


01 Beverly Hills Single Family

X 34 BEVERLY PARK CIR	Lunch 11-2	NEW
\$25,000,000	8+10	



DREAMING IN ITALIAN

Located within the world renowned exclusive gated community of North Beverly Park, this Italian Villa, designed by acclaimed architect Richard Landry, boasts 12,500 square feet of luxurious and modern living on over an acre of impeccably landscaped grounds overlooking sweeping city and canyon views. If you are looking to live in the most sought after location in the world...North Beverly Park is the place where dreams do come true!

C. Blankenship/M.Oliver DOUGLAS ELLIMAN	3105006111
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02 Beverly Hills Post Office Single Family

1326 BENEDICT CANYON DR	Open 11-2	NEW
\$2,999,000	4+6	



QUINTESSENTIAL ENTERTAINERS DELIGHT

Former home of 1940's movie star Nina Foch, this great sprawling residence is the quintessential entertainers delight. From the moment you step through the double doors you are greeted by a light filled glass enclosed breakfast/sitting room that over looks the resort like grounds and pool. With period details at every turn, this special home is comprised of 4 private bedrooms & 5½ baths totaling 4,838 SF.

MLS#14-773199	A Lascano, B Farrugia HILTON & HYLAND	424.253.5489	Blf-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg
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212 S ALMONT DR	Open 11-2	NEW
\$2,850,000	4+5	



CHAMING 2 STORY REMODELED TRADITIONAL

Beautifully remodeled family home with 4 bedrooms, 4.5 baths, family room with French doors to lovely redone yard with pool and BBQ area. Gorgeous redone kitchen with top-of-the-line appliances and charming breakfast area. Two bedrooms and 2.5 baths downstairs. Upstairs, fabulous master bedroom with high ceiling, huge walk-in closet and sumptuous marble bath - Office/Game room and another bedroom and bath. Beautiful living room with magnificent bar, fireplace and high ceilings.

MLS#14-772377	Judi Fogelman COLDWELL BANKER-BH N	310-614-9913	BBQ,Blf-Ins,Cbl,Dshwshr,Grbg Disp,Other
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9782 BURNLEY PL	Open 11-2	NEW
\$2,395,000	4+5	




EXTREMELY PRIVATE AND RARE SINGLE STORY CONTEMPORARY HOME!

Located on one of Benedict Hills Estates best cul-de-sac streets. Set back far from the street with fabulous resort-like landscaping. Open floorplan with fabulous open eat-in kitchen and family room with French doors to pool and views. Oversized master suite with sitting area, spa-like master bath with doors opening to garden and walk-in closet. 2 kids rooms with Jack and Jill bath and 4th kids suite or maids. Hardwood floors in all main rooms. Warner Avenue Elementary.

MLS#14-773199	Ginger Glass COLDWELL BANKER BHN	310-927-9307	
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1706 ANGELO DR	Refresh. 11-2	red
\$4,795,000	4+4	



BEST VALUE IN TODAY'S MARKET!

ULTIMATE VALUE PRICED TO SELL NOW! CHARMING 2STY SPANISH ESTATE LOCATED IN THE FLATS JUST N. OF SUNSET & BEHIND THE BH HOTEL. DRAMATIC SUNLIT ENTRY LEADS TO GRACIOUS FORMAL RMS & HUGE COMBINATION FAMILY/DEN/BAR AREA OVERLOOKING THE LG & LUSH GRASSY YARD W/GUEST UNIT/BA/ KITCHENETTE. MASTER SUITE W/WALK-IN/BIG BATH. 3 BEDROOMS UP + MAID'S QUARTERS DOWN. LIV & DINING RMS W/COFFERED CLNGS. HI CLNGS, VENETIAN PLASTER, & WD FLRS IN MANY AREAS. ENDLESS POSSIBILITIES ON A SUPREMELY PRESTIGIOUS ROAD.

MLS#14-761239	MICHAEL J. LIBOW COLDWELL BANKER-BH S	310-285-7509	WWW.1706ANGELO.COM
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2539 BENEDICT CANYON DR	Open 11-2	rev
\$5,999,888	6+7	



A TRUE PRIVATE OASIS YOU HAVE TO SEE TO BELIEVE!

Private & gated architectural masterpiece w/ sophisticated main residence & exceptional guest house. Clean lines, architectural detailing, & volume throughout. Formal living opens to tranquil outdoor seating areas, elegant formal dining room, & gourmet kitchen. 4 ensuite bdrms in the main residence plus den/media room & elevator. Luxurious master suite highlights grand, dual sided bath, & walk-in closets. Gardens, patios, & Grotto style pool & spa, & spectacular guesthouse!

MLS#14-749767	Sally Forster Jones JOHN AAROE GROUP	310-691-7888	www.2539benedictcanyon.com
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249 S CAMDEN DR	Open 11-2	red
\$2,999,000	3+3	



CHARACTER SPANISH, ORIGINAL DETAILS WITH QUALITY UPGRADES .DRAMATIC 2 STORY ENTRYWAY, AMAZING NATURAL LIGHT THROUGHOUT WITH FRENCH DOORS IN LR, DR, KITCHEN AND MASTER. 3 BDRMS UP, 4TH BR WAS CONVERTED TO DEN DOWNSTAIRS. HI CLGS.. LARGE CENTER-ISLAND KITCHEN WITH CARRERA MARBLE AND HIGH-END APPLIANCES LOOKS OUT TO POOL AND BEAUTIFUL BACKYARD. SOPHISTICATED BATHS WITH ANN SACKS TILE & WATERWORKS FIXTURES. IMPECCABLY MAINTAINED, FRESHLY PAINTED AND MOVE-IN READY. BEVERLY HILLS SCHOOLS

MLS#14-768115	Joy Denton SOTHEBY'S INTERNATIO	3102669877	Blf-Ins,Cbl,Dshwshr,Dryer,Grbg Disp,
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2844 HUTTON DR	Open 11-2	rev
\$3,895,000	2+3	



YOUR ULTIMATE RETREAT! FALL IN LOVE WITH THE SPECIAL HOME!

Experience the peace & quiet as the rest of the world begins to fade away. Expansive great room with 2-story beamed ceilings & an oversized stone fireplace. Every room takes advantage of the enchanting setting: the tranquil yard, pool, lovely patios, & more. Formal dining room, w/gourmet kitchen. 2 bdrms + a spacious family rm. Sumptuous master suite boasts high ceilings, cozy fireplace, walk-in closet & deluxe master bath. Wonderful private yard is perfect for indoor/outdoor living!

MLS#14-767523	Sally Forster Jones JOHN AAROE GROUP	310-691-7888	www.2844huttonbeverlyhills.com
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140 S WETHERLY DR	Open 11-2	bom
\$2,350,000	3+3	



BEAUTIFUL SPANISH TOTALLY REDONE WITH GUEST HOUSE

Beautiful Spanish on beautiful gated lot with wonderful landscaping and great location. Three bedrooms and 2 1/2 baths with charm galore. Huge living room with high beamed ceilings and multiple windows. Eat in kitchen, new hardwood floors throughout, French doors from Master bedroom opening to lovely grassy backyard and built in barbeque. Garage has been converted to guest house, adding 4th bedroom to the property. Wonderful landscaping and front courtyard, creating space and openness.

MLS#14-750995	Arleen Ruby RODEO REALTY - BEVER	310-780-0111	Antna,BBQ,Blf-Ins,Cbl,Dshwshr,Other
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2753 DEEP CANYON DR	Open 11-2	rev
\$2,499,000	5+4	





LOWEST PRICE HOME IN DEEP CANYON! DON'T MISS IT!

Elegant Traditional home in Benedict Hills, remodeled and move-in ready. Light-filled two story entry and living room with fireplace, large formal dining room. Huge open family room with fireplace & custom bookcases and gourmet granite kitchen & breakfast room all open to large grassy yard and pool with lush canyon views perfect for entertaining! Upstairs is a fabulous master suite, 3 additional bedrooms and a big bonus room.

MLS#14-747227	Marcy Holliday COLDWELL BANKER-BH S	310.418.3179	BBQ,Cing Fan,Dshwshr,Grbg Disp,Hood Fan
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TUESDAY

2275 BETTY LN	Refresh. 11-2 592F2	rev
\$2,495,000	3+4 MID-CENTURY	
	BHPO GATED OASIS	
Designed by noted architect of the 1960s, Alfred T. Wilkes, this gated secluded mini-estate with meandering paths and trails is situated on nearly one acre. Staged & freshly painted, newer roof, large entertainers living room with wood burning fireplace and walls of glass overlooking breathtaking canyon vistas. Three generously sized bedrooms, master with spa tub and walk in closet. Eat in kitchen with new stainless oven, Bosch cook-top and new dishwasher. Plans for 2nd Story.		
MLS#14-764229		
Saundra Renard 310-278-5883		Blt-Ins,Dshwshr,Grbg Disp,Hood Fan,Fridg
DESERT CONNECTION		

1774 N ORANGE GROVE AVE	Open 11-2 593	NEW
\$2,150,000	4+3 SPANISH	
	PRIVATE SHANGRI LA	
This 1923 Spanish has been lovingly maintained by the owner. It offers explosive views and magical outdoor spaces. The living room features a fireplace and wood beam ceilings. The kitchen is open to the dining/family room, ideal for contemporary living. The romantic master features a stone fireplace and a gracious sitting/dressing room. The outdoors include a lounge area with built in banquette, a waterfall and another fireplace. A second level features an ozone spa, sauna and a lounge area.		
Eric Lowry 310-887-0240		
COLDWELL BANKER SUNS		


9324 BEVERLY CREST DR	Open 11-2 592F5	rev
\$2,295,000	3+3 CONTEMPORARY	
	BEST LOCATION IN THE CREST STREETS OF BEVERLY HILLS	
Best Location in the Crest Streets of Beverly Hills - with Views! This High End Contemporary home features three bedrooms with two baths and a powder room and high ceilings throughout illuminated by high-end LED lighting. Exotic wood finishes include Macassar Ebony floors, Mangaris window eaves and fascia, and solid core veneer doors with center pivot hinges. A stunning wall of glass opens to views of Trousdale and the city from a balcony surrounded by glass railing.		
MLS#14-747919		
Josh & Matt Altman 323.791.9398		Blt-Ins,Cbl,Dshwshr,GrbgDsp,HoodFn,Othr
HILTON & HYLAND		


2735 LAUREL PASS	Open 1-2	NEW
\$1,995,000	3+3 lsty-CONTEMPORARY	
	MID CENTURY WITH POOL AND GUEST HOUSE IN LAUREL CANYON	
Wonderful Contemporary 3 bd/3 bath home with detached guest house. Chic living room with hardwood floor flagstone fireplace and serene canyon views. Open-spaced gourmet kitchen with top of the line appliances. Kitchen and great room open seamlessly to pool and yard-perfect for indoor outdoor canyon living. Master suite w/ Carrera marble bath. Sparkling pool and professionally landscaped yard. Direct entry garage. Detached guest house with 3/4 bath Wonderland School District. 2735LaurelPass.com		
Leah Lail Steve Frankel 310-281-3981		
COLDWELL BANKER-BHN refrigerator, AC, pool, guest house		

2525 HUTTON DR	Open 11-2 592C2	bom
\$1,349,000	3+2 CONTEMPORARY	
	REDUCED!! This beautifully Remodeled contemporary is tucked away in one of the most sought after neighborhoods of BHPO, minutes from Sunset Blvd. This home boasts 3 bedrooms 2 bath, remodeled kitchen with recycled glass counter tops and breakfast bar. Light and bright with open living /dining room with Portuguese cork flooring throughout. Recessed lighting, custom built in cabinets plenty of closet space and 2 car garage. Outdoor seating area with inviting spaces.	
MLS#14-764407		
Leyla Blumenfeld 310-962-9941		None
NEST SEEKERS		

8409 YUCCA TRL	Open 11-2 593A4	NEW
\$1,600,000	5+4 SOUTHWESTERN	
	SOUTHWESTERN ARCHITECTURAL BUILT FOR THE LA LIFESTYLE	
Award-winning Architectural by noted environmental architect/designer James Chuda, nestled in the Laurel Canyon hills features non-toxic building materials & energy conservation concepts. Spruce beamed ceilings; Oak flooring; walls of glass; canyon views; al fresco dining terraces. Flexible floor plan w/ 5 BDs & 4 BAs in approx. 3560 sq.ft. Master Suite w/ wood burning FLP; spa tub & steam shower. Wonderland Park School. One-of-a-kind home for the most discerning buyer!		
MLS#14-771947		
John Steiner/JoanYarfitz 310-666-1454		Cent Vac,Dshwshr,Grbg Disp
KELLER WILLIAMS BH		

03 Sunset Strip - Hollywood Hills West *Single Family*

1500 VIEWSITE TER	Open 11-2	NEW
\$5,200,000	3+4 MODERN	
	SEXY MODERN COMPLETELY REDONE WITH SPECTACULAR VIEWS	
Sexy modern completely redone with spectacular jetliner views from downtown to the ocean. Completely automated smarthouse with keyless entry. Dining & Living Rooms open seamlessly through walls of pocketed glass doors to outdoor entertaining areas with pool/waterfall & infinity spa. Spectacular master suite with explosive views + two additional guest suites upstairs. Perfectly positioned on a cul-de-sac above the sunset strip, this is the ultimate in urban sophistication and California living.		
Zach Goldsmith 310.908.6860		
HILTON & HYLAND www.zachgoldsmith.com		

8489 CRESCENT DR	Lunch 11-2 592J2	NEW
\$1,495,000	4+3 CONTEMPORARY	
	LUNCH SERVED	
Laurel Canyon's Best Kept Secret. 4 bedroom, 4 baths, 3,500 sq.ft. 270° canyon views. Solar powered. Great patio for entertaining. Wonderland School District. Private retreat. Beautiful cook's kitchen. Bonus office / recording studio.		
Gene Bush 310.657.5050		
COLDWELL BANKER-SUNS Dshwshr, dining area, range/oven		

7346 PACIFIC VIEW DR	Open 11-2	NEW
\$2,399,000	4+4.5	
	NESTLED OFF MULHOLLAND DR - CONTEMPORARY ENTERTAINING HOME	
Nestled among the celebrity studded hills off Mulholland drive on a secluded impasse street stands this great 3,882 Sf contemporary entertaining home. Remodeled from top to bottom, this 4 bedroom 4.5 baths home boast the latest in design with updated bathrooms, custom floors, and designer colors throughout. With soaring views of the valley from almost every room in the house this home exudes tranquility and privacy.		
A Lascano, B Farrugia 424.253.5489		
HILTON & HYLAND		

8563 WONDERLAND AVE	Open 11-2	NEW
\$1,065,000	4+2	
	WONDERLAND AVE SCHOOL DISTRICT WITH VALET PARKING	
If you're looking for tons of character in an excellent Laurel Canyon neighborhood, look no further. The light filled great room lives up to it's name with floor to ceiling picture window, fireplace, and dramatic 20ft ceilings. Wood floors throughout and Master with it's own fireplace. Head outdoors to the delightful patios surrounded by nature or up the stone path to your private deck in the trees. A very special property, must see!		
Kenneth (KJ) Marmon 310.749.4995		
HILTON & HYLAND		

TUESDAY

8230 GOULD AVE	Open	11-2	NEW
\$785,000	1+1	1sty-COTTAGE	




CHARMING COTTAGE

Perched above the street, with hillside & treetop views, this charming cottage is the perfect respite from the hustle & bustle while still being close to the city, studios & the Hollywood scene. Enjoy the easy indoor/outdoor lifestyle with two large patios, hardwood floors & updated kitchen with stainless steel appliances. The 1 car garage, plentiful street parking & laundry add to the convenience. Situated on a double lot preserves the fantastic sense of privacy!

Tori Gable 310.460.8674
ARIA PROPERTIES

Open Fir Plan, Hrdwd flrs, Updated Kit

9141 THRASHER AVE	Open	11-2	592H5	rev
\$7,000,000	3+5	ARCHITECTURAL		



MODERN ARCHITECTURAL RETREAT ABOVE THE SUNSET STRIP

Nearly 6,000' architectural in the bird streets where neighboring homes are \$40,000,000+. Arrive to a gated entry with motor court & 3-car garage. Indoor & outdoor spaces flow in harmony as Fleetwood glass doors in living & dining room open to expansive city & ocean views. The pool, spa, tranquil waterfall, & abundant entertaining space offer a 5-star resort atmosphere. Spa-like master suite offers his & her baths a secluded courtyard & soaking tub. Lower level features a media room + gym.

MLS#14-766473
Gary Gold 310.741.0505
HILTON & HYLAND

Blfns,Dshwshr,Elvtr,Frzr,GrbgDsp,Othr

9049 SHOREHAM DR	Open	11-2	592H6	red
\$3,745,000	399-5000	4+4.5	TRADITIONAL	




NEW REDUCED PRICE! SPECTACULAR PRIVATE, GATED TRADITIONAL!

Gated house in lower Doheny Drive "bird streets" area. Traditional, 2 story and steps above Sunset Blvd. Foyer leads to an reception room with fireplace, all rooms with crown moldings and hardwood floors. All 4 bedrooms upstairs with baths en suite, views of the city lights or the resort-size pool, lawns and rose garden. Master bedroom has sitting area and terrace and large walk-in closet with built-in's.

MLS#13-710403
Ryan Collier 310-777-6332
COLDWELL BANKER BHN

www.9049shorehamdrive.com

2220 ASTRAL PL	Open	11-2	593B3	rev
\$2,695,000	3+4	CONTEMPORARY		



NEWLY RENOVATED WITH JAW-DROPPING VIEWS

Newly renovated three bed & three & a half bath home with jaw-dropping views from Runyon Canyon out to the ocean! The views fill the home through an amazing sliding glass wall by Fleetwood creating a fluid indoor/outdoor space - ideal for entertaining. During the long LA summer cool off in the pool surrounded by a completely private courtyard. The light & airy open floor plan boasts a designer Italian kitchen by Effeti with generous island, high-end appliances, & espresso machine.

MLS#14-767455
Josh & Matt Allman 323.791.9398
HILTON & HYLAND

Blf-Ins,Dshwshr,Frzr,GrbgDisp,Ntwrk,Othr

1330 LONDONDERRY PL	Refresh.	11-2	592J5	red
\$2,995,000	3+99000	4+3.5	2sty-TRADITIONAL	




TASTEFULLY RE-IMAGINED 2-STY 3+MDS, 3.5 BTH TRADITIONAL

REFRESHMENTS by Longshot Espresso Bar. Re-imagined 4 Bedroom, 3 1/2 Bath gated Traditional with contemporary styling features Salt-water pool, spa, city views. This home embodies today's modern lifestyle while preserving its original character with a gourmet cook's kitchen/ great room & wonderful master with spa-like bath all in a majestic setting steps from the boutiques of Sunset Plaza. New Copper Plumbing, Electrical, Double paned window, 2-zone A/C.

MLS#14-753495
Brian Mazurkiewicz 323-315-7426
JOHN AAROE GROUP

See Color Full-Page Ad

2655 NICHOLS CANYON RD	Refresh.	11-2	593B2	rev
\$2,445,000		4+4	CONTEMP MED	



BEAUTIFUL CONTEMPORARY MEDITERRANEAN

Contemporary Mediterranean home in the heart of one of the most coveted neighborhoods within the Hollywood Hills, Nichols Canyon. This beautiful Santa Barbara style house enjoys soaring ceilings and spectacular open spaces that bring in tons of natural light into this beautifully appointed Med-villa. Approx. 4400sf of living area w/very open floor plan on approx. 1.4 acres of land 3-car garage, car port.

MLS#14-768419
Eduardo A. Renta 310-989-5535
COLDWELL BANKER BHN

www.2655NicholsCanyon.com

8538 EASTWOOD RD	Open	11-2	592J2	red
\$2,749,000	2899000	4+5	ARCHITECTURAL	




PRIVATE MODERN ARCHITECTURAL

EXCEPTIONAL PRIVATE ARCHITECTURAL HOME MADE OF STEEL, GLASS AND CONCRETE. SOARING CEILINGS, COMMERCIAL BEAMS AND NATURAL METALS CREATE THE SCENE FOR THIS WORK OF ART. DESIGNER DETAILS INCLUDE POLISHED CONCRETE FLOORS, GOURMET TOP OF THE LINE KITCHEN WITH ATTACHED GREAT ROOM AND LUXURIOUS MASTER SUITE WITH SPA LIKE BATH. ENJOY THE BEST OF INDOOR/OUTDOOR LIVING WITH THE PROFESSIONALLY LANDSCAPED GROUNDS, LARGE SUNNY SWIMMERS POOL, WATER ELEMENTS AND OUTDOOR DINING PAVILIONS.

MLS#14-762221
J. Babajian/S. Walton 310-623-8800
RODEO REALTY

www.joebabajian.com

2860 PACIFIC VIEW TRL	Open	11-2	593C1	rev
\$1,585,000		2+2	TRADITIONAL	



SWEEPING CITY VIEWS, LONG GATED DRIVEWAY, 17,000 SF LOT

Absolutely Charming 2BD + 2BA Bungalow hidden up a Long, Gated Driveway in a Magical Setting with Sweeping City Light Views and a Lush Garden with mature Trees and Beautiful Views. You can even peek at the Hollywood Sign from the Master Bedroom or the brick patio. First time on the market in over 30 years! Ideal celebrity hide-away. Quick commute to Warner Brothers, Universal, Disney, Sunset-Gower, and Paramount. Walking distance to Runyon Canyon Park. Move-in condition! Room for a Pool.

MLS#14-769667
Robert Eilbacher 323-863-5030
ROBERT EILBACHER

04 Bel Air - Holmby Hills Single Family

3055 NICHOLS CANYON RD	Open	11-2	593B1	red
\$2,699,000	2895000	5+4	MID-CENTURY	



NICHOLS CANYON "COLONY"

Elegant, private, and tastefully redone, this mid-century modern located in the exclusive Nichols Canyon "Colony" is hidden from the street behind soaring hedges. This home is turnkey and ready to move in! This is truly a rare opportunity as homes seldom become available in this enclave.

MLS#14-768675
Scott Segall 310.480.4823
DOUGLAS ELLIMAN

www.ScottSegall.com

2105 N BEVERLY GLEN BLV	Open	11-2	592/A3	NEW
\$1,099,000	3+3	2sty-TRADITIONAL		



3 BEDROOM + DEN / 4TH BEDROOM / OFFICE

This 3 Bedroom + a Den / 4th Bedroom / Office sits on a flat lot. It was completely remodeled in 1997. The extra-large eat-in gourmet country kitchen has a professional Wolf range and granite counters. The living room opens to the quaint backyard. 3 bedrooms upstairs. The master has a large master bath, walk-in closet and cozy balcony overlooking the backyard. Downstairs is the Den / 4th Bedroom, bath and laundry room. Dual-pane windows throughout. Front entrance & garage is on Oletha Lane.

RANDY TROUP 310-451-4949
CB - BRENTWOOD

N of Sunset. NW corner of BG & Oletha

TUESDAY

565 PERUGIA WAY	Open	11-2	592A7	rev
\$18,500,000	5+8	TRADITIONAL		




FINEST PROPERTY IN BEL-AIR WITH PANORAMIC VIEWS

Offering panoramic & unobstructed views of the Bel Air Country Club, this grand estate is the finest property available in Bel Air. On prestigious "Lower Perugia Way" one of only 12 homes that front the golf course. A grand 2 story entry hall w/ sweeping double staircase opens to a vast living rm w/ fireplace & parquet flrs. Pocketing doors lead to an expansive terrace & the golf course beyond.

MLS#14-733861
D Fenton & B Duskin 310.858.5474
HILTON & HYLAND

Dshwshr,Elvtr,Phone Sys

2268 PARNELL AVE	Open	11-2	632D5	rev
\$1,285,000	3+1.75	SPANISH		



CHARMING SPANISH

Delightful light-filled Spanish with wood floors, beamed ceiling, arched windows and original details. Updated kitchen with granite counter tops and tile floors. Nice master with french doors leading to lovely back yard. Westwood Charter school district.

MLS#14-765881
Juhree Fletcher 310-801-1809
NELSON SHELTON & ASS

Dryer,Rng/Ovn,Fridg,Wshr

04 Bel Air - Holmby Hills Lease

1311 N BEVERLY GLEN BLV	Open	11-2	NEW
\$4,200	2+2.5		



IMPECCABLE 2BR FURNISHED SFR AVAIL FOR LEASE ON BEVERLY GLEN

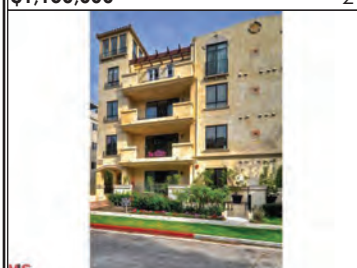
Wonderful single family home in highly desirable Beverly Glen. Impeccably furnished and maintained, this sun-drenched tri-level home offers an open living/kitchen/dining floor plan with a fully-stocked kitchen, stainless steel appliances, beautiful hardwood floors, and lovely natural light streaming in throughout. Large walk-in closet in master bedroom. Private backyard garden oasis with terra cotta tile patio. Attached garage on street level. Warner Elementary. Won't last!

The Kostrey Collection (310) 621-4341
KELLER WILLIAMS RLY

Fridge,Range/Oven,Dishwashr,Washer/Dryer

05 Westwood - Century City Condo / Co-op

1530 CAMDEN AVE #304	Open	11-2	632B4	NEW
\$1,150,000	2+3	4sty-MEDITERRANEAN		



IMMACULATE NEWER FRONT FACING UNIT

Beautiful from two bedroom, 2 and 1/2 bath plus den. Built in 2006 with open floor plan with high ceilings, a front facing view and good sized balcony. Large gourmet kitchen with stainless steel Viking appliances and distressed, dark wood flooring.

MLS#14-774149
Laleh Sheikh-Astaneh 310-435-7131
KELLER WILLIAMS BEVE

Blf-Ins,Dshwshr,Elvtr

05 Westwood - Century City Single Family

737 WESTHOLME AVE	Open	11-2	NEW
\$2,095,000	4+4	2sty-TRADITIONAL	



CLASSIC LITTLE HOLMBY TRADITIONAL

Classic Little Holmby Traditional featuring crown molding, wainscoting and hardwood floors along with a modern multi-purpose floor plan including: step down living with fireplace, large formal dining room, remodeled gourmet kitchen with stainless appliances and granite counters, dual wood paneled den/offices, spacious family/media room, three private en suite bedrooms plus maids including spacious master suite with remodeled marble bath; private rear patio; and terraced yard with upper flat pad.

Giddons, Clarke, Bremner 310.666.6365
SOTHEBY'S / GIBSON

www.737westholme.com

1740 MALCOLM AVE, UNIT 304	Open	11-2	632-C4	NEW
\$829,000	2+2	CONTEMPORARY		



AMAZING TOP FLOOR TOWNHOME WITH PRIVATE ROOFTOP DECK!

This sunlit top level townhome offers the best Westwood/Century City location. The two story living room is flooded with natural sunlight and includes glass doors to your own private living room patio. The full size dining room has skylights to add to ambiance. A true cooks kitchen boasts stainless steel appliances as well as dramatic dark granite. Two bedrooms on the main level make the floor plan ideal. The master suite has a huge walk in closet perfect for all your storage needs.

Tom Scrocco/Randy Isaacs 310-887-0255
COLDWELL BANKER - SS

www.RandyAndTomHomes.com

10370 LOUISIANA AVE	Open	11-2	632D4	rev
\$1,399,000	2+2	SPANISH		

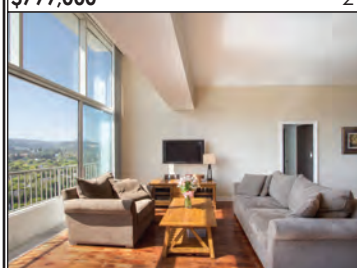


One of a kind Spanish charmer nestled on a quiet tree lined street in Century City. Remodeled kitchen features granite countertops, viking appliances, center island, breakfast table, and adjacent dining room. Master bedroom w/ walk in closet and remodeled bathroom connects to a private grassy backyard. Refinished hardwood, custom tile, and carpet flooring. Garage has been converted into a family screening room with add'l closets and an un-permitted half bath. (appx. 600 sq ft per owner).

MLS#14-770119
Rick Ojeda/ Brad Simpson 310-500-1343
PARTNERS TRUST BH

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

10501 WILSHIRE BLVD #2311	Open	11-2	632C2	NEW
\$799,000	2+2	CONTEMPORARY		



RARE PENTHOUSE WITH UNOBSTRUCTED VIEWS

RARE PENTHOUSE WITH UNOBSTRUCTED VIEWS FROM THE OCEAN TO THE GETTY. Remodeled 2 bedroom/2 bath condo with ULTRA HIGH CEILINGS in the living room. New double paned windows throughout. Kitchen has Caesar stone counter tops and opens to spacious living room and dining area. Lovely wood floors, excellent closet space and every room with a gorgeous view. Laundry facilities right next door. Full service building with concierge, valet parking, pool, sun deck, fully equipped gym.

MLS#14-771869
Michele Martin 3105088448
TELES PROPERTIES, IN

Blf-Ins,Dshwshr,Frzr,Micro,Rng/Ovn,Other

10982 ROEBLING AVE #352	Open	11-2	632A2	NEW
\$390,000	1+1	TRADITIONAL		



1 + 1 CONDO IN THE HEART OF WESTWOOD!

Light and bright condo in the heart of Westwood! 2 blocks from UCLA. 1 bedroom, 1 bath model unit includes granite counters & stainless appliances. Open living area w/ breakfast bar seating plus dining area. Enjoy the resort-like pool, BBQ area & gazebo. Exercise in the fully equipped fitness center or pick up a game on indoor basketball court. The building has a lounge boasting 2 pool tables, bar seating a poker table. 1 parking space & bike storage. Close to restaurants, cinemas & more!

MLS#14-773645
Maria Ballon (310) 428-1355
COLDWELL BANKER


Micro,Rng/Ovn,Fridg


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.

TUESDAY

1920 PANDORA AVE #3	Open 11-2 632D4	red
\$709,000	2+2.5 MEDITERRANEAN	
	JUST REDUCED, BEAUTIFULLY RENOVATED TOWNHOME	
Recently renovated townhome. Sunny living room w/ gorgeous fireplace, wet bar, recessed lighting, Pergo floors, remodeled powder room. Large balcony to enjoy peaceful tree-lined street. Updated kitchen w/custom tile counters & back splashes, stainless appliances, new Kohler sink & fixture. 2 bedroom suite downstairs with fabulous closet space & updated bathrooms w/granite counter, travertine floors, and top of the line fixtures. Another a huge patio (10X18) off one of the bedrooms.		
MLS#14-759585	Dshwshr,Grbg Disp	
Dannie Cavanaugh CAVANAUGH REALTORS		

2542 PESQUERA DR	Open 11-2 591C7	red
\$2,280,000	4+4 CONTEMPORARY	
	CUSTOM CONTEMPORARY ON ALMOST AN ACRE W/MOUNTAIN VIEWS!	
On nearly an acre sits a custom contemporary in a quiet cul-de-sac w/mountain views. 4 beds & 3.5 baths. Enter the private courtyard to a fire pit, pool & patio. 1st flr has a fam rm/office bedrm & bath that would make a perfect guest suite. The chic black/white kitchen & breakfast rm opens to a great rm w/powder, dining area, living rm area w/fireplace & den area that all open to a covered porch to enjoy the vus & dining al fresco. A splendid retreat like master w/spac patio & beautiful views.		
MLS#14-756751	Dshwshr,Frzr,Micro,Rng/Ovn,Fridg	
Mary Beth Woods 310 571 1359 COLDWELL BANKER-BREN		

10450 WILSHIRE #10A	Open 11-2 632C2	rev
\$1,800,000	3+3 TRADITIONAL	
	THE CHURCHILL BUILDING ON THE WILSHIRE CORRIDOR	
Views in every direction - North, South, East, West. Nothing has been left to do in this pristinely decorated three bedroom unit with floor to ceiling padded walls and wall to wall carpet. Homeowner's dues include 24 hour security, valet parking, gym, pool, sauna, water.		
MLS#13-700509	Elvtr,Grbg Disp	
Greenberg/Weinstock 310.968.0605 BERKSHIRE HATHAWAY		

2323 MANDEVILLE CANYON RD	Open 11-2 631D1	rev
\$5,725,000	5+6 TRADITIONAL	
	GLORIOUS RETREAT ON MANDEVILLE CYN	
This stunning Hampton style home is built to perfection. Totally private with circular driveway 2 stry entry, oversized formal dining room, Wood paneled library/office. Large family room with wet bar, 5 fireplaces, custom moldings, french doors throughout, rich hardwood floors, ultimate chefs kitchen with large breakfast area. Romantic Master suites plus three additional guest suites w/ downstairs guest room. Outside dining with barbecue and fireplace. Gorgous pool, and spa		
MLS#14-736807	BBQ,Blt-Ins,Cent Vac,Dshwshr,Dryer,Other	
Joan Mcgoohan 310-255-5406 SOTHEBY'S INTERNATIO		

06 Brentwood Single Family

12759 CHALON RD	Lunch 11-2	NEW
\$25,000,000	8+10 2sty-VILLA	
	SOPHISTICATED, GUARD GATED, CELEBRITY OCEAN VIEW ESTATE	
This majestic home sits on 8.4 acres of heaven with absolute privacy and security behind 2 gates. Totally renovated with a "Heidi Makeover". The grounds are priceless with amazing ocean views that creates a multitude of special places. High-ceilings, perfectly proportioned rooms, gallery-like wall space and French doors invite the outside in. Master ste consists of a bedroom, living room, terrace with ocean view, his & her custom closets and his & her bathrooms. 4 car garage, large motor court.		
MLS#14-770741	Privacy, Security, Amazing View, A 10+	
Lynn Teschner 424-231-2398 THE AGENCY BH		

429 N KENTER AVE	Open 11-2 631F2	rev
\$4,250,000	5+6 2sty-TRADITIONAL	
	BEAUTIFULLY RENOVATED BRENTWOOD TRADITIONAL	
Home by architect Gerard Colcord north of Sunset. Full complement of entertainment rooms including living, dining and family. Updated kitchen. Five beds + 6 updated baths. Three handsome fireplaces. Huge bonus room. Original details. Luxurious pool and landscaping. Large parcel. Minutes from Kenter Canyon Elementary. Kitchen, baths and finishes by designer Tom Boland; landscape by Carlos Antillon.		
MLS#14-770741	www.429NorthKenter.com	
Bret Parsons 310-497-5832 JOHN AAROE GROUP		

06 Brentwood Condo / Co-op

12221 FALKIRK LN	Lunch 11-2 631G4	NEW
\$3,195,000	4+4.5 2sty-CAPE COD	
	COME SEE THIS DREAM HOME & ENJOY LUNCH & GORUMET COFFEE CART!	
Stunning Cape Cod home in prime Brentwood. Open floor-plan w/hardwds throughout, living rm w/built-ins-adjacent dining area. Island kitchen w/granite counters, stainless steel appliances & walk in pantry. Guest bedrm w/full bath dwn+spacious laundry rm. Upstairs boasts two secondary bedrms w/en-suite bathrms+master w/custom walk in closet & large balcony. Backyard retreat w/open patio, grassy area w/a custom tree house,detached garage & a striking 2story guest home.Your dream come true!		
MLS#14-774185	Dshwshr,Grbg Disp,Rng/Ovn,Fridg	
Clifford Rowe 424-203-1890 TELES PROPERTIES		

1160 GRANVILLE AVE, UNIT 111	Open 11-2 631	NEW
\$795,000	2+2.5	
	PENTHOUSE LOFT WITH ROOFTOP DECK	
2 bedroom 2.5 bath + loft, Penthouse unit located in prime Brentwood. The unit has an open floor plan with soaring ceilings & views of the Getty. Updates incl Stainless Steele appliances, renovated bathrooms, bar w/ wine fridge, custom railings and closets. Huge loft area with windows in every direction overlooking living space makes for a great office or den. Spacious and private rooftop that is wired for DirecTv, panoramic views...a true entertainers delight. Guest parking, in unit washer/dryer		
MLS#14-764743	Range/Oven,Refrigerator	
Jack Bliton 310-954-0533 KELLER WILLIAMS		


12311 11TH HELENA DR	Refresh. 11-2 631G4	red
\$3,995,000	4+6 2sty-CONTEMPORARY	
	STUNNING REMODELED CONTEMPORARY W/. OPEN VIEWS!	
REDUCED!! A Remodeled Contemporary in one of the most desirable & quiet locations in Brentwood. Sun-filled Living Room with extra High Ceiling looks over an exceptionally serene, Oasis-like Zen garden with matured vegetation, water fall and spa. Sensational & private 2nd. floor Master Suite with sitting area/office, Fire Place, His & Hers Bathrooms, large walk-in closets and a private deck/ balcony. Great kitchen with Center Island leads to Dining & Family Room area with superb flow.		
MLS#14-764743	BBQ,Blt-Ins,Dshwshr,Dryer,Grbg Disp,Othe	
Mazda Hoghoughi 310-271-4040x1 ELITE PROPERTIES REA		

11645 MONTANA AVE, UNIT 316	Open 11-2 631/H4	NEW
\$435,000	1+1 CONTEMPORARY	
	OPEN & SPACIOUS 1 BED+DEN+1 BATH CONDO IN BRENTWOOD!	
Inviting condo w/high ceilings, living rm w/charming fireplace & glass sliding dr to serene balcony w/tree top views. Hardwood flrs in entry, dining area & adjacent open kitchen perfect for entertaining. Versatile den can be used as an office or a second bedrm. Amenities include community covered patio area w/tables, BBQ, pool & spa + sauna & on-site security. Located just minutes from all of the upscale, dining, shopping & entertainment that Brentwood has to offer. A true one of a kind find!		
MLS#14-764743	Range/Oven,Refrigerator	
Clifford Rowe 424-203-1890 TELES PROPERTIES		

TUESDAY

06 Brentwood Lease

480 N ROBINWOOD DR	Open 11-2 631F2	NEW
\$9,500	5+4 CONTEMPORARY	
		
A STYLISH & SLICK ONE-LEVEL CONTEMPORARY REMODELED HOME		
In the hills with a secure and private gated courtyard entrance. Open living room with views of pool, spa and nicely landscaped yard. Light wood and marble floors throughout. Lots of windows translate into a sun-lit filled home. Great chef's kitchen with breakfast area and bar. Price includes gardening and pool service.		
MLS#14-770479 Justin Safai 310.737.8291 NOURMAND&ASSOCIATES Cbl,Dshwshr,Dryer,Frzr,Grbg Disp,Other		

366 N KENTER AVE	Open 11-2 631F2	NEW
\$9,250	4+3.5 2sty-ARCHITECTURAL	
		
Remodeled contemporary hm designed by Gelman & Scherquist Architects.		
Sophisticated open floor plan great for entertaining or lounging w/ a seamless indoor/outdoor flow. Striking Jerusalem Gold Stone flrs, spacious kitchen w/ long butcher block bar/island, marble counters & high-end appl. Perfect layout with all 4 brs upstairs, formal DR, living & ofc/den downstairs. Serene & private yard w/ stylish fire-pit, built-in seating, tranquil fountain & dramatic lighting.2 car garage.Kenter Canyon ELEM.		
MLS#14-771555 Melissa Alt 424-202-3232 TELES PROPERTIES		

07 West L.A. Lease


11776 IDAHO AVE	Open 11-2 631J6	rev
\$3,150	2+2 MODERN	
		
OPEN HOUSE WINE & CHEESE TUES, SAT 4-7 OPEN HOUSE SUN 2-5		
Experience The Baxter! Modern style New Construction, 9 unit bldg, 2 bedroom 2 bath, luxury residences, hardwood floors, high ceilings, Bosch appliances, recessed lighting, open floor-plans and washer and dryer in unit. Gorgeous views from roof top deck with built-in cabana, BBQ area, sun deck, fire pit, and dining area ideal for Summertime! Westside living near the beach shopping and freeways. Pet friendly! AVAILABLE FURNISHED FOR ADDITIONAL FEE & SHORT TERM FOR HIGHER FEE.		
MLS#14-754117 Nicole C/Fielden J 310.614.4952 NOURMAND&ASSOCIATES Dshwshr,Dryer,Elvtr,Hood Fan,Micro,Other		

08 Cheviot Hills - Rancho Park Single Family

2847 MOTOR AVE	Open 11-2	NEW
\$2,195,000	3+2.5 2sty-TRADITIONAL	
		
STUNNING CLASSIC TWO-STORY TRADITIONAL!		
Situated on an expansive lot featuring bright floor plan flooded w/natural light. Grand formal living room w/ beautiful marble fireplace. Gourmet kitchen w/custom cabinetry, granite counter-tops & s/s appliances. Sun-filled breakfast room captures the lush garden view. Spacious master suite w/ intimate sitting room, en-suite bath & lovely balcony. Outdoor space w/botanical gardens, mature trees, 3-hole putting green & expansive brick deck w/BBQ & granite bar, perfect for outdoor dining.		
Rory Posin/Kristian Bonk 310-839-8500 RE/MAX BEVERLY HILLS www.RoryPosin.com		

09 Beverlywood Vicinity Single Family

1706 S GARTH AVE	Open 11-2	NEW
\$949,000	3+2 1sty-SPANISH	
		
STUNNING SPANISH STEINKAMP 3 BEDROOM 2 BATH HOME		
STUNNING SPANISH STEINKAMP HOME LOCATED IN DESIRABLE CRESTVIEW NEIGHBORHOOD. THIS CHARMING 3 BEDROOM, 2 BATH HOME HAS AN INCREDIBLE OPEN LIVING ROOM WITH WOOD BURNING FIREPLACE, HIGH CEILINGS AND BUILT-IN BOOKCASES. ELEGANT FORMAL DINING ROOM, CHARMING KITCHEN WITH BREAKFAST AREA WITH BUILT-IN CABINETS. SPACIOUS BEDROOMS, DESIGNED OAKWOOD HARDWOOD FLOORS THROUGHOUT, TONS OF NATURAL LIGHT CENTRAL 2 ZONE AIR/HEAT. CURVED ARCHWAYS, VINTAGE HUTCHES, ELEGANT CEILING DESIGN IN EACH ROOM.		
Zack Grakal & Ben Bellet 310-770-1124 KELLER WILLIAMS BH		

3115 HUTCHISON AVE	Open 11-2 632H7	NEW
\$649,000	2+1 1sty-SPANISH	
		
OLD WORLD CHARM GALORE!		
Near the Helms Bakery/Culver City Arts District, this Spanish home stands ready for the next family to create their own fond memories. Featuring vaulted ceilings in the living room w/fireplace, hwd flrs, formal dining room, enormous kitchen with breakfast area, and bath with original details. The backyard boasts raised vegetable gardens and there is a bonus area off the two car garage. Perfectly situated to the Metro Line, or across Venice Blvd. to Culver City's hippest restaurants and shops.		
Denise Freed 310-482-2293 KELLER WILLIAMS-SM Refrigerator, Range/Oven		

10 West Hollywood Vicinity Single Family

3158 VERA AVE	Open 11-2 632H7	NEW
\$549,000	3+1.5 SPANISH	
		
GREAT HELMS DISTRICT LOCATION		
This well-loved home has been in same family for almost 60 years! Floor plan offers formal LR w/ fireplace, DR, kitchen with breakfast area, 3BR + bonus room, 1.5BA; detached garage & private yard. Needs TLC - perfect opportunity to remodel or rebuild. Property is being sold in "as is" condition. Seller will make no repairs nor give any credits. Great location across from Helms Bakery complex and the nearby Culver City Art District, shops & restaurants. Easy access to both Light Rail + freeway.		
MLS#14-774105 Nora & Peter Wendel 310.979.3913 COLDWELL BANKER - BW		

10 West Hollywood Vicinity Single Family


1030 N MARTEL AVE	Open 11-2 593	NEW
\$1,695,500	4+4.5 2sty-CONTEMP MED	
		
AMAZING CONTEMPORARY SPANISH WWW.1030MARTEL.COM		
Recently renovated very spacious open floor plan home w/ approx 3200 sq ft on a large 7000 sq ft lot. Beautiful custom finishes throughout, an Italian cook's kitchen, vol ceilings, and 2 fireplaces are but a few of the exceptional amenities this home offers. Home also features an entirely separate 1 bedroom guest unit/apartment w/ private entrance. Hedged & gated, abundant off street parking & 373 sq ft oversized garage. Close to trendy restaurants, shops, parks & city services. A must see!		
Randy & Brain 310.927.6818 KELLER WILLIAMS/CB www.OmegaGroup.LA		

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


help!!!

TUESDAY


8724 ASHCROFT AVE	Refresh. 11-2	NEW
\$1,450,000	2+2 CONTEMPORARY	
	GATED HIDEAWAY IN PRIME WEST HOLLYWOOD	
Gated, private, romantic hideaway in prime West Hollywood West. Home features two bedroom suites, wonderful living & dining rooms w/vaulted ceilings, skylight & fireplace. Gourmet kitchen has granite counters, stainless steel appliances & skylight. Hardwood floors, central AC, laundry room & security system. Wood decks off the front & back of the house & outdoor space make it ideal for entertaining. Property offers a unique guest house with bathroom and kitchenette. Walk to Robertson & Melrose.		
Mark Miller BARCODE PROPERTIES	310.860.7595	stove,fridge,dishwasher,washer,dryer,oth


1220 N POINSETTIA DR	Open 11-2	593C5	rev
\$1,450,000	Triplex	1sty-SPANISH	
	STUNNING ARTIST'S TRI-PLEX WWW.1220POINSETTIA.COM		
Rarely does there ever come on the market a property as meticulously restored as this stunning prime WEHO triplex compound remodeled to perfection. Two side-by-side 1 bedroom, 1 bath units plus expansive studio unit will all be delivered vacant upon close of escrow. The entire property is walled & gated, complete w/ lush gardens, perfectly manicured walkways, artistic fountains & private spa making for an amazing enchanting oasis near trendy shops, restaurants & city services. A must see!			
MLS#14-762667	Omega Group-Randy Wright	310.927.6818	www.OmegaGroup.LA
KELLER WILLIAMS			

10 West Hollywood Vicinity Condo / Co-op

1010 N KINGS RD #315	Open 11-2	593A6	NEW
\$599,000	2+1	CONTEMPORARY	
	MAJOR REDUCTION! PRICED TO SELL		
Stunning third floor unit impeccably renovated with high-end designer finishes through out. This spacious unit features one large bedroom with walk in closet and a second room perfect for a bedroom, home office, or den. The home is finished with stylish ash grey hardwood floors and matching tile that are beautifully lit by recessed lighting with a new dimmer system. The living room opens with sunny windows giving the unit a light and airy feel.			
MLS#14-757075	Josh & Mafi Altman HILTON & HYLAND	323.791.9398	Dshwshr,Grbg Disp,Micro,Rng/Ovn,Fridg

11 Venice Single Family

1525 GLENCOE AVE	Open 11-2	671J3	red
\$1,499,000	+548000	2+2 CONTEMPORARY	
	RARE ARCHITECTURAL IN VENICE		
If you've seen this house before, come see it again - it's amazing & open! This pvt hedged arch home is located in one of the most desirable areas in Venice. Details include high ceilings, lg windows, hwood flrs throughout & a fireplace in LR. Lg lot & backyard w/ gorg shade trees & enough room for a pool. Open flr plan in the main living area feat the LR, DR & kitch, while 2 BDs & den/office are pvt. Lg gourmet kitch feat granite cntps. The master has own BA & French doors opening onto yard.			
MLS#14-756493	Kennon Earl KELLER WILLIAMS BH	310-432-6492	www.1525Glencoe.com


1200 N FLORES ST, UNIT 306	Open 11-2	NEW
\$599,000	2+2 1sty-CONTEMPORARY	
	STUNNING TOP-FLOOR CORNER 2+2 CONDO-FABULOUS WEHO LOCATION	
Top floor, corner unit fully updated. Bamboo flrs thruout. Lrg lving/dining area w/open cstm kitch w/granite cntrs, Alderwood cabs, S.S. Jenn Air appls, wine cooler, dbl ovens, tons of cabinet . Laundry/utility rm in unit. Energy efficient ductless HVAC in bdrms. Pwrful wall air/heat unit in livingrm. Cstm built in clsts in bdrms. Bthrms updt w/granite cntrs & trav. flrng, great storage. New dble pane windows thruout. Lrg. Balc off livngrm. Low HOA dues in a well kept bldg w/beautiful pool		
Allie Riley / M. Collins COLDWELL BANKER-BH N	310-467-4567	FloresStreetCondo.com

635 OXFORD AVE	Open 11-2	671J6	rev
\$1,850,000	3+3	2sty-ARCHITECTURAL	
	FLAWLESS ZEN-LIKE ARCHITECTURE DESIGNED BY LEE + MUNDWILER		
Close to the ocean, this stunning modern architectural home is surrounded by bamboo so you can enjoy exceptional privacy. Your front yard boasts an open fire pit & picturesque water feature that is perfect for summer get togethers. Offers wall to floor windows & glass pocket doors w/ a contemporary open floor plan that takes advantage of an interior courtyard, a step down living rm, ample dining rm, masterfully designed kitchen & immense master suite. Only blocks away from Marina Del Rey!			
MLS#14-771471	Christophe Choo COLDWELL BANKER-BH N	310 777-6342	VeniceBeachModernHomesForSale.com

10 West Hollywood Vicinity Income

8225 FOUNTAIN AVE	Open 11-2	593A5	NEW
\$5,588,000	Units	2sty-MEDITERRANEAN	
	OWN A PIECE OF HOLLYWOOD WHERE CHARLIE CHAPLIN ONCE LIVED		
Welcome to Patio Del Moro, a 1920's Andalusian style 8 unit courtyard building in the heart of West Hollywood designed by Arthur & Nina Zwebell & Architect Leland Byrant. A registered Historic Landmark with true Hollywood History which Charlie Chaplin, Paulette Goddard, Troy Donahue & Joan Fontaine, at one time called home. The Spanish Colonial Revival style with Moorish detailing, a copper-domed Tunisian tower, horseshoe & pointed-arch doorways & windows, tiled-fountains & private patios!			
MLS#14-765529	Christophe Choo COLDWELL BANKER-BH N	310 777-6342	www.PatioDelMoroForSale.com

11 Venice Condo / Co-op

1046 PRINCETON DR #107	Open 11-2	672A6	rev
\$699,000	Prcjt	1sty-ARCHITECTURAL	
	ASSUMABLE SELLER FINANCING AVAILABLE*		
18 of 30 Lofts left,Silicon Beach Lofts in the Oxford Triangle of Venice near shopping/entertainment.Work/Live spaces,select units offering SS Appliances,Italian Cabinets,Marble Counter Tops,9'-30' Bow Truss Ceilings,Private Interior Elevator,Large Windows & Commercial roll up Doors,Skylights,Steel Beams,Large Balcony/Patio Final CoFO 2010,Square footage listed is rentable sf and includes the interior and exterior space. Pictures are of Model units, Marina Del Rey post office*Restrictions Apply			
MLS#14-763935	Lee Johnson SOTHEBY'S	310-892-2244	Blt-Ins,Cbl,Dshwshr,GrbgDisp,Micro,Other



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TUESDAY

12 Marina Del Rey Condo / Co-op

4305 REDWOOD AVE, UNIT 6 Refresh. 11-2 **NEW**
 \$717,000 3+3 2sty-CAPE COD




FABULOUS + RARE REMODELED 3 BED/3 BA W 1 BED/BA DOWNSTAIRS!
 Great 3 bed/3bath in Villa Velletri --- Remodeled Gourmet Kitchen w Granite Countertops and SS appliances. RARE floorplan with 1 bed/ ba downstairs. Bathrooms beautifully remodeled. Freshly painted. Plush new carpeting in bedrooms. Custom brick patio. Central AC/Heating. Extra large attached 2 car garage with TONS of storage. A gem!

Michelle Martino 310-880-0789
 KW - MARINA DEL REY

13 Palms - Mar Vista Single Family

12596 ROSY CIR Lunch 11-2 672 6E **NEW**
 \$1,295,000 4+3.5 2sty-CONTEMPORARY



OVER 3000 SQ.FT. IN DEL REY
 Walk into this lovely sunny home with cathedral high ceilings & skylites. Upstairs 4 bed/3 ba and sitting rm or office. Storage beyond expectation. Downstairs tile entry, step down living rm formal dining rm, family room, breakfast rm with buffet. frplc. Black granite open kitchen blt in sub zero. Laundry rm, guest bath, direct access to 2 car garage. Private lush back yard & patio.City & water views. One of a kind cul de sac neighborhood.

Sue Levitt 310-717-6114
 GIBSON INTL, MDR all built ins

3912 TIVOLI AVE Open 11-2 **NEW**
 \$1,079,000 3+2.5



THE MAGICAL MYSTERY TOUR IS WAITING TO TAKE YOU AWAY!
 Totally captivating & extremely private only begins to describe this one-of-a-kind whimsical retreat. Open kitchen-living-dining concept w/ a separate formal liv room with fireplace. Flexible floor plan, indoor-outdoor lifestyle w/ private patios, outdoor dining areas & lots of grass to play on. Private master suite w/ sunset balcony. Plus a bonus room, perfect for guest room or office. Undoubtedly, this is the house you'll want to call home!

Laurie Woolner 310.699.0980
 POWER BROKERS INTL.

13218 WARREN AVE Open 11-2 671J3 **NEW**
 \$989,000 3+1.5 CONTEMPORARY



GREAT OPPORTUNITY 4 DEVELOPER, CONTRACTOR TO BUILD 3000+SQ FT
 Great opportunity for developer or contractor to build a 3000 + sq ft new home with views. On a great tree lined street on one of the best streets of the Mar Vista hills. It is in move in condition with updated kitchen and bathrooms. Potential to convert double attached garage and add a carport. Short walk to tennis courts, golf course, park, trendy restaurants and Whole Foods Market.

MLS#14-774253
 Mark Levy 310-490-6294
 MARK LEVY, REALTOR & Also Sunday Open House 7/13, 2pm to 5pm


10737 TABOR ST Open 11-2 672E1 **NEW**
 \$799,000 3+2 SPANISH



WESTSIDE VILLAGE HOME...
 This wonderful home lovingly referred to as "Casa de Las Palmas" has beautiful hardwood floors throughout, a remodeled open kitchen w/granite counter tops, stainless steel appliances, breakfast bar, a spacious Master bedroom w/walk in closet & gorgeous attached bath, pebble stone floor, separate shower & tub. 2nd full bath w/ "Jack & Jill" bedrooms. 2 car detached garage is being used as a bonus room/library/exercise room. Large yard w/open patio, & huge organic vegetable garden.

Renate Lichter (310)990-5520
 RE/MAX ESTATE PROPER stove/oven,dishw, microwave,washer/dryer

3540 REDWOOD AVE Open 11-2 **rev**
 \$1,995,000 4+4 2sty-MODERN




ARCHITECTURALLY INVITING MODERN
 Elegantly designed & meticulously built new construction modern home in the prime 'Wood Streets' area of Mar Vista. Completed w/ integrity, from the steel frames to the landscaping, the pride of craftsmanship is abundant. Functionally designed for entertaining yet provides for separate, more intimate public areas. High-end finishes & appliances showcase the quality meant for a sophisticated owner. Welcome Home.

Mark Kitching 310-902-0221
 PARTNERS TRUST - OP

14 Santa Monica Single Family

523 11TH ST Open 11-2 631D7 **NEW**
 \$3,150,000 4+3.5 2sty-CONTEMP MED



N. OF MONTANA CONTEMPORARY MEDITERRANEAN
 A beautiful home , North of Montana with the perfect floor plan. There is a formal living room with fireplace, formal dining room and a family room off the kitchen that leads to the private patio, garden and pool. There are hardwood floors, high ceilings and lots of light. A great home in a great location.

Dolly Niemann 310-230-3706
 BERKSHIRE HATHAWAY H AC,dishwasher,stove, oven, disposal

360 MESA RD Open 11-2 631B7 **red**
 \$1,755,000 1960000 4+2 CONTEMPORARY



\$200,000 REDUCTION! 1940'S SPLIT-LEVEL S.M. CANYON
 Features Include: Large sun-drenched open living room w/ fireplace, eat-in kitchen, and entertainment patio. There are two bedrooms + full bath w/direct access to back patio area. The master suite with dressing area and full bath + fourth bedroom/office completes the third level. Well- kept original hardwood floors, Board and Batten paneled detailing, Tree-top canyon vistas with peek-a-boo ocean view. Superb Santa Monica Canyon location --Canyon Elementary too! Restore or build your dream home.

MLS#14-766281
 Joan Caplis 310.748.2208
 COLDWELL BANKER-BREN www.360MesaRoad.com




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TUESDAY

14 Santa Monica Condo / Co-op

1010 19TH ST, UNIT 6	Refresh. 11-2	NEW
\$875,000	2+2 1sty-MEDITERRANEAN	
		
<p>GORGEOUS & ULTRA-SPACIOUS 2 BED CONDO IN A+ SANTA MONICA LOC</p> <p>Beautiful 2BR/2BA 2009 remodel at the highly sought after Mediterranean just south of Montana Ave. Accessible from lovely landscaped courtyard, this spacious, single level unit is flooded w/ natural light. HW floors & plantation shutters. Kitchen w/ granite countertops, stainless appl & breakfast nook. Entertainer's LR w/ fireplace & sep DR. Large master & closets. Bonus rm used as office. Franklin School Dis. Quiet/walkable in exclusive WilMont neighborhood. Extremely rare find in Santa Monica.</p>		
Allie Riley / M. Collins COLDWELL BANKER-BH N 310-467-4567		19thStreetCondo.com

1031 18TH ST #4	Open 11-2 631F7	NEW
\$799,000	2+3 CONTEMPORARY	
		
<p>BEAUTIFULLY APPOINTED 2BED+2.5BATH TOWN-HOME IN SANTA MONICA</p> <p>Bright, open & airy with high ceilings & hardwood floors throughout. Good sized gourmet kitchen with granite counters & newer appliances. Dinning area with French doors opening to a private patio, perfect for entertaining. Two upstairs bedrooms have high ceilings & en-suite redone bathrooms. Direct access to 2 car secured parking. Just minutes from Montana & Wilshire's fabulous shops, eateries & award winning schools.</p>		
MLS#14-774467 Clifford Rowe TELES PROPERTIES 424-203-1890		Grbg Disp,Hood Fan,Rng/Ovn,Fridg

847 5TH ST, UNIT 304	Open 11-2	NEW
\$795,000	2+2	
		
<p>BEAUTIFUL CONDO IN PRIME SANTA MONICA!</p> <p>Situated on 5th and Montana, this complex has all of the conveniences of the Westside, just blocks from the 3rd street promenade and Montana shops. This well-lit, front-facing unit sits on the top floor, with a beautiful balcony, and treetop views in prime Santa Monica. The unit has an open floor plan with floor to ceiling windows, and oak hardwood floors in the living room and kitchen. The master suite features a generously sized walk-in closet. Underground parking and laundry in unit.</p>		
Richard Stearns PARTNERS TRUST BW 310-850-9284		

1435 26TH ST, UNIT 10	Lunch 11-2 631G7	NEW
\$699,000	2+2.5 2sty-TRADITIONAL	
<p>DON'T MISS THIS GEM! WOOD FLOORS IN LR & DINING AREAS, NEW CARPETING IN BEDRMS, TWO OUTDOOR AREAS, CENTRAL A/C & HEAT, S X S PARKING W/ DIRECT ENTRANCE, MASTER W/VAULTED CEILING & WALK-IN CLOSET.</p>		
WASHER, DRYER, REFRIGERATOR		
Athene Farmas 310-613-4663		ROBERT KATZ & ASSOCI

933 11TH ST, UNIT 20	Open 11-2 631E7	NEW
\$620,000	2+2 2sty-CONTEMPORARY	
		
<p>LOCATION!! LOCATION!! LOCATION!!!</p> <p>Fantastic location just two blocks south of Montana Avenue! 2 Bedrooms + 2 Bathrooms + 2 Parking Spaces Side x Side. Upper single level unit with spacious living and dining area and balcony. Master bedroom with own private bathroom. Good size second bedroom. Tastefully painted with smooth ceilings throughout. Light and bright south facing unit in courtyard setting in a well maintained building. Subterranean gated parking spaces.</p>		
Portia Corlin BHHS 310.230.3793		

1457 CENTINELA AVE, UNIT 1	Open 11-2	NEW
\$399,000	2+2.5 2sty-CONTEMPORARY	
		
<p>CONTEPORARY TOWNHOUSE</p> <p>Amazing opportunity to own a 2+2.5 end unit Townhouse style condo in Santa Monica! Contemporary style bldg features an arched wood door entry into the open floor plan unit. The first level combines modern style kitchen w maple cabinetry, black granite counter tops & breakfast bar, living rm with slate tile flrs & fireplace, powder & a mosaic stone staircase. The Master & 2nd bedrm on the second level both boast lots of light & attached bathrooms. Low HOA dues, stacked washer/dryer. Short Sale</p>		
Tori Gable ARIA PROPERTIES 310.460.867		Slate flrs, Granite countertops, fireplc

15 Pacific Palisades Single Family

866 MUSKINGUM AVE	Lunch 1-2 630/J4	NEW
\$5,850,000	5+6 2sty-MONTEREY COLONIAL	
		
<p>GLORIOUS HOME ON ALMOST-1/2 ACRE</p> <p>Bring your clients to experience the meticulous craftsmanship of this architect-designed custom home. Every detail has been carefully considered. From the creative use of woods, to the clever use of space to create a glorious indoor/outdoor California lifestyle. An amazing great room is the home's central focus, with an adjoining kitchen to fulfill the dreams of any cook or any family. In a neighborhood of estates on generously-sized lots, with easy access to PP Village or our wonderful beach.</p>		
Joan Sather SOTHEBYS PALISADES 310-740-0302		Fully equipped


242 SURFVIEW DR	Open 11-2 630E5	NEW
\$3,449,000	4+5 2sty-TRADITIONAL	
		
<p>PACIFIC VIEW ESTATES.</p> <p>Excellent Traditional located in the exclusive beach enclave of Pacific View Estates. Tastefully rebuilt and expanded to create an open and light feel with ocean vistas. Gourmet kitchen opens to family room. One bedroom downstairs, 3 bedrooms upstairs including romantic master with fireplace, luxurious bath, balcony and ocean views. Large garden and grounds with room for a pool. Original home built in 1965, however, it was extensively remodeled and expanded in 2008.</p>		
MLS#14-774281 James Respondek SOTHEBYS INTL REALTY 310-488-4400		Blf-Ins,Dshwshr,Grbg Disp,Range/Oven

410 VANCE ST	Open 11-2 631/B7	NEW
\$2,900,000	3+3 1sty-TRADITIONAL	
		
<p>STUNNING PALISADES TRADITIONAL</p> <p>This exquisitely landscaped and gated single level traditional is a must see. Wood floors, crown moldings, recessed lights. Three bedrooms/ three baths. Gourmet kitchen w/custom center island, stainless steel appliances, Caesar stone counters, wine fridge. Spacious living room w/fireplace. Family room w/fireplace and French doors leading to stone patio. Master suite w/French doors leading to outdoor patio. Garage converted to media room with AC/heating, recessed lights. vaulted ceiling</p>		
Vicki Driscoll PARTNERS TRUST BW 300-500-3091		wshser,dryer,dshwsher,refrigerator,stove

656 N LAS CASAS AVE	Open 11-2 630/H5	NEW
\$1,895,000	3+2.5 CONTEMPORARY	
		
<p>FABULOUS OPPORTUNITY IN THE HEART OF THE PALISADES!</p> <p>Beautiful contemporary home in the wonderful Palisades Bluff area. Light, bright and open with flexibility in floorplan. There are breezes and views from both the kitchen and the master bedroom areas. Sit out on the patio or bedroom deck and look out over canyons to ocean. The home flows from inside to both an outdoor side patio, and a generous rear yard grassy area. Built on multiple levels, there is potential to create your own space that work beautifully for your own needs.</p>		
Scott Gibson/Pat Heller GIBSON INTERNATIONAL 310.622.7401		

TUESDAY

16822 VIA LA COSTA	Open	11-2	630H1	red
\$2,695,000	5+4.5	2sty-TRADITIONAL		



\$200,000 REDUCTION - TURN KEY HOME BUILT IN 2001

Gorgeous 2Sty Hm w/OCEAN VIEW LOCATED ON A CUL-DE-SAC in the Guard Gated Enclave. NEW MARBLE ENTRY w/accent tiles & NEW HARDWOOD FLOORS. LR w/2Sty ceil & fp. Frml DR. Office/Lib. GRANITE KIT w/STAINLESS STEEL APPLIANCES opens to FAM RM w/FP & BEAMED CEILING. MASTER SUITE w/BALCONY & TRAVERTINE BATHROOM. Yard w/POOL, SPA, BUILT-IN BBQ & LUSH LANDSCAPING. 3-Car garage, PLANTATION SHUTTERS, TANKLESS WATER HEATER. Summit Club w/pool/spa/tennis/gym/basketball/rec rm & there is a pri park.

MLS#14-766759
Lauren Polan 310/573-7776
COLDWELL BANKER-PAC.

www.16682ViaLaCosta.com

815 ALMA REAL DR	Refresh.	11-2	631A5	red
\$2,499,000	2698000	4+3	TRADITIONAL	



JUST REDUCED ! HUNTINGTON PALISADES

Charming Traditional behind white picket fence in Huntington Palisades. Has been recently updated - new kitchen and new bathrooms, bright spacious rooms. Private master in rear opens to private yard. Close to all the Palisades Village offers: park, library, restaurants, schools, banks and Sunday Farmers' Market.

MLS#14-758689
Shiela De Leon Elardo 310 975 4274
WESTSIDE ESTATE AGEN

Blt-Ins,Dshwshr,Frzr,Grbg Disp,Hood Fan

954 FISKE ST	Open	11-2	631B5	rev
\$2,499,000	4+4	CONTEMPORARY		



PACIFIC PALISADES VILLAGE CONTEMPORARY TRADITIONAL

Set just blocks from the Village on a quintessential tree-lined street, sits this lovely light filled 4 bedroom/4 bathroom contemporary traditional w/ updated/newer interior finishes. Perfect location that's just moments to schools, stores, restaurants, beach, bike path & hiking. First level has an over-sized living room, dining room, powder room, bedroom suite & kitchen w/ family room/breakfast area that opens to a beautiful landscaped & grassy yard. 3 add'l bedrooms & 2 bathrooms up.

MLS#14-772139
David Kelmenson 310-500-1430
PARTNERS TRUST BRENT

www.954FiskeStreet.com

17076 BOLLINGER DR	Open	11-2	630G6	rev
\$2,395,000	4+3	2sty-TRADITIONAL		



TRADITIONAL BEAUTY IN MARQUEZ

Located in the lower Marquez Knolls area of Pacific Palisades on the highly sought out Bollinger loop, this Traditional-style beauty w/excellent curb appeal is ready to move right in! Featuring an open floor plan w/vaulted ceilings, hardwood floors & plenty of natural light cascading throughout. Amenities include a living room w/fireplace, dining area, kitchen w/breakfast bar & built-ins. Relax or entertain on the spacious backyard patio w/ built-in barbecue & large grassy area w/room for pool.

MLS#14-769161
Pekar/Ellis Real Estate 310-496-5955
GIBSON INTERNATIONAL

BBQ,Blt-Ins,Dshwshr,Grbg Disp,Hood Fan

684 BIENVENEDA AVE	Open	11-2	630J5	rev
\$1,575,000	3+2	TRADITIONAL		




PICTURE PERFECT HOME

Move right in to this picture perfect home in a great Palisades location. Superb lay out with remodeled kitchen and baths, vaulted ceilings, Great Room off kitchen with wood burning fireplace and French doors to the entertaining patio w/ BBQ. Magical terraced garden with seating and play areas. Garage is being used as the 3rd bedroom. Tenant occupied.

MLS#14-758755
Ellen McCormick 310-230-3707
BERKSHIRE HATHAWAY

15 Pacific Palisades	Condo / Co-op		
1632 MICHAEL LN	Open	11-2	NEW
\$850,000	3+2.5	MEDITERRANEAN	



TRI-LEVEL TOWNHOME

Enjoy resort style living located in the Michael Lane Villa. This 3+2.5 Tri-Level Townhome has a Dining Area, BK Area and a gas fireplace in both the LR and Master BR. Amenities include Community Pool, Spa & Gym surrounded within beautifully landscaped grounds with gorgeous views. Close to the beach, hiking trails and the Village of Palisades. Probate sale, court confirmation required.

Nancy Sanborn 310-777-2858
BERKSHIRE HATHAWAY

1556 PALISADES DR	Open	11-2	630-F1	NEW
\$799,000	2+2.5	2sty-MEDITERRANEAN		



POPULAR "C" PLAN IN A PRIVATE & LUSH SETTING WITH VIEWS!

This town home is perched on a knoll and offers tranquility & stunning views of the mountains. The always attractive floor plan consists of a large family room adjacent to the updated kitchen both w/ hardwood floors. A formal dining room & living room w/ fireplace spills out to the spacious patio. Upstairs are two bedroom suites including a Master w/ an updated bath, walk-in closet & amazing views of the mountains from inside or out on the private balcony. HOA amenities: pool, spa, gym & tennis.

Nicolas Beauvy 310-573-7473
COLDWELL BANKER-PPAL

Great value & views! Laundry upstairs!

15340 ALBRIGHT ST, UNIT 101	Open	11-2	NEW
\$749,000	2+2	1sty-TRADITIONAL	



UPDATED CONDO CLOSE TO THE VILLAGE

Beautiful 2 bedroom 2 bathroom condo in the heart of the Palisades Village. Spacious, bright open floor plan w/ upgrades & designer features. Chefs kitchen & formal dining room open to private patio & living room area-perfect for entertaining. Large master suite w/ walk in closet & separate dressing area. Move in ready w/ plantation shutters, freshly painted, built-in book shelves, new carpet, washer & dryer in the unit, two car side by side parking in gated, secured garage.

L Citron, FR Smith 310-874-1423
PARTNERS TRUST-BW

Dhwasher, wsher, dryer, fridge, range

18057 COASTLINE DR #5	Open	11-2	630E6	rev
\$1,250,000	2+2	CONTEMPORARY		



SPECTACULAR OCEAN VIEWS!

Enjoy panoramic ocean and Santa Monica Bay views from this rarely available unit in award winning building. First time on market since built. Large view balcony along whole length of condominium, with own bbq area. Private, inside laundry room. Two car garage, with side by side parking and extra storage. Easy access to the unit (few steps). Close to beach, Palisades, Malibu, and Santa Monica centers. HOA includes earthquake insurance, water and garbage.

MLS#14-769029
Marta Samulon 310-230-2448
COLDWELL BANKER-PAC.

Blt-Ins,Dshwshr,Dryer,Grbg Disp,Rng/Ovn

NO TAX RETURN NEEDED TO QUALIFY!

CHRIS FURIE
BRE 1004991 | NMLS 357449

DAMON GERMANIDES
BRE 1794261 | NMLS 317894

310-859-0488
www.insigniamortgage.com

9595 Wilshire Blvd., Suite 801 Beverly Hills, CA 90212

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TUESDAY

15 Pacific Palisades Lease

990 CORSICA DR	Open	11-2	631C5	red
\$18,500	5+5	SPANISH		



MLS#14-763243
Benjamin S. Lee 310-858-5489
COLDWELL BANKER-BH N

MANSION IN THE PALISADES! ALL OFFERS CONSIDERED!!

Gated magical 5000+ sf estate in Palisades Riviera. 5+5 home w/ guesthouse that includes 2+2 at over 1800 sf. Heavy wooden beams, original Moroccan tile, colorful stained glass. Formal living rm w/ stone fp & the unique octagon shaped dining rm. Also upstairs you'll find intricately detailed, recently refurbished BAs w/ original tile work, 4 lg BDs & a generous abundance of closets & storage capabilities. Downstairs is a basement perfect for wine storage. Available furnished/unfurnished.

Microwave, Range/Oven, Fridge

500 N GOWER ST	Open	11-2	593F7	red
\$1,749,000	4+4	CONTEMP MED		



MLS#14-761525
Lisa Hutchins 323.460.7626
CB - HANCOCK PARK


GREAT NEW PRICE!

Contemporary Mediterranean built completely new from ground up in 1994. One block from Larchmont Village. 2-story entry leads to dramatic step-down open living/dining room with fireplace, wet bar & soaring vaulted ceiling. Gourmet center-island eat-in kitchen with stone counters & access to Zen garden/yard. 1 bed/1 bath and powder room down. 3 beds/2 baths upstairs includes lux master suite with fireplace, walk-in closet, huge deck and office/nursery. A/C & Security.

#1 Agent in Hancock Park since 1994

16 Mid Los Angeles Income

3039 8TH AVE	Lunch	11-2	633-F7	NEW
\$449,000				



MLS#14-772193
Carmen Martin 310-422-8769
COLDWELL BANKER- BW

OPEN TUESDAY 11-2PM! SERVING LUNCH!

Light & bright 2 story duplex. Unit number 1 is owner - occupied. Each unit has separate meters and its own laundry room. Completely remodeled within a year. Hardwood floor in living and dining rooms. Both kitchens have been updated with new counters and appliances. Very nice and well maintained. Gated front yard , new BBQ pit in the gazebo of back yard. Back yard is fenced with automatic gate, garage is used as storage. 3 gated parking spaces.

639 N JUNE ST	Open	11-2	593E7	rev
\$1,799,000	5+4	2sty-TRADITIONAL		

Great Value! Home situated on a double corner lot, private backyard w/ room for pool; 2 car garage converted w/full bath. Bring your imagination & contractors! HPOZ, non-contributing home.

MLS#14-744905
L. Brenner/ N. Hartman 323-860-4245
COLDWELL BANKER - HP

18 Hancock Park-Wilshire Lease

631 WILCOX AVE, UNIT 1B	Open	11-2	593E7	NEW
\$3,975	2+2.5	CONTEMPORARY		



CLAW, MLS
Peggy Bartenelli (323) 460-7637
COLDWELL BANKER HPN

CONVENIENT LOCATION NEAR LARCHMONT

Designer done 1st floor unit w/breathtaking views of Wilshire Country Club. Spacious LR & master bed open to a private terrace overlooking the lush golf course. The gorgeous updated kitchen has SS appls & custom cabinets/tile work plus spa-like master bath & ample closets. Features inc: DBL door entry, crown moldings, plantation shutters, powder room, in-unit laundry & A/C. Beautifully maintained grounds with 24-hr sec guard, heated pool & spa. HOA incl: cable, internet, water, on-site manager.

Call James Hutchison at 310-562-5907

17 Mid-Wilshire Condo / Co-op

918 S SERRANO AVE	Open	12-3	633H3	NEW
\$539,000	1+1	FRENCH NORMANDY		



MLS#14-774437
David Raposa 323-573-4202
CITY LIVING REALTY

CLASSIC 1930S GLAMOUR - LANDMARK BUILDING

Return to the glamour of 1930s Los Angeles! The Landmark courtyard complex, "Chateau Alpine" (LA Historic Cultural Monument # 928), has great curb appeal and is located on a block with other Deco period Landmark buildings. This spacious unit features high ceilings in main rooms and hardwood floors throughout, and a classic center entry hall. Grand living room boasts great moldings, decorative fireplace, original sconces, and huge bay window with window seat. Formal dining room. Huge bedroom.

Range/Oven, Dishwasher, Washer/Dryer

19 Beverly Center-Miracle Mile Single Family

131 S FULLER AVE	Refresh.	11-2	NEW
\$1,950,000	5+4	SPANISH	



Jimmy Martinez 323-377-0548
PARTNERS TRUST BH

AMAZING CHARACTER SPANISH ON PREMIER STREET! READY 4 REMODEL

Finally....a grand 2-story character Spanish on the BEST street in Miracle Mile. 131 South Fuller Ave epitomizes a prime location. This 5 bed, 4 bath home needs work so bring your contractor & designer. 3,768 interior square feet on a huge 8,224 lot. Huge living room w/ beamed ceilings, formal dining room, breakfast room, large kitchen, huge family room, separate laundry room, and bedroom & bath comprise the 1st level. Upstairs there are 4 bedroom and 3 bathrooms. Huge Master w/ walk-in closet.

www.131fuller.com

18 Hancock Park-Wilshire Single Family

520 LILLIAN WAY	Refresh.	11-2	593/F7	NEW
\$1,299,000	3+2	1sty-TRADITIONAL		



John Duerler 213-924-2208
HANCOCK HOMES REALTY

This 3 bedroom 2 bath home, in the Desirable 3rd Street School District and in Prime Hancock Park Proper, exudes charm and warmth. Lovely garden areas and a spacious backyard complete the picture.

6316 W 5TH ST	Open	11-2	633B2	rev
\$3,195,000	5+5.5	2sty-CONTEMPORARY		



MLS#14-771713
Omega Group-Rande Gray 310.614.2839
KELLER WILLIAMS

AMAZING DESIGNER HOME WWW.6316 5THSTREET.COM

Exceptional cutting edge new construction design in prime Beverly Grove location. Expansive open plan with stunning designer finishes and attention to detail, this home features an Italian kitchen with Miele appliances, 5 spacious bedrooms, 5.5 designer bathrooms, private bedroom balconies, and design features expected by today's lifestyle buyer. Outdoor living room, private entertainer's backyard, gorgeous infinity edge pool and spa. This is a must see property!

www.OmegaGroup.LA

TUESDAY

19 Beverly Center-Miracle Mile *Income*


1068 S BEDFORD ST Refresh. 11-2 632J3 NEW \$1,249,000	
	WONDERFUL AND CHARMING SPANISH DUPLEX IN FANTASTIC LOCATION Each unit is 3 BR + 1.75 Baths- Hardwood floors, fireplace, light and bright with many original charming details. Each unit has a breakfast room as well as a separate laundry room. Lots of windows as well as a front porch! There is a 3 car garage as well as additional driveway parking. The neighborhood is wonderful- This is a very special duplex!
MLS#14-774381 Gayle Weiss 310-880-7948 NOURMAND&ASSOCIATES	ClnG Fan,Grbg Disp,Rng/Ovn

20 Hollywood *Single Family*

1327 SEWARD ST Refresh. 11-2 NEW \$685,000 2+1 CALIFORNIA BUNGALOW	
	PRISTINE CALIFORNIA BUNGALOW IN PRIME HOLLYWOOD! Located in a prime pocket between Fountain and Sunset, this character Craftsman Bungalow was built in 1921 and features newly refinished hardwood floors, central AC, updated kitchen & bathroom, landscaped front & backyards, and plenty of charm. Stroll to Arclight, DeLongpre Park, Trader Joes, and all of the best shopping, dining, and restaurants in mega-hot Hollywood. This is a phenomenal opportunity to live in the heart of everything. Lot is zoned LARD 1.5. Also Open Sunday July 13th 2pm-5pm.
Hellberg & Martinez 323-377-0548 PARTNERS TRUST BH	www.1327seward.com

20 Hollywood *Condo / Co-op*

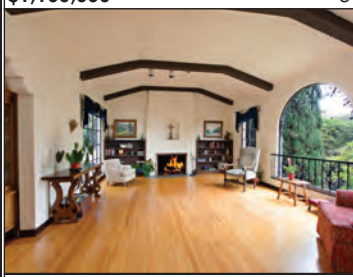
1322 N DETROIT ST #11 Open 11-2 593D5 NEW \$799,000 2+3 ARCHITECTURAL	
	HABITAT 15 Habitat 15. Award winning modern condo/loft development designed by Predock Frane Architects, 2010. Tri-level corner unit features exceptional light, dramatic 18' ceilings offering a sense of volume and thoughtful allocation of space over the 3 levels provide privacy. Fabulous amenities include European style galley kitchen with stainless steel appliances and sleek bathrooms. Minutes from all the best that LA has to offer. Controlled access parking (2 cars, not tandem) and extra storage.
MLS#14-773731 Alan Taylor 818-324-9329 JOHN AAROE GROUP	Blt-Ins,Dshwshr,Frzr,Grbg Disp,Micro.

6735 YUCCA ST #504 Lunch 11-2 593E4 rev \$780,000 2+4 MODERN	
	This Penthouse is a spectacular blend of elegance and modern luxury located in the heart of Hollywood. This clean, contemporary home is a creation of the award-winning architect Stephen Kanner. The unit boasts natural bright light and an open floor plan, dual master bedrooms and a spacious loft with 3.5 baths, plus 17' CEILING, floor to ceiling windows with designer lighting, private oasis balcony + 2nd balcony deck overlooking resort style pool & spa with views.
MLS#14-767303 Jimmy Heck & Evan Harney 310.650.1116 RODEO REALTY - BH	Blt-Ins,Dshwshr,Dryer,Frzr,Grbg Disp


20 Hollywood *Income*

831 N WILCOX AVE Open 11-2 593E6 NEW \$1,225,000 Triplex 1sty-SPANISH	
Completely remodeled and updated Hollywood Tri-plex. All units have tankless water heaters. Newer copper plumbing, main sewer line, roof, windows and driveway. Listing agent is owner.	
MLS#14-765797	Blt-Ins,ClnG Fan,Dshwshr,Dryer,Micro Jeffrey White 213-300-1485 RE/MAX EXECS

21 Silver Lake - Echo Park *Single Family*

2210 MORENO DR Lunch 11-2 594D4 NEW \$1,100,000 3+2 SPANISH	
	CLASSIC SPANISH This quiet, neighborhood of well kept homes & friendly neighbors can provide you with a way of life that you thought had disappeared. Natural light streams throughout this cheerful 1929 home. Sunday breakfast is serene with view of the lake. Home is decked out in authentic warm red tile, patina white stucco walls, ornate wrought iron light fixtures, & shiny oak floors. Scents of roses & citrus permeate the vintage garden. Lower level and basement have a lot of potential. Ivanhoe school district.
Gail Crosby 323 428-2864 SOTHEBY'S INTERNATIO	

3106 SWAN PL Open 11-2 NEW \$899,000 3+3	
	FABULOUS POTENTIAL Charming 3 Bedroom, 2 1/2 Bath home with views from almost every room. The property features a Formal Living Room, Formal Dining Room, Breakfast Nook, Den & Office/Study. Living Room and Breakfast Nook open to a patio with amazing views of Downtown LA. The Den, Office/Study and Bedroom open to another patio with the same amazing view. Attached 2 car garage with direct access. Flat area for potential grassy yard. Probate Sale, no court confirmation required.
Nancy Sanborn 310-777-2858 BERKSHIRE HATHAWAY	

1447 MCDUFF ST Open 11-2 594E7 NEW \$649,000 2+2 2sty-CALIFORNIA BUNGALOW	
	RUSTIC MODERN 1920 BUNGALOW W/ GREAT VIEWS AND PRIVACY Rustic Modern 1920 bungalow 2+2, nestled in the hills of Echo Park. Open layout, full of natural light and views. Unique and versatile floorplan. Custom designed by owner/artist, including full master suite, so sweet your buyer will never want to leave home. Stroll to Elysian Park, cafe's, eateries, and all that Echo Park imbues- historic and new.
MLS#14-771671 Peter Tomlinson 323-300-1124 KELLER WILLIAMS RLTY	Cbl,Dryer,Grbg Disp,Hood Fan,Rng/Ovn

21 Silver Lake - Echo Park *Condo / Co-op*

1886 N ALVARADO ST Open 11-2 NEW \$550,000 3+2.5 3sty-CONTEMPORARY	
	CONTEMPORARY TOWN HOUSE Stylishly renovated town home, nestled atop the hills of Echo Park providing direct views of Downtown LA. 3 bed/2.5 bath + office features hardwood floors throughout. Light and bright with walk out patios on every level. Living w/ modern fireplace & balcony opens to dining room, powder and nicely upgraded kitchen with large walk-in pantry. Second level with den or guest bedroom Third level contains master bedroom with in suite bath and view balcony, guest bed & separate office with shared patio.
Joshua Gaunya 310-275-2223 DEASY/PENNER	LA City Views

OPEN HOUSE STATUS LEGEND

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

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

21 Silver Lake - Echo Park Income

1008 MYRA AVE	Refresh.	11-2	594B5	NEW
\$1,125,000				
SILVERLAKE TRI-PLEX				
<p>Charming updated triplex sit above the street built on three levels. Walking distance to trendy Sunset Blvd / Hillhurst coffee houses and restaurants. Reminiscent of a San Francisco property. All three units have their own patio with city view. Separate meters. All units are 1BD+1BA. Two garages and 2 storage rooms. A bonus studio/recreation room has it's own bath, kitchen and patio. MOTIVATED SELLER!!!</p>				
				
<p>MLS#14-771903</p> <p>Irene Tsu 310 993 6141</p> <p>COLDWELL BANKER-BH N</p>				
<p>Cbl,Clng Fan,Dshwshr,Grbg Disp,Hood Fan</p>				


22 Los Feliz Single Family

2630 N VERMONT AVE	Open	11-2	NEW
\$6,800,000	6+4	2sty-MEDITERRANEAN	
HISTORIC 1925 VAN M GRIFFITH ESTATE ON NEARLY 3/4 ACRE			
<p>Unique & private cmpnd w/Montecito style GH. Long dbl gated drwvy, main residence has views of downtown, the Observatory & Griffith Park. Spacious LR, formal dining, libry, eat-in kit, speakeasy, & rooftop deck. 4BR+3.5BA in main house. Expansive grounds w/giant redwoods, pines, olive trees. Stone pathways & flat park like grnds. Loggia w/outdr fp & saltwater pool. Newly remldd GH opens to the pool & priv grdn. Exquisite tile, rich wd & open beamed ceilings complete this sanctuary.</p>			
			
<p>Rogers+Stellini 310.963.4205</p> <p>NORMAND&ASSOCIATES</p> <p>www.2630NorthVermont.com</p>			

4969 AMBROSE AVE	Open	11-2	593J3	red
\$1,399,000	3+3	MEDITERRANEAN		
PRICED TO SELL! PRIME BLOCK OF AMBROSE AVE.				
<p>Classic gated Mediterranean villa w/formal LR/hrwd & updt'd wood burning fp w/stone mantle. French wndws & drs to private front patio. Rmldd & expanded eat-in kit w/ctr isl, carrera marble cntrs & SS appl, to grassy rear yrd w/fruit trees. Formal DR w/French drs to yrd & brick patio. Lrg bright mstr upstrs w/2 closets & custom built-in bookshelves. 2 addtl BRs upstrs w/updt'd Jack & Jill bath. 1BR w/private patio & views. Updt'd multi-zone HVAC, alarm. Detached 2car grg w/addtl pkg in drwvy.</p>				
				
<p>MLS#14-760009</p> <p>Adam Sires/Mike Nourmand 310.888.3314</p> <p>NORMAND&ASSOCIATES</p> <p>Reduced! Amazing Opportunity!</p>				

5615 GREEN OAK DR	Lunch	11-2	593H2	rev
\$2,999,000	5+6	MEDITERRANEAN		
MAGICAL REDUCTION FROM \$3,449,000 TO \$2,999,000				
<p>Newly staged and looking FABULOUS! The splendor of The Oaks takes on a new meaning in this magical home. The spirit of Californian and Mediterranean architectural styles are artfully blended in this stunning new construction. From the richly layered textures of wood and classic tile to the integration of stone & ironwork create a striking balance. The generous proportions and high ceilings make the rooms unfold in an aesthetic progress of just the right contrast. 20,000 sq ft lot with pool.</p>				
				
<p>MLS#14-744803</p> <p>Jane Schore 323-573-6562</p> <p>COLDWELL BANKER-SUNS</p> <p>www.ShoppingwithSchore.com</p>				

22 Los Feliz Condo / Co-op

4455 LOS FELIZ BLVD #606	Lunch	11-2	594B2	NEW
\$479,000	1+1	6sty-MID-CENTURY		
SOUGHT AFTER LOS FELIZ TOWERS CONDO - 1 BD/ 1 BA				
<p>Please stop by to view this beautiful open condo and stay for lunch.</p>				
				
<p>MLS#14-773933</p> <p>Rafik Ghazarian 323-371-1511</p> <p>BERKSHIRE HATHAWAY</p>				
<p>Cbl,Dshwshr,Elvtr,Grbg Disp,Rng/Oven</p>				

28 Culver City Single Family

4355 KEYSTONE AVE	Open	11-2	672G3	NEW
\$1,149,000	3+2	CALIFORNIA BUNGALOW		
CARLSON PARK CHARMER				
<p>Rare to find family compound in Carlson Park neighborhood. 3 bed 2.5 baths, updated kitchen with Caesar stone counters, which is open to the living and dining room, master bedroom suite with French doors that open to the private back yard, along with a separate guesthouse/rumpus room which makes the total sq ft approximately 1900. Solar panels, upgraded plumbing and electrical. Close to Carlson Park and the schools. First showings Tuesday Caravan 11-2 on July 8th then Sunday open 2-5 July 13th.</p>				
				
<p>MLS#14-774317</p> <p>Michael C King 310-500-1305</p> <p>PARTNERS TRUST BRENT</p> <p>Blf-Ins,Dshwshr,Grbg Disp</p>				

10725 LUGO WAY	Open	12-2	672H4	rev
\$2,350,000	4+4	2sty-ARCHITECTURAL		
CULVER CREST CUSTOM/PANORAMIC VIEW!!!				
<p>Panoramic views/ Architectural design / vaulted ceilings, open beams, skylights, angle walls. 4 bedrooms, 4 baths, large family rm / step down bar, master suite / huge walk-in closet / bath, loft / office, theater with 110 inch screen / surround sound system, outdoor kitchen, pool /electronic control water fall, spa / large outdoor flagstone patio, serene sitting garden with pool less water fall, cabana, and glass firepit with eating area. Built in 1995, high on the hill on cul de sac street.</p>				
				
<p>MLS#14-768669</p> <p>Karen Dolce 310-390-9041</p> <p>DOLCE & ASSOCIATES</p> <p>Blf-Ins,Clng Fan,Cent Vac,Dshwshr</p>				

12302 ALLIN ST	Refresh.	11-1	672E6	rev
\$1,399,000	4+3	2sty-TRADITIONAL		
THE PERFECT BRAND NEW HOME PROXIMATE TO ALL!				
<p>STUNNING & SPACIOUS BRAND NEW CUSTOM HOME! TASTEFUL TRADITIONAL STYLINGS W/A MODERN FLAIR. SUNLIT RMS W/HIGH CLNGS/WAINSCOTING/WD FLRS. OPEN SPACE 'GREAT' RM DESIGN FOR ULTIMATE ENTERTAINING. BIG DINING/DEN AREA. SUPERB KITCHEN W/CARRERA MARBLE COUNTERS & TOP APPLIANCES. MASTER SUITE W/LG VIEW BALCONY/FP/LUXE BATH W/JACUZZI TUB/WALK-IN/VAULTED CLNG. OVERSIZED GARAGE W/DIRECT ACCESS. TREMENDOUS LUSH YARD W/FAB PORCH AND LAWNS. CURB APPEAL ON A COVETED QUIET ROAD PROXIMATE TO ALL AMENITIES!</p>				
				
<p>MLS#14-770981</p> <p>LIBOW / SELEM (310) 442-1644</p> <p>COLDWELL BANKER-BH S</p> <p>WWW.12302ALLIN.COM</p>				

28 Culver City Condo / Co-op

4601 INGLEWOOD #7	Lunch	11-2	672E5	NEW
\$435,000	2+2	2sty-TRADITIONAL		
<p>BEAUTIFULLY REMODELED TOWNHOUSE IN A GATED COMPLEX. NO ONE ABOVE OR BELOW FEELS LIKE HOME. LAMINATED FLOOR DWNSTRS CARPETED UPSTRS. KIT WITH GRANITE COUNTER TOPS.HIGH WDTEAM CEILINGS PATIOS FRN/BCK.</p>				
<p>MLS#14-774479</p> <p>Dshwshr</p> <p>Norie Rosen 310-745-8701</p> <p>KELLER WILLIAMS RLTY</p>				

TUESDAY

TITLE 365

BUILD ON TRUST & PERFORMANCE

TUESDAY

29 Westchester *Single Family*

8200 STEWART AVE		Open 11-2 702/F2	NEW
\$925,000	4+2	2sty-TRADITIONAL	
			
<p>RARE TWO-STORY REMODELED HOME IN THE DESIRABLE KENTWOOD</p> <p>Rare two-story remodeled home in desirable Kentwood. This fabulous home features all the modern conveniences you've been searching for in a clean flowing floor plan. Large living room with adjoining formal dining room. Kitchen w/ granite countertops, SS appliances, attached pantry w/ washer/dryer. Ground floor with 3 BRs & Family room. Upstairs large Master Suite with Massive bathroom featuring spa tub, separate shower & double vanity. Back yard & large deck perfect for entertaining.</p>			
Ren Smith & Alison Betts TELES PROPERTIES		3105675704	www.8200StewartAve.com

30 Hollywood Hills East *Single Family*

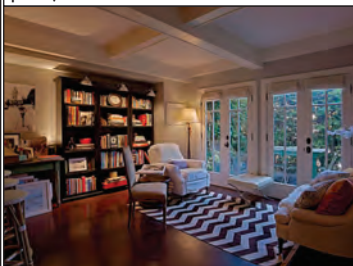
6149 ROCKCLIFF DR		Open 11-2 563-G7	NEW
\$1,897,000	3+2.5	2sty-MEDITERRANEAN	
			
<p>SECLUDED TRANQUIL ESTATE</p> <p>Exquisite hilltop Mediterranean villa with breathtaking canyon, vineyard, hills & city lights views. Elegant step-down living room has high-beam ceilings, coved archways, wide-plank wood floors, fireplace & opens to the private front veranda. Formal dining room captures the views through tall French doors that lead to the patio with wisteria covered pergola. Dream kitchen with center island & wine cellar. Master suite w/walk-in closet & two spacious Jack & Jill bedrooms. A gated canyon oasis.</p>			
Rose Ware BHHS - BEVERLY HILLS		213-369-9171	Dshwsh,Grb Disp,Hood Fan,Ovn/Range,Fridg

6851 IRIS CIR		Open 11-2 593E3	NEW
\$1,300,000	3+2	MEDITERRANEAN	
			
<p>WHITLEY HEIGHTS</p> <p>The Otis House, Spanish architectural influences, sensitively restored & updated w/ low maintenance landscaping: refinished hw flooring, smooth ceilings, recessed lighting, dou pained/tempered glass windows, exterior sand blasted & re-stuccoed, patio Mission tile, custom wrought iron, balconies, upgraded electrical/alarm systems, interior painted, Italian Verde marble kitchen ctrs, newer HVAC sys, fireplace in living room, formal dining w/ pocket doors, study/den/office w/ balcony, spa.</p>			
Gary C Marshall KW LARCHMONT		310-721-7783	Dshwshr,Dryer,Grbg Disp,Hood Fan,Rng/Ovn

6234 HOLLY MONT DR		Open 11-2 593F3	NEW
\$820,000	2+2	MID-CENTURY	
			
<p>SPECTACULAR CITY AND OCEAN VIEWS</p> <p>Close to everything that Hollywood has to offer. Why buy a condo when you can buy this 1961, 2 bedroom, 2 bath, 2 story 1961 Mid-Century home. Open living room/kitchen has vaulted wood beam ceilings. The bedrooms are downstairs divided by an open office. Enjoy vity vistas from the wrap around deck on the lower level. Wood floors upstairs and paver tiles down.</p>			
Mica Rabineau NOURMAND&ASSOCIATES		323.816.5868	Grbg Disp

3279 CRAIG DR		Open 11-2	NEW
\$499,000	1+1		
			
<p>FIXER WITH A FUTURE</p> <p>1 Bedroom, 1 Bath Fixer. Large flat side yard. Adjacent vacant lot on Hillock is also available for sale. Probate sale, court confirmation required.</p>			
Nancy Sanborn BERKSHIRE HATHAWAY		310-777-2858	


30 Hollywood Hills East *Condo / Co-op*

2267 N GOWER ST		Open 11-2 593F3	rev
\$649,000	2+1	SPANISH	
			
<p>GROUND FLOOR 2 BEDROOM + 1 BATH UNIT IN THE TORRE DEL MORRO</p> <p>Ground floor 2 Bdrm (or 1 + convertible Den w/ walk in closet) Garden unit w/direct access to east & south facing outdoor spaces. Built in 1933, beautifully re-designed in 2005, The Torre Del Morro offers modernist living in an historic Andalusian Style Beachwood Canyon, Old Hollywood building. French Doors open to fragrant landscaped, private gardens. Gourmet Miele Kitch w/ direct access 1 car garage. Designer finishes throughout; cement floors. Indoor laundry. Built-ins & customized cabinets.</p>			
Ron Holliman COLDWELL BANKER-BH N		310-777-6216	North of Franklin to Helios & Gower St.

31 Playa Del Rey *Condo / Co-op*

8160 MANITOBA ST, UNIT 101		Open 11-2 702C3	NEW
\$525,000	2+2	CONTEMPORARY	
			
<p>BRIGHT AND LIGHT CONTEMPORARY 2 BED/ 2 BATH CONDO</p> <p>WELCOME HOME TO THIS BRIGHT & CONTEMPORARY 2-BED/2-BATH CONDO W/ OVER 1200 SQ. FT. OF LIVING SPACE IN PLAYA DEL REY. ENJOY THE RENOVATED MODERN KITCHEN & BATHROOMS, OPEN FLOOR PLAN, HIGH CEILINGS, LIVING RM W/ GAS FIREPLACE OPENS TO AN INCREDIBLE OVERSIZED BALCONY PERFET FOR OUTSIDE ENTERTAINING OR RELAXING! SIDE-BY-SIDE WASHER/DRYER INSIDE UNIT. 2-CAR COVERED TANDEM PARKING. MANITOBA WEST AMENITIES INCLUDE: 24/7 SECURITY, HEATED POOL AND SPA , TENNIS COURTS, FITNESS CENTER, AND CLUBHOUSE.</p>			
Laura Anderson KW LARCHMONT		323-646-6569	www.lauraandersonproduces.com

62 Encino *Single Family*

3737 MONTUSO PL		Open 11-2 561D6	NEW
\$1,249,000	3+3	FRENCH NORMANDY	
			
<p>LOVELY & PRIVATE HOME IN PRIME ENCINO, SOUTH OF THE BLVD!</p> <p>Move right in to this 2 sty 3 bd home in prime Encino location south of the Blvd. Private mountainside yard w/large pool & spa and plenty of space to entertain. Drive up a quiet private street & step into a this warm & lovely home. Exceptional floor plan w/formal living rm w/fireplace & a cozy family room. Gorgeous gourmet kitchen w/4 ovens & professional range w/6 burners & a griddle. Spacious master w/his & her walk-in closets and spa tub in master bath. Coveted Lanai school district.</p>			
Brett Silver PARTNERS TRUST SM		310-458-4024	Built-ins


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!!!

TUESDAY

16654 ASHLEY OAKS	Open	11-2	561D4	red
\$3,799,000	5+6	COUNTRY ENGLISH		




REDUCED!!! TENNIS COURT ESTATE IN ENCINO

Reduced! Dramatic 2 story entry welcomes you to this elegantly remodeled English Country Estate graced by a sophisticated palette of grand scale, tasteful finishes & flawlessly manicured gardens. Approx 6,057sf 5+6 including guest house. Fam rm, LR, formal DR & 3 fireplaces. Sumptuous chef's kitchen is perfect spot to indulge all your epicurean pleasures w/ top of the line appliances, granite counter tops and walk in pantry. Tennis court, salt water pool and gated motor court. Open Tues & Fri

MLS#14-759795
Howie Nicoll 310-927-2038
KELLER WILLIAMS - BH

www.AshleyOaksEstate.com

11412 DONA DOLORES PL	Open	11-2	NEW
\$2,989,000	4+4	2sty-CONTEMPORARY	



Immaculately Re-designed Masterpiece in Prime Studio City. This elegantly bold two-story treasure is nestled on a secluded and serene cul-de-sac off Laurel Canyon. 24 security cameras, 30 ft ceiling, a grand custom iron railed double staircase that leads to 4 spacious bedrooms, large yet cozy heated patio, a fully equipped bbq station and a 3 level pool with spa, waterslide and waterfall. Huge gourmet kitchen custom designed Aster Cucine cabinets, appliances by Miele. Powered by Control4.

5061 GAVIOTA AVE	Open	11-2	561F3	rev
\$1,899,000	5+5	CONTEMP MED		

Presenting a majestic Encino estate.. Verdant backyard oasis State-of-the-art dream kitchen, romantic mstr ste. Property is a triumphant statement of stellar quality and style. 5 bedrooms, 5 bathrooms

MLS#14-772011
Patty Ray 818-406-1853
BBQ,Blt-Ins,Cbl,Dshwshr,Grbg Disp,Other
JOHN AAROE GROUP

73 Studio City Condo / Co-op

4170 FAIR AVE, UNIT PH1	Open	11-2	NEW
\$725,000	2+2.5	1sty-CONTEMPORARY	



LUXURY PENTHOUSE IN PRIME STUDIO CITY LOCATION


Stunning 2 bed, 2½ bath penthouse located in Studio City's acclaimed, The Woodbridge. Originally built for the owner, the unit exudes luxury and charm throughout. Designer kitchen with stainless appliances and Viking range, hardwood floors, high ceilings, skylights and balcony. Two large en-suite bedrooms with walk in closets and a sitting area in the master. Laundry in unit, two side by side parking spots. Well maintained building offers pool, gym and business center. Open Tues & Fri 11-2!

Nicoll/Milstein/Silver 310-927-2038
KELLER WILLIAMS - BH

www.FairAvePenthouse.com

72 Sherman Oaks Single Family

4024 WITZEL DR	Open	12-2	562B6	red
\$1,499,995	1799000	5+4	2sty-CONTEMPORARY	



JUST REDUCED MOTIVATED SELLERS MOVING OUT OF STATE


JUST REDUCED! MOTIVATED,SELLERS MOVING OUT OF CALIF. NEW GREAT PRICE! Stylish & Sophisticated 2 sty. Contemp. Prime S.O.. South of the Blvd.Unobstructed City & Mtn Views. Complete remodel 1st flr in 2008'.Newer fully equipped gourmet kitch/ granite,.Newer dk wood flrs in main rms & kitch. valtdceilings, recess lts,Travertine flrs in powder & mstr ba.Great for entertaining true Calif setting. Tropical backyd. Five decks & 1 patio. Plus 1,500 sq ft of unpermitted space in addition to sq ft above.

MLS#14-749533
Deborah Moore 310-432-5727
KELLER WILLIAMS BEVE

Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other

74 Toluca Lake Single Family

11137 LANDALE ST	Open	11-2	562J4	NEW
\$650,000	3+2	1sty-CALIFORNIA BUNGALOW		




PROBATE FIXER

Probate home with no court approval required. Great fixer for investors, or a first-time home buyer. Home is located on a large corner lot with lots of potential. This one won't last!

MLS#14-774035
Ivan Estrada 323-574-2317
KELLER WILLIAMS HH

www.IvanEstradaProperties.com

13532 RAND DR	Open	11-2	562C6	rev
\$1,699,000	4+4	TUDOR		



TUDOR ESTATE WITH PANORAMIC CANYON & CITY VIEWS

Situated on a promontory, this 4 bed, 4 bath Tudor estate looks out on panoramic canyon & city light views & is walled & gated to ensure complete privacy. While the grounds radiate the warmth of a Tudor cottage, the interior is completely up to date. With views in virtually every room, double paned argon filled Anlin premium windows & sliding glass doors welcome the view into the lofty interior spaces with recessed lighting, crown molding, & antique fireplace.

MLS#14-764855
Josh & Matt Altman 323.791.9398
HILTON & HYLAND

BltIns,Dshwshr,GrbgDsp,HoodFn,Micro,Othr

94 Glassell Park Single Family

4217 SCANDIA WAY	Lunch	11-2	NEW
\$959,000	3+3	2sty-MODERN	




MODERN CUSTOM-BUILT, HILLSIDE HOME WITH AMAZING VIEWS!

To enter this modern architectural gem,with vus of the San Gabriel Mountains,is to escape the hustle of daily life in L.A. A Bauhaus Style two-story home boasts progressive structural detail, featuring exposed metal beams and expansive, glass-to-ceiling, wall-to-wall windows.An open and unique stairway plan with views of the city connects the upper level and second level of the home.Stunning, cool and modern from the inside out, home begs to be filled with friends, music and a cool martini.

DEIRDRE SALOMONE 323.788.1674
KELLER WILLIAMS LF

73 Studio City Single Family

11232 BRIARCLIFF LN	Open	11-2	592J1	NEW
\$3,995,000	5+5	CONTEMP MED		



OPEN TUESDAY 11-2 & FRIDAY 11-2. AN INCREDIBLE VALUE!

On a private street just below Mulholland sits this nearly 7000 sq ft contemporary Mediterranean, move in home, behind gates. The 2-story entry immediately shows you the wonderful open floor plan and volume throughout. Newer kitchen opens to large, vaulted ceiling family room w/fireplace. Also on first floor: living and dining room w/ back-to-back fireplaces, a guest bed/bath, library and large screening room. 5 bed/5.5 bath. Large yard w/pool, cabana, and sports court. Possible Canyon school!!

MLS#14-763241
Deedee Howard 310-780-7676
THE AGENCY

Blt-Ins,Cbl,Dshwshr,Dryer,GrbgDisp,Other

OPEN HOUSE STATUS LEGEND

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

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

TUESDAY

1284 Highland Park Single Family

124 ROSELAWN PLACE	Open	11-2	595D3	NEW
\$499,950	2+1	CRAFTSMAN		



RESTORED 1905 CRAFTSMAN IN HIP HIGHLAND

First Time on the Market in 25 years for this adorable 2+1 restored beauty with 'green' upgrades. Family front porch. Hardwood floors. High ceilings. Central heat/air. Cellar. Steps to Gold Line station & trendy restaurants & shops. Wow!

MLS#214021760#

Meredith Mckenzie 626-344-9755

PODLEY PROPERTIES

<http://www.124Roselawn.com>

1375 Lincoln Heights Single Family

3117 MINNESOTA ST	Refresh.	11-2	NEW
\$349,000	1+1	1sty-CALIFORNIA BUNGALOW	



LINCOLN HEIGHTS BACHELOR(ETTE) RETREAT WITH CITY VIEWS

Phenomenal hillside views across much of DTLA / Echo Park and 2000+ sq feet of usable backyard space to plant and relax. Property has loads of urban style; the perfect professional's retreat and ultimate "DTLA condo alternative" with the added bonus of being a fantastic investment. Broker's Open (Tuesday/Thursday) JULY 8 & 10 from 11-2pm

Trey Hohman 3104973654

BHHS LOS FELIZ

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We've been in the same Beverly Hills location for 25 years and are looking forward to serving you for the next 25!

9454 WILSHIRE BOULEVARD SUITE 901 | BEVERLY HILLS | 310.273.7106

FRIDAY OPEN HOUSES

44 Westlake Village Single Family

2300 WHITE STALLION ROAD	Open	11-2	555J4	NEW
\$9,995,000	5+8	VILLA		



MAGNIFICENT HIDDEN VALLEY ITALIAN VILLA

A Hidden Valley gem located in the prestigious gated White Stallion Estates, this magnificent Italian Villa sits on 20+ acres of park-like grounds w/tennis crt, pool, spa, orchard, golf course, & 2 huge building pads for future projects or up to 12 horses. Tranquil setting w/stunning canyon views. Designed by Ron Firestone, the main residence spans apx. 12,464 sq.ft. Private master retreat w/his & hers closets & baths. Elevator & huge bonus room. Guest/pool hse w/3800 bottle wine cellar.

MLS#214002878VC

Jade Mills 310-285-7508

COLDWELL BANKER-BH S

Gated, Elevator, Refrig, Wine Cellar

BY APPOINTMENT

01 Beverly Hills Single Family

635 BURK PL		592/G3	NEW
\$20,000	5+6	CONTEMPORARY	



1-year lease; shorter term negotiable. Property was renovated & expanded between 2005-2006 with high-quality materials throughout. Upgrades & special features include: raised ceilings; recessed lighting; built-in surround sound; crown moldings; custom fireplaces; wet bar; updated light fixtures; dual pane windows; custom doors & hardware; Butler's pantry with upgraded fixtures; outdoor fireplace & entertainment area; large rear deck with grass area.

Barak Diskin 3104097296

BH REAL ESTATE GROUP

Full-Equipped

SUNDAY OPEN HOUSES

60 Tarzana Single Family

19126 VICTORY	Refresh.	2-5	530G7	bom
\$560,000	4+3	TRADITIONAL		

4 bedrooms and 3 bathrooms, 1,551 sqf 7,317 lot. Garage has been converted to entertainment room. Bring in all your reasonable offers, seller is very motivated.

MLS#14-771899	Dshwshr,Grbg Disp	
Dorita Yaroushim	818-399-3231	KELLER WILLIAMS RLTY

FRIDAY & BY APPOINTMENT

SUNDAY

ATTENTION

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™).



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