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14790 ROUND VALLEY DRIVE

SHERMAN OAKS

OPEN TUESDAY 11-2PM

NEW LISTING

3 BEDROOMS | 3 BATHROOMS | 2,136 SQ. FT. | 15,746 SQ. FT. LOT

Sophisticated, private hideaway atop peaceful knoll in the heart of the Sherman Oaks hills. Long, gated driveway. Designed by architect Robert Byrd. This 1947 home includes 3 bedrooms and bonus creative space. French doors open to patio spaces. Ideal for entertaining. 15,746 SF lot includes fruit trees and large lawn. Room for pool. Outdoor lounging, dining areas overlook treetops and valley. 20 acres of dedicated conservancy and hiking trails abut property. Classic design, privacy and vistas.

OFFERED AT \$1,299,000

14790ROUNDVALLEY.COM

NATASHA BARRETT
310.874.2302

PENELOPE ALEXITCH
310.733.7121



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The image shows a laptop displaying the MLS website interface. The website has a search bar and various filters. Below the search bar, there are featured listings with photos and details. To the right of the laptop, there is a stack of 'Broker Caravan' print guides. The top guide features a house and the text 'THE SOURCE OF REAL TIME REAL ESTATE'. Two callout boxes are positioned below the laptop and print guides.

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Residential Property Management (Course I) for the Real Estate Licensee Course

The Professional Property Management course counts toward earning the Property Management Certification (PMC). For more information about the certification, please visit www.car.org/education/designations/pmc/.

How you will benefit from taking this course:

- Identify the six P's in property management
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- Differentiate the advantages and disadvantages of various property types
- Describe various rates of return owners use to determine cash flow
- Learn how to begin and terminate a rental contract
- Locate and complete C.A.R. rental forms

This course is Bureau of Real Estate (BRE) accredited for 4 hours of Continuing Education (CE) in Consumer Protection. BRE Sponsor No. 0001



6330 San Vicente Blvd #100
Los Angeles, CA 90048

July 13, 2016
12:00pm – 4:00pm

BHGLAAR Members: \$110.00
Non-Members: \$120.00

Register online at:

www.bhglaar.com

Or by phone at 310.967.8800



TUESDAY

01 Beverly Hills *Single Family*

1457 N BEVERLY DR		Open	11-2	NEW
\$3,195,000	5+5.5			
				
ENJOY TUSCANY IN BEVERLY HILLS				
The epitome of indoor/outdoor resort living in complete privacy - featuring a gated courtyard entry with fountain, open beamed family and living rooms with French doors leading out to the upper veranda, two al fresco dining areas, lavish pool and spa and herb and vegetable garden. Total privacy and tranquility in a prime location.				
Judy Feder HILTON & HYLAND	310.890.0033	1457northbeverly.com		

610 TRENTON DR		Open	11-2	rev
\$6,950,000	4+5	TRADITIONAL		
				
STATELY TRADITIONAL SET ON APPROXIMATELY 18,000 SQFT				
On park-like grounds in the highly sought-after west end of the Beverly Hills flats. With character and street presence, this two-story home features three bedrooms plus a maid's room, five baths, an elegant living room, library/den, breakfast room, and dining room. Conveniently and peacefully located on the camphor tree-lined Trenton Drive and primed for the creative palate of its next owner. A rare opportunity not to be missed.				
David Konheim HILTON & HYLAND	310.803.9999	hiltonhyland.com		

02 Beverly Hills Post Office *Single Family*

2347 COLDWATER CANYON DR		Refresh.	11-2	red
\$2,645,000	4+5	MEDITERRANEAN		
				
GOT HOUSE? LARGEST SF ON COLDWATER				
4 + 5 Apx 4000sf & 12,688+lz. Remodeled Mediterranean in Beverly Hills Post Office. Ideal location for frequent BH, Westside and Valley commuters. Open concept floor plan. Entertainer's home w/ huge cook's kitchen, massive dining area and ballroom style Greatroom!				
Timothy Di Prizio NOURMAND & ASSOCIATE	310-266-2777	TheTEAMBeverlyHills.com		

1826 COLDWATER CANYON DR		Refresh.	11-2	rev
\$2,100,000	4+4	OTHER		
				
rev				
Nestled in a quiet side street off Coldwater Canyon on a flat lot over 10,000 sqft, this majestic beauty has plenty surprises. Stroll from Tullis Avenue through the gorgeous front yard's Rose garden into the grand open floor plan of this magnificent home. The living and dining room lead to the enchanting backyard highlighting the sparkling pool, spa, and gazebo. 4 bedrooms, 4 bathrooms and a splendid new kitchen are amongst the other wonderful features of this hidden gem.				
Catherine Shakib Kamran KELLER WILLIAMS BEVE		Bit-Ins,Dshwshr,Frzr,Grbg Disp,Hood Fan		

03 Sunset Strip - Hollywood Hills West *Single Family*

2519 CARMAN CREST DR		Open	11-2	NEW
\$5,795,000	4+4	CONTEMPORARY		
				
PERFECTION IN EVERY CATEGORY				
Gated, flawlessly updated 4+4, 2 story Mid-Century view home, situated on a large flat pad in celebrity neighborhood. 10' ceilings, finest upgrades, open floor plan. Wine room encased in glass. Beautiful Master Suite with fireplace encompasses the entire upper level. Generous backyard with pool and lounging areas, boasting stunning views from Downtown to the ocean.				
Galina Blackman COLDWELL BANKER RESI		310-850-2540	BBQ,Bit-Ins,Cbl,Dshwshr,Dryer,Other	

6876 PACIFIC VIEW DR		Refresh.	11-2	NEW
\$1,495,000	4+4	3sty-MEDITERRANEAN		
Hollywood Hills Entertainers Home with everything. The chef's kitchen with open floor plan allow views of the Hollywood sign from your kitchen window. Amazing Outdoor Space California Lifestyle				
Jimmy Bayan		323-445-2674	JOHN AAROE GROUP	

7571 MULHOLLAND DR		Open	11-2	rev
\$5,995,000	6+10	CONTEMPORARY		
				
REDUCED! SPECTACULAR COMPOUND W/ HUGE RESORT STYLE POOL				
Secure Modernist Compound Walled & Gated for Maximum Privacy. Approx. 8,458sf.,6 + 10, located on renowned Mulholland Dr. adjacent to numerous celebrity neighbors. Centrally located. Walls of glass open to terraces, lawns, an enormous pool, w/ Bright Sunny Quiet Eastern & Southern views of the Hollywood Hills. All public & pvt rms are connected by a dramatic center spiral staircase connecting the dramatic media rooms. All bedrooms are en suite w/ pvt entrances including a glorious master suite.				
Ron Holliman COLDWELL BANKER BH		3107776216	S.E. Corner of Multiview & Mulholland	

2389 HERCULES DR		Open	11-2	rev
\$2,325,000	5+4	2sty-CONTEMPORARY		
				
MT. OLYMPUS GATED CONTEMP.				
Beautiful 2 story Contemp. set back from street for privacy. Soaring 2 story entry features jet black granite floors. Sunken living room w/fireplace & French doors opening to sunny patio w/ view of city. Spacious kitchen has white lacquered cabinets. Family room w/ fireplace & custom built-in display cabinets. Dramatic Master suite w/circular bed. Black granite, spa tub in Mstr Bath. 3 add'l Bedroom's upstairs & Maid's down. Pool, hot tub and lovely lush landscaping.				
Peter Whyte COLDWELL BANKER		310-777-6327		

2451 E HORSE SHOE CANYON RD		Open	11-2	rev
\$1,295,000	3+2	2sty-ARCHITECTURAL		
				
MID-CENTURY POST & BEAM IN LAUREL CYN				
Kick off your shoes and relax in your Laurel Canyon Mid-Century oasis, near the end of a quiet cul-de-sac just blocks from the highly rated Wonderland Avenue School. This Celebrity-owned home has a bright, open floorplan that includes a two-story glass entryway, wood-beamed ceilings, three beds, two baths, a den or office space, floor-to-ceiling windows, and hardwood floors throughout. The expansive chef's kitchen includes a built-in breakfast nook, stainless appliances, & new marble counters.				
Kevin Keyser/ Jodi Rubin SOTHEBY'S		323-877-2040	2451HorseShoe.com	

Questions? Need Assistance?
Contact our Help Desk Department!

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

help!!!

03 Sunset Strip - Hollywood Hills West *Income*

1788 N ORANGE GROVE AVE	Open	11-2	rev
\$1,395,000			
			
Unique Sunset Strip opportunity. Duplex with two free-standing separate units on one lot. Stunning city views from nearly every room and surrounded by multi-million dollar homes. This rare property with great upside potential is an ideal candidate for owner/user or for a developer to take to the next level. Ideal location in the west Hollywood Hills with easy access to the best the city has to offer.			
MLS#16-126272 Rutstein Holcomb 310-500-3921 PARTNERS TRUST			
None			

04 Bel Air - Holmby Hills *Single Family*

15438 MULHOLLAND DR	Refresh.	11-2	NEW
\$4,300,000	5+5	OTHER	
			
BEAUTIFUL PROPERTY IN BEL AIR ON MULHOLLAND DR! Beautiful, Updated & gated One of a Kind view property with all the bells & whistles! A Private road leads to a beautiful oasis with large open living room, 5 large bedrooms, private over sized master with great master bath & sauna, game room very large open living room, gourmet kitchen, large formal dining room All with beautiful limestone and hardwood floors. A beautiful pool, spa and sports court with green lawns and beautiful mature trees. Feels like paradise. Great house!			
MLS#16-137284 Dee Crawford 310-250-4428 KELLER WILLIAMS BH			
Atc Fan, BBQ, Blt-Ins, Cbl, Dshwshr, Other			

10449 SCENARIO LN Refresh. 11-2 **NEW**

\$499,000	0+1	COTTAGE
		
ARTIST OR WRITER RETREAT Also perfect for UCLA student. Secluded and private hideaway in nature. Upgraded systems with copper plumbing. One room home with skylights and sliders leading out to the deck and backyard. Carport with storage and stack-able washer and dryer. The least expensive property in the Beverly Glen area. Great rental property.		
MLS#16-138784 Steven Aaron (310)4326589 KW BEVERLY HILLS		
Blt-Ins, Micro, Rng/Ovn, Fridg		

1282 CASIANO RD Open 11-2 **red**

\$2,950,000	3200000	4+4	ARCHITECTURAL
			
STUNNING MID CENTURY WITH \$250,000 PRICE REDUCTION!! Incredible mid-century contemporary masterpiece. This large 3800 sq ft 4br, 4ba house w/ pool on 1/2 an acre has many vintage architectural details intact & is perfect for a developer/owner looking to upgrade or restore. The Great Room has an imposing fireplace dividing a sunken & carpeted living room, a dining room w/ Terrazzo floors & family room w/ parquet floors & wet bar. This trophy mid-century stunner is an ambitious owner or savvy developers dream. HUGE PRICE REDUCTION & MOTIVATED SELLER			
MLS#16-131004 Martin MacLeod 3105761446 WSR BROKERAGE			
Dshwshr, Micro, Rng/Ovn, Trsh Cmpctr			

05 Westwood - Century City *Single Family*

10557 LAURISTON AVE	Open	11-2	NEW
\$1,269,000	3+2	COTTAGE	
			
ENGLISH COTTAGE NEAR CENTURY CITY Perfect Location, close to Century City and Rancho Park Golf Course. This charmer features hardwood floors, used brick fireplace, and a sunny breakfast room. The living and dining rooms have wonderful coffered ceilings and textured plaster reminiscent of the home's 1925 origin. Two bedrooms with bonus room adjacent to second bedroom, one and one-quarter bathrooms. The backyard affords privacy and lot size offers many alternatives.			
MLS#16-139424 Ron Wynn 310-621-1772 COLDWELL BANKER RESI			
Clng Fan, Rng/Ovn			

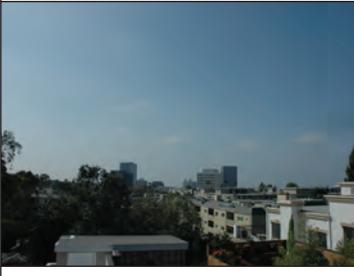
05 Westwood - Century City *Condo / Co-op*

10345 ALMAYO AVE, UNIT 206	Open	11-2	NEW
\$715,000	2+2	1sty-CONTEMPORARY	
			
WONDERFUL 2 BEDROOM WITH LOTS OF PRIVACY Gorgeous remodeled 2 bedroom, 2 bath single level rear corner unit with treetop and greenery views in quiet neighborhood adjacent to Century City and Cheviot Hills. Light, open floor plan with spacious rooms and abundant storage .Some features include recessed lights, bamboo floors, breakfast area, walk-in wet bar, in unit laundry and balcony. Building amenities include a sparkling pool, side X side parking and a private storage room. The HOD includes Earthquake Insurance.			
MLS#16-139456 Marge Young 818 599-9972 WISH SOTHEY'S IR			
Blt-Ins			

05 Westwood - Century City *Lease*

10790 WILSHIRE #1203	Open	11-2	NEW
\$8,500	2+3	UNKNOWN	
Magnificent condo in the Longford. 2 BR suites w/ den. Spacious LR opens to formal DR & patio. Large Chef's kitch w/ eat in area. Full amenity bldg. w/ 24 hr concierge, heated pool, sauna, gym.			
MLS#16-139456 Annette Wolf 310-441-1811 TRIMAX REALTY, INC.			

06 Brentwood *Condo / Co-op*

11627 CHENAULT ST, UNIT 10	Open	11-2	NEW
\$795,000	2+2	3sty-CONTEMPORARY	
			
VIEWS IN BRENTWOOD You'll have million dollar views from this Brentwood condo that feels like a single family home. This top floor property located at the rear of the building looks over the city and tree tops. No common walls and no close neighboring properties provide solitude from the busy world. Add skylights, fireplace, renovated kitchen and baths, plus a large patio and you'll have an unbeatable combo.			
MLS#16-139467 Abe Sassoon 3107954367 BULLDOG REALTORS			
Stove, Fridge			

11639 CHENAULT ST, UNIT 405 Open 11-2 **NEW**

\$529,000	2+1.75	CONTEMPORARY
		
BRENTWOOD CONDO IN GREAT LOCATION Updated condo in fab Brentwood location in a quiet cul-de-sac. It's a rear unit w/ only one common wall. An open floor plan w/ approx. 921 sq. ft. creating a sunny airy-feel. Laminate wood floors. There's a fireplace in the living area, plantation shutters, recessed lighting & crown moldings. The open kitchen has granite counter tops w/ plenty of cupboard space. Tiled kitchen & bathroom floors. Good sized bedrooms. Community rooftop sundeck. Close to Brentwood's shops, markets & restaurants.		
MLS#16-139467 Larry Young 310.777.2879 BERKSHIRE HATHAWAY		
WWW.11639Chenault405.com		

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Put their Property in the MLS

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



TUESDAY

08 Cheviot Hills - Rancho Park *Single Family*

2729 OVERLAND AVE		Open	11-2	NEW
\$999,000	3+2	TRADITIONAL		



FIXER IN IDEAL LOCATION

Great opportunity with lots of potential to add your personal touch. This home is wonderful for an owner user and also might be the perfect property for an investor or builder! Close to Westside Pavilion, new Metro line, the Landmark Theaters, shopping, transportation and all the Westside has to offer. In sought after Overland Avenue school district. Huge yard. Plenty of off street parking + 2 car garage off a wide alley. Lot is over 6,500 sq. feet.

MLS#16-139488
 Ron Wynn 310-488-4410
 COLDWELL BANKER RESI

Dryer,Rng/Ovn,Fridg,Wshr

09 Beverlywood Vicinity *Single Family*

9534 BOLTON RD		Open	11-2	NEW
\$2,250,000	5+4	TRADITIONAL		

Lovely traditional home. Living rm w f/p,FDR both overlooking the pool & patio .Cooks kit granite counters, eating area.Upstairs master & two l bedrooms & a bath. Dwn has two bedrooms and a bath .

MLS#16-137858
 Ronald Losch 310 701-4111
 Dshwshr,Grbg Disp,Rng/Ovn,Fridg
 RE/MAX ESTATE PROPER

1138 S ELM DR		Lunch	11-2	NEW
\$1,349,000	3+3	1sty-CONTEMPORARY		



REMODELED 3BD/3BA IN BEVERLYWOOD | OPEN TUESDAY 11-2PM

NOW PRICED TO SELL AT \$1,349,000! Tastefully remodeled 3 bedroom / 3 bathroom plus study (measuring +/-1,649 sqft - per public record). Features bright and open floor plan with brand new gourmet kitchen, designer bathrooms, large dining area, living room w/ vaulted ceiling & center hallway. Master bedroom & guest bedroom have private en-suite baths. Private front & rear yard for play and entertaining. Canfield Elementary School. **Very Walkable Location- Close to Beverly Hills & Pico Blvd**

Joel+Dorit Cooper 310-968-2401
 BERKSHIRE HATHAWAY

STOP BY FOR KOSHER LUNCH

09 Beverlywood Vicinity *Condo / Co-op*

1100 S CLARK DR, UNIT 102		Lunch	11-2	NEW
\$779,000	2+2.5	1sty-CONTEMPORARY		



NEWER 2BD/2.5BA LUXURY BEVERLYWOOD CONDO | OPEN TUESDAY 11-2

Chic single level 1,575sqft corner unit in boutique Beverlywood / Pico-Robertson area condo complex! Built in 1999, this unit features 2 spacious bedrooms each with en-suite baths, large walk-in-closet, wood floors, entertainers living room, formal dining area, high ceilings, powder room, large kitchen and private patio.

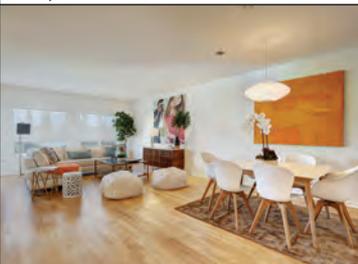
Centrally located 1 block south of Beverly Hills, west of Robertson Blvd between Olympic Blvd & Pico Blvd. Turn-key properties like this don't come available often!

Joel+Dorit Cooper 310-968-2401
 BERKSHIRE HATHAWAY

STOP BY FOR KOSHER LUNCH FROM SUSHIKO!

10 West Hollywood Vicinity *Condo / Co-op*

1420 N LAUREL AVE #204		Open	11-2	NEW
\$705,000	2+2	ARCHITECTURAL		



BEAUTIFUL SPACIOUS 2BD & 2BA CONDO IN FABULOUS LOCATION!!

Beautiful condo in sought after location. Very light and bright with spacious rooms and excellent layout. Hardwood floors, recessed lighting, stunning kitchen with stainless appliances and stone counters. Master bedroom, second bedroom and living room all open to the large balcony. This terrific building is close to restaurants and shopping!

MLS#16-139140
 Melanie Sommers 310-418-03434
 PARTNERS TRUST SANTA

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

1400 N HAYWORTH AVE, UNIT 7		Open	11-2	NEW
\$419,000	1+1	1sty-MID-CENTURY		



THE "HOLLYWOOD RIVIERA"

This charming 1 & 1 in this Mid-century building has hardwood floors and a large rear patio, that is great for a dog. The Sparkling pool area has a Palm Spring Vibe. The unit needs some updating, This complex has been featured in several films. Close to the Sunset Strip.

Ron Thomas 310 650 7115
 SOTHEYB'S INT;L

stove, frid. wall unit.

930 N WETHERLY DR #203		Open	11-2	red
\$999,000	2+2	CONTEMPORARY		



BEST BUY IN NORMA TRIANGLE!

Stunning 2BR/2BA at Wetherly Terrace! Entertainer's delight w/ elegant formal DR & dramatic LR w/ fp, hdwd flrs, high clgs & recessed lighting. Walls of glass open to balcony & views! High-end kit w/ ss appliances, abundant cabinets & granite counters. Lg MBR w/ walk-in closet & lux bath. Spacious 2nd ensuite BR w/ amazing custom closet. Designer built-ins throughout, great storage, bar w/ wine fridge, new AC, Indry rm & 2 car SxS pkg. SE exposure makes unit light and bright. Hurry-won't last!

MLS#16-124134
 Judy Ross-Bunnage 3102857504
 COLDWELL BANKER RES

www.930wetherly203.com

11 Venice *Single Family*

846 CALIFORNIA AVE		Open	11-2	rev
\$1,487,000	3+3	1sty-CALIFORNIA BUNGALOW		



EXCEPTIONAL BEACH HOME W/ 1BR 1BA GUEST COTTAGE

Bright, light with great character, this home offers hardwood floors, skylights, open plan kitchen, fireplace generous closet and storage space and a bonus utility. Second home in the back is similarly appointed and private. This property also offers parking for two possibly three cars. Blocks to Abbot Kinney and the beach. Please do not disturb tenant.

MLS#16-137510
 Winston Cenac/ Julie Vad 310-963-9300
 BULLDOG REALTORS

Blt-Ins,Cbl,Dshwshr

11 Venice *Income*

621 SAN JUAN AVE		Open	11-2	NEW
\$8,995,000		2sty-ARCHITECTURAL		



NEW LISTING! 4 CHIC VENICE TOWNHOMES WITH ROOFTOP DECKS

Prvt 4-unit development w/ courtyard set on 9,000+sf lot. 2,000+ sf townhomes, each 2 stories w/ 3BR + den, 3 BA, prvt main level patios & 500+ sf rooftop decks. Industrial chic design w/ clean lines & high-end architectural features. Exposed truss ceilings, bamboo & concrete floors, custom cabinets, Fleetwood dual windows & skylights. Eco-friendly solar energy system. Gated parking w/ 9 parking spaces. Two blocks from Abbot Kinney & the beach.

MLS#16-137780
 Josh & Matthew Altman 310.699.6590
 DOUGLAS ELLIMAN

www.TheAltmanBrothers.com



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12 Marina Del Rey Condo / Co-op

4764 LA VILLA MARINA, UNIT D	Open	11-2	672	NEW
\$950,000	3+2	2sty-CONTEMPORARY		



SPOHISTICATED & IMPECCABLE LIVING SPACE!

Be prepared to be impressed! Stunning Italian cabinets in the kitchen w/ Viking range & refrigerator & Bosch dishwasher. .Electrolux washer & dryer. Fully renovated bathrooms ; Oak hardwood floors throughout; Central vacuum; customized closets and plantation shutters in all 3 bedrooms; Halogen recessed lighting; Ample Storage space +2 car garage Stroll to Marina Marketplace & Waterside Dining & Shopping Center Look at the 3D Matterport walk thru of this home ! www.4764LVMunitD.com

Joni Migdal 310 877-9292
GIBSON INTERNATIONAL A/c Heating;washer/dryer/ all appliances

14 Santa Monica Condo / Co-op

101 OCEAN AVE, UNIT E502	Open	11-2	NEW
\$2,685,000	2+2	1sty-ARCHITECTURAL	



STUNNING OCEAN VIEW CONDO

Enjoy whitewater views and remarkable sunsets from this bright, sophisticated 5th floor condo in a unique landmark Santa Monica building. This spacious and airy 2 bedroom, 2 bath unit has walk-in closets and an incredible outdoor patio for relaxing. The complex has a gym, a large beautiful pool, and an entertaining/dining area as well as a 24 hour Concierge. There is easy beach access via the back gate and underground tunnel leading to the sand.

Paula Ross Jones 310-880-9750
SOTHEBY'S INT'L RLTY Blt-ins, dishwasher, cable, range/oven

14 Santa Monica Single Family

792 SAN LORENZO ST	Open	11-2	NEW
\$11,750,000	6+6.5	2sty-VILLA	



LAND, PRIVACY & VIEWS IN PRIME SANTA MONICA CANYON

Extensively remod Rustic Modern Estate perched above historic Riviera Golf Course in most scenic corner of SM Canyon. Set off st, behind tall gates, at end of extremely qt cul de sac on 2/3 of an acre (per assr) of lush, pvt grounds, this pristine, sun-filled home offers clean, contemp lines, beau finishes, perfect flr plan & an ideal indr/outdr lifestyle. Situated close to beach, additional amenities inc gym, outdr FP, 3- car garage, generous motor court & shared use of a tennis crt.

MLS#16-139622
David Offer 310-820-9341
BERKSHIRE HATHAWAY www.792sanlorenzo.com

1013 10TH ST #6 Open 11-2 **NEW**

\$1,325,000	2+3	CONTEMPORARY
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LOCATION!! LUXURY SM TOWNHOME

Wow! Nearly 1700 sq ft 2 bd+bonus room/ den, 2.5 bath townhome. All bdrms are upstrs & skylights throughout. Master suite has vaulted ceilings, walk in closet w/built-ins. Loft/Bonus room is great for an office, baby's room or exercise space. Remodeled kitchen w/stainless steel appliances, Entertaining patio off dining area, large secluded roof top deck off of the bonus room/den, Direct access to a secluded 2 car garage, Stylish bright and turn-key! Well maintained small building!

MLS#16-134466
Tanya Memoli 310-903-7525
PARTNERS TRUST BRENT Dshwshr,Refrig,Hood Fan,Micro,Other

540 DRYAD RD Open 11-2 **NEW**

\$3,995,000	5+5	MEDITERRANEAN
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RUSTIC CANYON RETREAT

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.

MLS#16-138560
Max Nelson 424 238 2482
THE AGENCY

14 Santa Monica Income

1045 OCEAN AVE	Open	2-2	rev
\$14,900,000	SEE REMARKS		



RARE OPPORTUNITY ON OCEAN AVENUE; A LEGACY

Originally built in 1922 as a hotel, this Southern Colonial revival features 21 units with spectacular ocean views! Over 15,000 square feet of multi-unit living space on 3 separate levels and a Penthouse with a spacious veranda overlooking the Pacific Ocean. A trophy property with tremendous development opportunities.

MLS#16-121132
Todd Mitchell 310-899-3521
CB MONTANA AVE Drive By Only!

1424 BAY ST Open 11-2 **NEW**

\$1,199,000	3+1	TRADITIONAL
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BUILD YOUR OWN DREAM HOME IN SUNSET PARK!

This home is on approximately 6,271 Sq. Ft lot. Hardwood floors throughout, wood burning brick fireplace, detached garage. Property is located in a quiet cul de sac street and close to the beach. Excellent Santa Monica schools.

MLS#16-138228
Gary Limjap 310.430.0818
COLDWELL BANKER SM www.1424Bay.com

15 Pacific Palisades Single Family

394 ARNO WAY	Refresh.	11-2	NEW
\$2,988,000	3+3	2sty-MEDITERRANEAN	



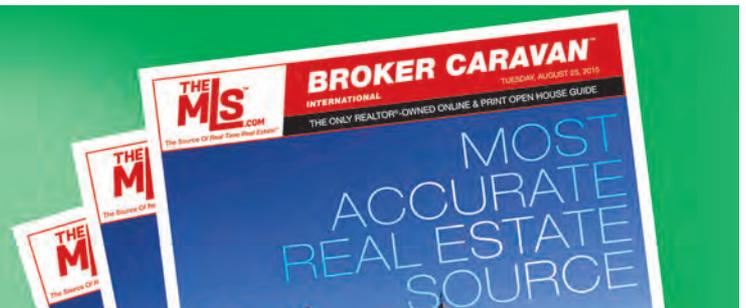
PRIVATE MEDITERRANEAN RETREAT IN THE PALISADES

Wonderful Mediterranean villa nestled behind the Bel Air Bay Club. Grand 2 story entry branches out to the dining room, huge sunken living room & spectacular chef's kitchen. The living & dining rooms open up to the tranquil backyard with indoor-outdoor flow perfect for entertaining & relaxing. Stunning master retreat has vaulted ceilings, views, fireplace, 2 walk-in closets and large bathroom. High-end finishes and sound and security systems throughout. Priced to sell!

MLS#16-139324
Jalda Hoff 310-488-9494
THE BLUEWAVE GROUP, Blt-Ins,Cbl,Cing Fan,Dshwshr,Dryer,Other

Why Advertise? Large Distribution Area

Westside L.A., San Fernando Valley, Greater South Bay, Beach Cities, Palos Verdes, Glendale, Pasadena, Burbank, Most of LA County!



TUESDAY

16799 CHARMEL LN	Open	11-2	red
\$4,995,000	5495000	5+6	



HUGE PRICE REDUCTION

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 provide 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.

MLS#16-127090
Santiago Arana 424-231-2400
THE AGENCY

4051 W 7TH ST	Open	11-2	633-G3	NEW
\$998,000	3+2	2sty-CRAFTSMAN		



JUST LISTED & READY FOR YOUR RENOVATIONS!

First time on market in over 35 years! Wonderful opportunity to make this historic gem your own! 1915 character craftsman home located in Wilshire Park HPOZ (Historic Preservation Overlay Zone). Trust sale, which does not involve court confirmation, being sold in "as-is" condition. This quiet street is just two blocks south of Wilshire Blvd and close to shops, restaurants, the Metro, and the Mid-Wilshire corridor. Great opportunity to purchase a home adjacent to Hancock Park and Windsor Square.

Roland Wilhelm 626-533-8001
PARTNERS TRUST
www.4051w7th.com

838 N LAS CASAS AVE	Open	11-2	630H5	rev
\$1,975,000	3+2.5	2sty-CONTEMPORARY		



DRAMATIC CONTEMPORARY

This dramatic contemporary is located north of Sunset Boulevard in a peaceful woodsy setting. The property features 3 bedrooms, 2.5 bathrooms, a very spacious living room and an open dining area. There is also an office. There are bamboo floors and 2 fireplaces. It's very light and bright. There are 2 enormous decks each measuring approximately 9 feet by 36 feet. You can't beat the location, as it's a short distance to Marquez Elementary School and the shops and restaurant on Marquez Ave.

MLS#16-129066
Aberle/Convey 310.230.2452
COLDWELL BANKER-PAC.
www.838lascasas.com

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

585 N ROSSMORE AVE, UNIT 201	Open	11-2	NEW
\$749,000	2+1.75	CONTEMPORARY	



AMAZING ROOF TOP POOL CONDO

Large open living room w/ fireplace & balcony. Kitchen w/ granite counter tops. Beds on opposite sides of the unit. Master bed suite offers an oversize closet, large bathroom with dual sinks, & additional cabinet's space. Opposite side of the unit is the second bedroom w/ generous closet space. Full bath & washer/dryer. The complex is well maintained equipped with a conference room, updated gym equipment, & an incredible roof top pool offering amazing views of the city we love to call home.

Ben Shapiro 323-762-2508
KW LARCHMONT
Stove, Washer, Dryer

18 Hancock Park-Wilshire *Single Family*

266 S IRVING BLVD	Open	11-2	NEW
\$2,499,000	5+4	3sty-COUNTRY ENGLISH	



DON'T MISS THIS ONE...

First time on the market in many years. Only 2 owners. One owner is the wife of renowned architect Edward H. Fickett. Originally the house was built for the Van De Kamp family and consists of 3 floors. 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. Great for entertaining.

MLS#16-137224
Bruce Walker 310-623-8722
RODEO REALTY - BEVER

19 Beverly Center-Miracle Mile *Single Family*

6119 MARYLAND DR	Open	11-2	red
\$2,699,000	5+6	2sty-MODERN	

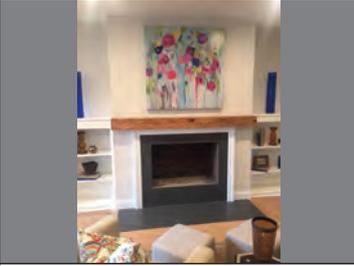


REDUCED NEW 2016 HOME \$2,699,000

Modern 5-Suite Bedroom and 5.5-Bath. Smart Home. 2016 New Construction. Open floor plan, plentiful skylights, balconies and sliding doors Custom-made European cabinets, Stainless steel appliances, luxurious island. Floating stairs & custom glass work. The master suite is equipped with a spacious walk-in closet, private balcony and view of the Hollywood sign. Multi sliding doors. The pool, jacuzzi, fire pit and deck, creating a Zen aroma in the backyard. Various cacti and vibrant pebble hardscape

MLS#16-136398
Mimi Arbib Iss 323-684-3732
RODEO REALTY
DW,Grbg,Micro,Ntwrk Wire,Rng/Ovn,Other

1165 S TREMAINE AVE	Open	11-2	NEW
\$1,350,000	4+4	CONTEMPORARY	



OPEN TUESDAY 11-2

Open Living w/Light-Filled Spaces, Red Oak Hrdwd Firs, Recessed Lighting & Modern Color Palette. 1st Flr: lvg room w/Gas Fireplace, Adjoining Dining Area w/Original Built-Ins, Family Room w/Doors to Garden. Gourmet Kitchen w/ Center Island, Quartz Counters, Subway Tile & Stainless Appliances. Wine Cooler. Guest BD w/Full Bath & Powder Room. 2nd Flr: Mstr w/Walk-In Closet, Spacious Mstr Bath w/Tile Floors, Quartz Counters, 2 additional Bdrms, Full Bath & Upstairs Laundry w/New Washer & Dryer.

MLS#16-138818
Samaneh Rezaeian 310-292-8353
BULLDOG REALTORS, IN

153 S EDINBURGH AVE	Open	11-2	rev
\$3,795,000	5+5.5	2sty-CONTEMPORARY	



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WWW.153EDINBURGH.COM

Walled & gated contemporary architecture at its best. 6000+ sq ft of indoor-outdoor living spaces, a 1057 sq ft rooftop deck with panoramic city views. Custom LEICHT kitchen with Miele appliances. Imported bath tiles & Graf fixtures; hardwood floors, Fleetwood door systems and state-of-the-art URC home automation system. Integrated swimmers lap pool & spa, outdoor MOVIE projector, gorgeous lpe wood entertainment deck complete w/ bar, fire pit & BBQ area.

MLS#16-138956
Omega Group-Todd Michaud 310.429.8191
KELLER WILLIAMS
www.OmegaGroup.LA

1000 S HUDSON AVE	Open	11-2	NEW
\$1,190,000	4+3	1sty-TRADITIONAL	



OPPORTUNITY KNOCKS IN LONGWOOD HIGHLANDS! POOL!!

SELLER IS READY - MAKE OFFER NOW! Bring your designed mindset, the possibilities are GRAND! In a great pocket neighborhood with character & great bones. This property offers 2,392 sq. ft + 4 Bedrooms + Office + Large Lot (over 9000 sq. ft). Chance to finally plan your dream open kitchen (we imagine french doors leading from the current breakfast room directly out to the beautiful pool!). Many homes being remodeled in this block. Close to Miracle Mile, LACMA, Larchmont, Republique & the Grove.

MLS#16-128948
Jerry & Rachel Hsieh 424-242-8856
KELLER WILLIAMS - LF
www.JerryandRachel.com

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TUESDAY

19 Beverly Center-Miracle Mile Income

1063 MEADOWBROOK AVE		Open	11-2	NEW
\$1,299,990	Duplex	2sty-SPANISH		



PRIME SPANISH MIRACLE MILE DUPLEX!

DELIVERED WITHOUT TENANTS AT COE. TREE-LINED STREET OF TROPHY DUPLEXES. This Upstairs-Downstairs Duplex offers living spaces that each feel like their own home. Upstairs is 3BR, 1.5 BA. Downstairs is 2BR, 1.5BA + Office Nook. Units in area often rent between \$3000-\$4000/ per unit. Classic character details throughout: original doors, knobs, and beautiful hardwood flooring. Possible Batchelder Fireplace downstairs too. Front windows have been upgraded with dual-glazed energy efficient windows.

Jerry & Rachel Hsieh
KW- LOS FELIZ

424.242.8856

www.JerryandRachel.com

4811 BONVUE AVE		Lunch	11-2	NEW
\$2,997,000	4+4	SPANISH		



Sitting above one of Los Feliz's most prized streets, 4811 Bonvue marries modern functionality with the trappings of 1920's Spanish architecture. Spanish and Moroccan arches, coved ceilings, wood floors and windows. No finish has been overlooked, no detail un-curated in this restoration. The main level hosts the public rooms; living, dining, kitchen, office and family. Upstairs are 3 bedrooms, including an en-suite master and a sun-filled studio/den that adjoins the third bedroom.

John Johnston
SOTHEBY'S INTERNATIO

3236712326

Cing Fan, Dshwshr, Fridg

21 Silver Lake - Echo Park Single Family

2219 SILVER RIDGE AVE		Open	11-2	594E5	NEW
\$899,000	2+2	1sty-CALIFORNIA BUNGALOW			



RARE SILVER LAKE POOL HOME!

Wood floors, remodeled bath, kitchen w/granite counter tops, dual-paned windows, tankless water heaters, recessed lighting, living room w/surround sound & gas fireplace, & central AC/Heat. Head outside to your outdoor kitchen w/ gas grill & refrigerator, relax by your outdoor fireplace, & float in your heated saltwater pool & spa. Indoor/Outdoor stereo system, detached converted garage/pool house with 2nd bath, charming curb appeal. Excellent Location!

Amber Kristin
WEA BH

310-663-5224

Grbg Disp, Rng/Ovn, Fridg

28 Culver City Single Family

5721 TELLEFSON RD		Open	11-2	rev
\$2,148,000	4+4	1sty-CRAFTSMAN		



CULVER CREST CUSTOM CRAFTSMAN

Complete designer renovation with stunning results. Appealing Craftsman exterior, interior that is nothing short of perfection & 10,200 square ft lot!! Spacious open airy rooms/ vaulted ceilings, natural lighting, and top of the line finishes. Gourmet kitchen & Butler's pantry. Vaulted massive master suite. Designer perfect flooring, windows, baths, ceilings & more. French Doors from master and living room leading to exquisite back yard. Calif indoor/outdoor living at its best!

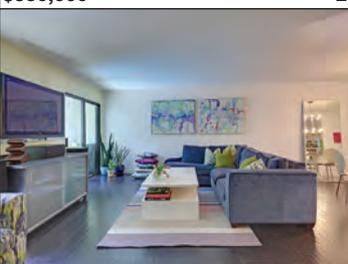
Karen Dolce
DOLCE & ASSOCIATES

310-795-6565

Bit-Ins, Dshwshr, Grbg Disp, Fridg

21 Silver Lake - Echo Park Condo / Co-op

2018 GRIFFITH PARK BLV, UNIT 212		Open	11-2	NEW
\$550,000	2+2			



BEST BLDG IN SILVER LAKE

Updated condo in SL's most unique resort-style complex, Cedar Lodge. Pet friendly community with lush private park & trails, heated pool & in-ground spa, rec room & BBQ/picnic area. Renovated kitchen & baths with mosaic tile & stainless steel appliances. Brazilian walnut floors throughout. Private balcony. Two underground parking spaces with ample guest parking. Walkable to shops, restaurants & nightlife in every direction. In the coveted Ivanhoe school district, to boot!

Krista Crews
ACME REAL ESTATE

917.821.7280

www.acme-re.com

10749 MOLONY RD		Open	11-2	rev
\$1,378,000	3+2	1sty-TRADITIONAL		



LOVED AND LOVELY CULVER CREST BEAUTY

Wonderful 3 bedroom, 1.75 baths, family room & lush private back yard. Large living room with fireplace & opening to serene patio & backyard. Family room off bright kitchen & dining area with fireplace as well. Enlarged master suite with extra closet space, bath with shower and tub & full wall windows viewing the beautiful tranquil backyard. Nice upgrades with newer windows, plumbing, AC and FA, alarm system and more. Calif Indoor/outdoor living. Nice package of great condition and location.

Karen Dolce
DOLCE & ASSOCIATES

310-795-6565

Bit-Ins, Dshwshr, Grbg Disp, Micro, Fridg

22 Los Feliz Single Family

1946 N OXFORD AVE		Open	11-2	NEW
\$3,300,000	3+3.5	2sty-MEDITERRANEAN		



RARE LOS FELIZ MEDITERRANEAN

Set above the st w/ towering palms, this gated RARE Medit has been restored by SIMO Design & United Remodeling. Enter the foyer & notice restored original details incl pocket doors, wood moldings, hwood flrs & tall ceilings. The layout flows from spacious LR w/ fpl to den to chef's kitch w/ bkfst area & adjacent formal DR. With a sizeable landing upstairs there are 3 generous BRs w/ ensuite BAs & 3 WICs. Step into the lush, pvt bkyrd feat mature trees, grassy area, pool & 2-car garage.

Kennon Earl
KELLER WILLIAMS BH

310.432.6492

www.1946NOxfordAve.com

53 Woodland Hills Single Family

22164 SAN MIGUEL ST		Open	11-2	red
\$675,000	3+1.5	1sty-TRADITIONAL		



CEMENT WORK DONE - NEW DRIVEWAY, GARAGE FLOOR & POOL WALKWAY!

All cement work done w/ rebar. Quality workmanship. Over the past 8 years, the seller has done the following work: replaced roof, replaced HVAC on roof, replaced hot water heater, replaced garbage disposal, added stainless steel appliances, newer synthetic grass front and back yards, newer white fencing, newer flooring in kitchen, newer sink & faucet half bath, remodeled full bath, replaced sewer line, newer garage door, resurfaced pool, replaced all lights and fans! Great property!

KJ Marmon
HILTON & HYLAND

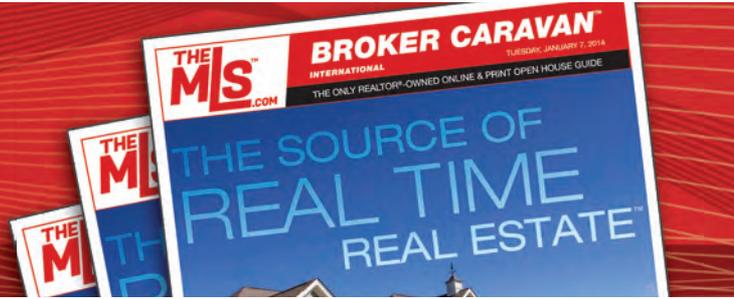
310.749.4995

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REMINDER

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



72 Sherman Oaks *Single Family*

14790 ROUND VALLEY DR	Open	11-2	NEW
\$1,299,000	3+3	CALIFORNIA BUNGALOW	



Sophisticated, private hideaway atop peaceful knoll in the heart of the Sherman Oaks hills. Long, gated driveway. Designed by architect Robert Byrd. This 1946 home includes 3 bedrooms and bonus creative space. French doors open to patio spaces. Ideal for entertaining. 15,746 SF lot includes fruit trees and large lawn. Room for pool. Outdoor lounging, dining areas overlook treetops and valley. 20 acres of dedicated conservancy and hiking trails abut property. Classic design, privacy and vistas.

MLS#16-138966
 Penelope A./Natasha B THE AGENCY 310-733-7121
 OH July 1,2,3,5,8,9,10,12

260 Palos Verdes Estates *Single Family*

2027 VIA CERRITOS	Refresh.	11-2	rev
\$4,895,000	6+7	2sty-ARCHITECTURAL	



PALOS VERDES ESTATES 180 -DEGREE OCEAN VIEW !

A rare, once in a lifetime opportunity to own an exquisite custom built estate with panoramic 180-degree ocean views in coveted Palos Verdes Estates! Featuring 6 beds+7 baths at approximately 6046 sq.ft, this estate boasts impeccable landscaping surrounded by lush Jasmine and Lavender gardens, an extravagant master suite with a spa-like master bath, a chef-inspired gourmet kitchen with Viking appliances for indoor and outdoor entertainment and even a private yoga studio.

MLS#16-132502
 Joyce Kim 2135030315
 COLDWELL BANKER RESI
 BBQ,Blt-Ins,Dshwshr,Dryer,Frzr,Other

THURSDAY OPEN HOUSES

86 Pasadena *Single Family*

1024 N SIERRA BONITA AVE	Refresh.	11-2	NEW
\$729,000	3+2	2sty-CRAFTSMAN	



CHARMING NORTH PASADENA HEIGHTS

This landmark historical area is known for its broad tree lined streets & well built architectural homes. 3 bed, 2 bath, very well maintained home has numerous upgrades incl: Copper plumbing, central hear/air, seismic retrofit, updated electric & tank-less water heater. Spacious front porch for watching the world go by just adds to the allure of this lovely home. Pvt. rear deck, original architectural details intact, original hardwood floors, excellent outdoor space for entertaining guests.

MLS#16-138588
 Melodie Hart 323-868-1919
 JOHN AAROE GROUP
 Clng Fan,Dshwshr,Dryer,Grbg Disp,Rng/Ovn

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 The following changes to The MLS Broker Caravan™ 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™).

FRIDAY OPEN HOUSES

60 Tarzana *Single Family*

18335 RANCHO ST	Open	11-2	red
\$3,345,000	6+7	TRADITIONAL	



REDUCED! PRIVATE GATES AND SKY HIGH VIEWS!

Past the gates of this intimate community, at the end of a quiet cul-de-sac, find yourself on a private hill-top, overlooking the El Caballero Country Club & the Valley below. Move easily from the spacious living room, formal dining room and kitchen to a grand family room with wet bar. The home features 6 bedrooms & 6.5 baths w/ luxurious master suite w/ FP and huge walk-in closet. Entertainers will rejoice in the outdoor dining, infinity pool, spa, built-in bbq, romantic gazebo and more.

MLS#16-108610
 Sally Forster Jones 310-691-7888
 JOHN AAROE GROUP
 18335RanchoStreet.com

89 Calabasas *Single Family*

1044 MEADOWS END DR	Refresh.	11-2	NEW
\$1,950,000	3+2.5	TRADITIONAL	



MAGICAL PROPERTY WITH COMPLETE PRIVACY!

Experience a magical property that's truly unique and like no other! Set on an approximately 54,000 sqft. lot, this remarkable home has it all! Drive up an enchanting motor court and enjoy a sparkling pool, organic garden, wrap-around deck, and more! Feel like you're on vacation in this one-of-a-kind Calabasas beauty!

S.F. Jones/ S. Walters 3106917888
 JOHN AAROE GROUP
 1044MeadowsEnd.com

BY APPOINTMENT

14 Santa Monica *Single Family*

1717 SUNSET AVE			rev
\$1,965,000	3+3	ARCHITECTURAL	



SURFER CHIC ARCHITECTURAL IN SANTA MONICA

Light + airy architectural home located in Sunset Park w/ expansive views of the city, golf course + ocean. Completely remodeled kitchen w/ stainless steel counter tops, Meile appliances + custom cabinets carry out the SoCal lifestyle. The guest house/convertible office space includes half-bath, concrete floors + built in cabinetry. Relaxed living spaces incorporate floor to ceiling windows that open up to private decks + a cascading water feature to enjoy the California sunsets.

Michelle Oliver 310.500.6111
 DOUGLAS ELLIMAN
 www.michelleoliver.com

SUNDAY OPEN HOUSES

15 Pacific Palisades *Single Family*

17269 AVENIDA DE LA HERRADURA	Refresh.	2-5	NEW
\$1,979,000	5+4	2sty-CONTEMPORARY	



SPACIOUS AND BRIGHT 5BD / 4BA IN CUL-DE-SAC

Main level includes open gourmet kitchen with custom cabinetry, center island and Subzero & Thermador appliances; elegant living rm with a fireplace and vaulted ceilings; and 1 bd & bath on main level. Upper level includes master, 3 addl bdrms and lots of closets. Spacious master with en suite bathroom with steam shower, his/hers closets, and adjacent study & deck with scenic views. Large yard with built-in BBQ and spa. Nearby hiking & pool/spa/tennis/rec center.

MLS#16-134582
 Gary Landau 424-785-4279
 EXCLUSIVE REALTY INC
 BBQ,Dshwshr,Dryer,Grbg Disp,Micro,Other

TUESDAY

THURSDAY, FRIDAY & BY APPOINTMENT

SUNDAY



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96%

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*Third-party survey representing 2,542 client responses over a 365-day period, April 2014 to April 2015.

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*By dollar volume in 2014, Scotsman Guide, April 2015.

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— *Howard M. Lorber*
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— *Dottie Herman*
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An emotionally-charged election year in the U.S., low oil prices, and bumpy weather for markets in China, Brazil, and most of Western Europe have created unique challenges. The good news is that Douglas Elliman agents are well positioned to help our clients of long standing and new prospects make sound decisions based on three defining attributes: our extensive **experience**, our unparalleled **access** to high-net-worth individuals across the globe, and the advantages our **data** capabilities confer on our agents. Our ongoing success is built upon a history of trusted experience, combined with our leading role in the world's strongest markets.

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ERIN HICKEY
Branch Manager, NMLS# 1000261
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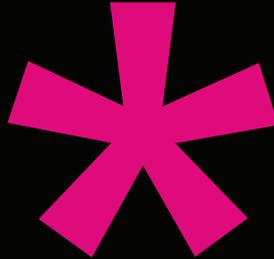
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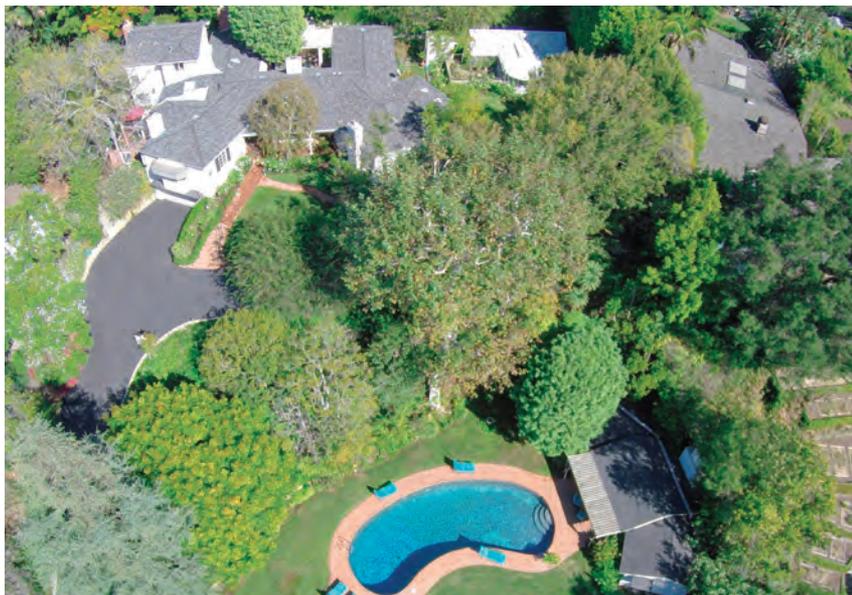
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