472	11-5	482 S ARROYO PKY #309 rev \$575,000 1+1 *
16-134112	11-5	139 S LOS ROBLES AVE #107 rev \$525,000 1+1 *
323	Palm Desert South	Single Family
16-137612PS	12-3	73387 WILLOW ST NEW \$875,000 4+5 *
331	Palm Springs North End	Single Family
16-132452PS	12-2	1604 LORENA WAY rev \$420,000 4+2 *
334	Palm Springs South End	Condo / Co-op
16-131338PS	10-2	2033 E RAMON RD #C7 NEW \$310,000 2+2 *
448	Monrovia	Single Family
16-139380	2-6	427 HIGHLAND PL NEW \$995,000 3+2 *
999	Out of Area	Single Family
16-132058	1-4	23626 VIA ORTEGA rev \$1,375,000 5+6 *
16-128518	12-5	4331 E DE ORA WAY rev \$675,000 3+2 *
999	Out of Area	Condo / Co-op
16-133768	12-2	26918 CARMELITA DR rev \$625,000 3+3 *
1459	Monterey Hills	Condo / Co-op
16-138954	1-4	766 FREMONT VILLAS NEW \$548,000 3+3 *

■ SUNDAY OPEN HOUSE DIRECTORY

2	Beverly Hills Post Office	Single Family
16-139226	1-4	2180 COLDWATER CANYON DR NEW \$2,199,000 4+5 *
16-116584	2-5	2347 COLDWATER CANYON DR rev \$2,645,000 4+5 *
3	Sunset Strip - Hollywood Hills West	Single Family
16-133322	2-5	2000 N CURSON AVE rev \$1,875,000 3+2 *
4	Bel Air - Holmby Hills	Single Family
16-137260	2-5	15154 MULHOLLAND DR NEW \$1,779,000 3+2 *
16-138784	2-5	10449 SCENARIO LN NEW \$499,000 0+1 *
5	Westwood - Century City	Single Family
16-139424	2-5	10557 LAURISTON AVE NEW \$1,269,000 3+2 *
7	West L.A.	Condo / Co-op
16-125128	2-5	12130 OHIO AVE #309 rev \$775,000 3+4 *
9	Beverlywood Vicinity	Single Family
16-139024	632G5 2-5	9401 SAWYER ST NEW \$1,595,000 4+4 *
10	West Hollywood Vicinity	Condo / Co-op
16-138618	11-3	944 N STANLEY AVE #1 NEW \$1,299,000 2+3 *
10	West Hollywood Vicinity	Income
16-137010	2-5	9024 HARRATT ST NEW \$1,799,000 *
11	Venice	Single Family
16-125748	2-5	32 29TH AVE rev \$3,595,000 4+5 *
11	Venice	Condo / Co-op
15-966069	12-3	217 4TH AVE #2 rev \$1,597,000 1+2 *
12	Marina Del Rey	Condo / Co-op
16-139598	2-5	13337 BEACH AVE #205 NEW \$795,000 2+2 *
16-138044	2-5	4316 MARINA CITY DR #629 NEW \$769,000 2+2 *
14	Santa Monica	Single Family
16-138560	2-5	540 DRYAD RD NEW \$3,995,000 5+5 *
16-138228	2-5	1424 BAY ST NEW \$1,199,000 3+1 *
15	Pacific Palisades	Single Family
16-138806	630J5 2-5	16056 AIGLON ST NEW \$4,375,000 5+5 *
	H4 2-5	1171 TELLEM NEW* \$3,350,000 4+4 *
16-134582	2-5	17269 AVENIDA DE LA HERRADURA NEW \$1,979,000 5+4 p.70
16-117092	2-5	1310 NAPOLI DR rev \$6,795,000 4+3 *
16-129566	2-5	761 SWARTHMORE AVE rev \$4,995,000 6+6 *
16-124510	2-5	933 BIENVENEDA AVE rev \$3,999,000 5+5 *

SUNDAY OPEN HOUSE DIRECTORIES

☑ REFRESHMENTS ✕ LUNCH
* THEMLSPTO™ OPEN HOUSES

16 Mid Los Angeles <i>Single Family</i>							86 Pasadena <i>Condo / Co-op</i>						
16-114162	2-5	1607 WELLINGTON RD	rev	\$999,995	3+2	*	16-122906	11-5	482 S ARROYO #503	rev	\$1,250,000	2+2	*
18 Hancock Park-Wilshire <i>Single Family</i>							16-120572 11-5 482 S ARROYO PKY #504 rev \$1,190,000 2+2 *						
16-137224	2-5	266 S IRVING BLVD	rev	\$2,499,000	5+4	*	16-134116 11-5 482 S ARROYO PKY #410 rev \$605,000 1+1 *						
16-128948 2-5 1000 S HUDSON AVE rev \$1,190,000 4+3 *							16-125472 11-5 482 S ARROYO PKY #309 rev \$575,000 1+1 *						
18 Hancock Park-Wilshire <i>Condo / Co-op</i>							16-134112 11-5 139 S LOS ROBLES AVE #107 rev \$525,000 1+1 *						
16-130092	2-5	1401 S ST ANDREWS PL #310	rev	\$550,000	3+2	*	16-139016 2-5 253 N MAR VISTA AVE #8 rev \$449,900 2+2 *						
16-139644 2-5 358 S GRAMERCY PL #309 rev \$449,000 2+2 *							93 Eagle Rock <i>Single Family</i>						
21 Silver Lake - Echo Park <i>Condo / Co-op</i>							16-139614 2-5 4849 AVOCA ST rev \$695,000 2+1 *						
16-139206	2-5	1619 ROCKWOOD ST	rev	\$499,000	2+1	*	370 Whittier <i>Single Family</i>						
22 Los Feliz <i>Single Family</i>							16-101894 1-3 14441 MAR VISTA ST rev \$810,000 4+3 *						
16-111190	594B3	12-5 3345 1/2 ROWENA AVE	rev	\$1,600,000	2+3	*	406 San Marino <i>Single Family</i>						
27 Topanga <i>Single Family</i>							16-108134 2-5 1215 PATTON WAY rev \$3,896,840 3+3 *						
16-981683	2-5	20221 CROYDON LN	rev	\$1,185,000	3+3	*	418 Hacienda Heights <i>Single Family</i>						
28 Culver City <i>Single Family</i>							16-139360 1-4 2464 MOUNTAIN BROOK DR NEW \$720,000 4+2 *						
16-139258	2-5	5352 EMPORIA AVE	NEW	\$1,299,000	3+2	*	448 Monrovia <i>Single Family</i>						
16-128290 2-5 12068 JUNIETTE ST rev \$1,125,000 2+1 *							16-139380 2-6 427 HIGHLAND PL NEW \$995,000 3+2 *						
16-131790 2-5 11343 CULVER DR rev \$935,000 3+1 *							999 Out of Area <i>Single Family</i>						
32 Malibu Beach <i>Single Family</i>							16-128518 2-5 4331 E DE ORA WAY rev \$675,000 3+2 *						
16-121042	2-5	19214 PACIFIC COAST HWY	rev	\$4,399,000	3+3	*							
33 Malibu <i>Single Family</i>													
16-118798	2-5	3806 LAS FLORES CANYON RD	NEW	\$1,699,000	4+4	*							
16-120826 2-5 5501 HORIZON DR rev \$4,999,000 3+4 *													
41 Park Hills Heights <i>Single Family</i>													
15-966805	10-2	5714 BRUSHTON ST	NEW	\$1,048,000	5+5	*							
16-139164 11-4 3957 S ORANGE DR NEW \$849,000 4+3 *													
42 Downtown L.A. <i>Condo / Co-op</i>													
16-139466	634F4	2-5 460 S SPRING ST #1212	NEW	\$749,000	2+2	*							
16-139220 1-4 421 S LA FAYETTE PARK PL #216 NEW \$320,000 1+1 *													
16-132524 1-3 800 W 1ST ST #2305 rev \$1,550,000 2+3 *													
62 Encino <i>Condo / Co-op</i>													
16-127130	2-5	4949 GENESTA AVE #PH 415	rev	\$749,500	2+2	*							
72 Sherman Oaks <i>Single Family</i>													
16-121274	2-4	15045 SHERVIEW PL	rev	\$1,795,000	5+4	*							
73 Studio City <i>Single Family</i>													
16-136724	2-4	12412 RYE ST	rev	\$890,000	2+1	*							
73 Studio City <i>Condo / Co-op</i>													
16-133548	563A6	2-5 11023 FRUITLAND DR #104	NEW	\$949,000	3+4	*							

AREA

3

SUNSET STRIP –
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\$1,345,000

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Don't miss this one...

AREA
18

HANCOCK PARK - WILSHIRE



266 S IRVING BLVD
Open Tues. July 5th from 11:00-2:00

First time on the market in many years. One owner is the wife of renowned architect Edward H. Fickett. Originally the house was built for the Van De Kamp family. The third floor square footage is not included in the tax records. Other features include: A new roof in 2011, some copper

plumbing, a Batchelder fireplace hearth, original moldings, hardwood floors, a Butler's pantry, separate breakfast room and beautiful woodwork. Nice floor plan flow from the living, dining and family room areas.

Offered At **\$2,499,000**



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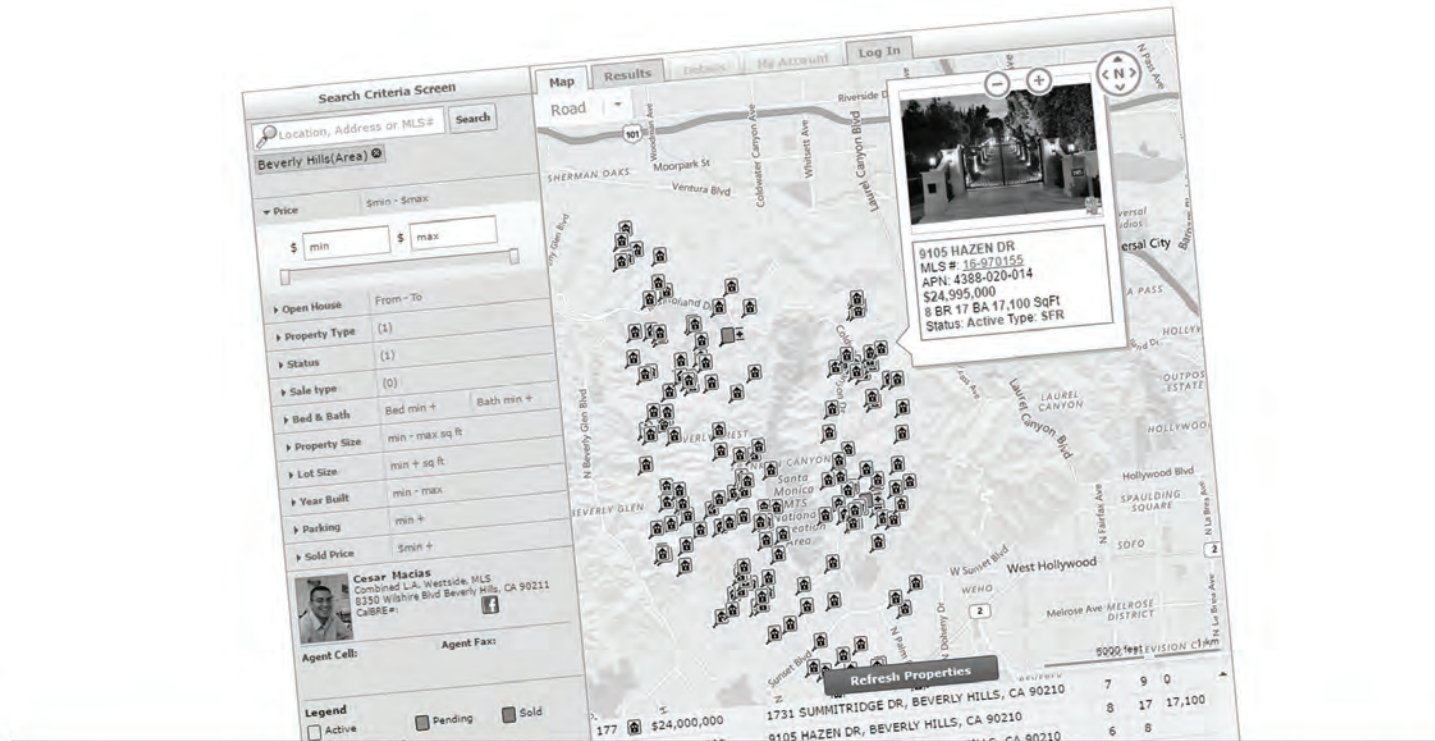
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PROPERTIES



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- 3 bed + 3.5 bath
- Large flat lot
- Fully Restored
- Pool
- Grassy backyard
- Best technology

Pristinely set above the street and enveloped with towering palms, this gated RARE Mediterranean has both the form and functionality you've been waiting for. Beautifully restored by SIMO Design & United Remodeling, the home enjoys large open spaces as well as a thoughtful floor plan. Enter the grand foyer and be mesmerized by the fine restored original details including pocket doors, gorgeous wood moldings, hardwood flooring and tall ceilings throughout. The layout flows from the spacious living room

with fireplace to the den to oversized chef's kitchen with breakfast area and adjacent formal dining room. With a sizable landing ascending upstairs there are three generous bedrooms with en-suite bathrooms boasting quality finishes and 3 walk-in closets. The master suite offers an impressive master bath with his & her sinks, soaking tub and walk-in shower. Step into the lush, private backyard featuring mature trees, grassy area, pool and detached 2-car garage. This elegant residence also possesses the best technology including top-of-the-line heating, air conditioning, security, intercom, sound system & Nest that can be controlled inside and outside the house. With warmth and elegance, this home has everything you've been looking for...and more!

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AREA
33

MALIBU



MALIBU | \$1,199,000
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Rare Point Dume home site For Sale. Ocean View. Lot size a little over 1/2 acre. Easy access off Heathercliff, mostly flat. Some beginning design/development work exists, Buyer to investigate with respect to objective. Close to the Point Dume Plaza and services, Vons/Pavillions, etc.

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4504 MAMMOTH AVE, SHERMAN OAKS

Magical three bedroom and two bath Cape Cod in prime Sherman Oaks. Storybook house with old world charm and state of the art updates. Remodeled kitchen has granite counters with breakfast bar, newer cabinets and stainless steel appliances. Large formal dining room opens to the kitchen, with plenty of room for entertaining. Spacious master suite has sitting area that was originally a fourth bedroom plus sliders going out to its own deck. Stunning master bath features oversized shower, claw foot tub plus two elegant sinks and custom decorative tiles. Upstairs there's a lounge area with built-in window seating, great for hanging out or reading. Additionally two more upstairs bedrooms are accompanied by a second bath. Interior detailing includes hardwood floors through most of the house and recessed lighting. Garage converted to guest house is perfect for home office, extended family or guests. Stainless steel built-ins create an enticing kitchen that opens to the loft like space, complimented by the cement floor. With its own full bath and bedroom area, this guest house is a great use of space. New landscaping completes the charm of this special property, with large grassy area and towering trees. Close to Ventura Blvd, great restaurants and shopping.

OFFERED AT \$895,000



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