

AREA
3

SUNSET STRIP –
HOLLYWOOD HILLS WEST

PARTNERS
trust



\$1,345,000

OPEN TUESDAY 11AM – 2PM

4 BD
4 BA

1788 N. ORANGE GROVE AVENUE | HOLLYWOOD HILLS

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.

LIVE *beautifully*

RUTSTEINHOLCOMB.COM | 310.500.3921

MARK RUTSTEIN

GREG HOLCOMB

Partners Trust Real Estate Brokerage & Acquisitions does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals. Rutstein CalBRE# 01785276 | Holcomb CalBRE# 01347788.

Don't miss this one...

AREA
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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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AREA
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SILVER LAKE - ECHO PARK

RARE AND BEAUTIFULLY MAINTAINED SILVER LAKE POOL HOME!**2219 SILVER RIDGE AVENUE | \$899,000****OPEN TUESDAY, JULY 5TH • 11-2PM**

Wood floors, remodeled baths, kitchen with granite counter tops, dual-paned windows for lower a/c and heating bills, tankless water heaters, recessed lighting, living room with surround sound & gas fireplace, and central AC/Heat. Head outside to entertain on your outdoor kitchen with gas grill and refrigerator, relax in the evenings by your outdoor fireplace, and float year round in your heated saltwater pool & spa. Indoor/Outdoor stereo system, detached converted garage/pool house & 2nd bath, charming curb appeal, and excellent location with easy access to trendy Silver Lake cafes, reservoir, dog park, shopping, entertainment and more. Must see!

**EXCLUSIVE
REPRESENTATION**

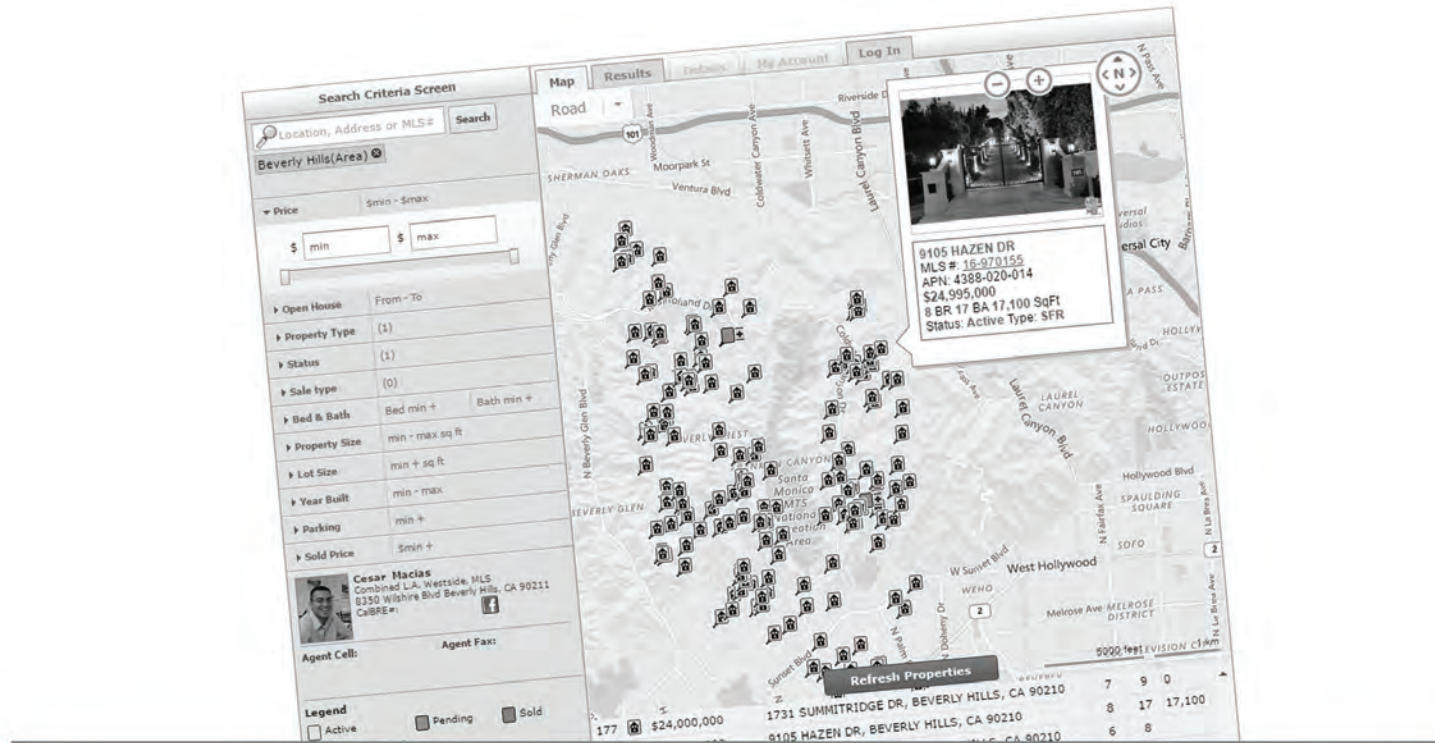
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RARE LOS FELIZ MEDITERRANEAN**RARE**
PROPERTIES

BROKERS OPEN HOUSE
Tuesday, July 5th, 11am - 2pm

1946 N OXFORD AVE, LOS ANGELES, CA 90027

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!

LISTED AT \$3,300,000 | www.1946NOxfordAve.com

KENNON EARL
TOM DAVILA

310.432.6492

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KW BEVERLY HILLS
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AREA
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MALIBU



MALIBU | \$1,199,000
29255 Heathercliff Road

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.

www.Heathercliff.com



Meril May
310.924.9955
meril.may@coldwellbanker.com
www.MerilMay.com
CalBRE# 01433919

CHARMING CAPE COD



BROKER'S OPEN • LUNCH SERVED • TUESDAY 7/5 • 11- 2 PM



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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AREA
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SHERMAN OAKS



14790 ROUND VALLEY DRIVE

SHERMAN OAKS

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.

NATASHA BARRETT
310.874.2302

PENELOPE ALEXITCH
310.733.7121

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$1,299,000

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