

9425 SUNSET BLVD

BEVERLY HILLS



FRENCH COUNTRY ESTATE

An impressive tree-lined private driveway leads to a French country estate in prime location in the heart of Beverly Hills. Property features main home plus two separate detached guest houses, 60-foot resort style pool and spa, north-south facing tennis court, 15 seat home theater, high-end fitness building, staff quarters, full professional bar, and surround sound systems in four addition television viewing areas of the home. This turnkey estate comes loaded with every detail throughout.



OPEN TUESDAY 11-2PM

NEW PRICE | \$39,000,000

9 BEDS | 14 BATHS | 12,100 SQ. FT. | 49,634 SQ. FT. LOT



MAURICIO UMANSKY
MUMANSKY@THEAGENCYRE.COM
424.230.3701

KATELYN BYRD
KATELYN.BYRD@THEAGENCYRE.COM
424.230.3744



#2402E

2222 AVENUE OF THE STARS

CENTURY CITY



MASTERFULLY RECONFIGURED AND RENOVATED ON THE 24TH FLOOR OF CENTURY TOWERS

This all new two-bedroom, two-bath residence, on the 24th floor of I.M. Pei's iconic Century Towers, has been masterfully reconfigured and completely remodeled with designer finishes. Upon stepping through the front door, a floor-to-ceiling wall of glass frames expansive south-west views to the ocean and overwhelms the senses. A wide-open living room with coffered ceilings seamlessly connects to the kitchen, adorned with stainless steel appliances. Full service, guard-gated compound.

NEW LISTING

\$1,649,000

2 BEDS

2 BATHS

1,639 SQ. FT.

24TH FLOOR

BEN BELACK

BBELACK@THEAGENCYRE.COM

424.233.0922



An international associate of Savills | THEAGENCYRE.COM





MAJOR REDUCTION

2331 OUTPOST DRIVE | OUTPOST ESTATES

NEW PRICE | \$2,495,000

**SINGLE STORY STREAMLINE MODERNE COMPOUND IN THE HEART
OF OUTPOST ESTATES**

\$2,495,000 | 4 BEDS | 4 BATHS | 2,562 SQ. FT. | 32,991 SQ. FT. LOT

This single story, Streamline Moderne offers privacy and tranquility in the highly sought after enclave of Outpost Estates. Inside, a light-filled living room adorned with a fireplace beckons. Accommodating grand scale entertaining, the kitchen, appointed with stainless appliances, connects a formal dining room to a sun-room which opens to a heated pool. All bedrooms are en-suite and provide access to the pool. Guest house boasts a fully equipped kitchen, three-quarter bath, and separate entry.

BEN BELACK

BBELACK@THEAGENCYRE.COM
424.233.0922

ERIC LAVEY

ELAVEY@THEAGENCYRE.COM
424.233.0920



An international associate of Savills | THEAGENCYRE.COM



217 4TH AVENUE #3

VENICE



PRIME VENICE TOWNHOUSE

Turnkey townhouse in prime Venice with sweeping views from the ocean to Downtown Los Angeles. Minutes from the beach, Cafe Gratitude, Main Street restaurants and shops. The main level includes a large bright open kitchen which has been meticulously updated, open floor plan with living room, dining area, bonus media room and two balconies. Downstairs is the large master suite with plenty of closet space and an updated en-suite bathroom with separate tub and shower.

MICHELLE SCHWARTZ

MSCHWARTZ@THEAGENCYRE.COM
424.230.3716

GARRETT CARTER

GCARTER@THEAGENCYRE.COM
424.321.4944

OPEN TUESDAY 11-2PM

NEW LISTING | \$1,549,999

2 BEDS

3 BATHS

1,478 SQ. FT.



An international associate of Savills | THEAGENCYRE.COM



12020 CHALON ROAD

BRENTWOOD



EXCEPTIONAL AND PRIVATE CONTEMPORARY VILLA

At the end of a private drive, this modern, gated villa is an artful retreat. Grand-scale interiors include a great room with coffered ceilings and French doors taking advantage of views from Downtown to Catalina Island and fostering a seamless indoor-outdoor connection. A large chef's kitchen, sprawling master suite with an oceanview terrace, creative workspace with private entrance, grassy yard, terraced garden, loggia, swimming pool and spa complete the offering.

AILEEN COMORA

ACOMORA@THEAGENCYRE.COM
310.569.7950

PAUL LESTER

PLESTER@THEAGENCYRE.COM
310.488.5962

OPEN TUESDAY 11-2PM

NEW LISTING | \$6,595,000

5 BEDS

8 BATHS

6,541 SQ. FT.

27,987 SQ. FT. LOT



An international associate of Savills | THEAGENCYRE.COM



525 ARKELL DRIVE

TROUSDALE ESTATES



ONE OF VERY FEW MULTI-LEVEL HOMES IN TROUSDALE ESTATES

Incredible opportunity to live in a large, gated, Trousdale home on a quiet street, large motorcourt, with city and ocean views. This beautiful, gated, Tuscan villa is one of very few homes with multiple levels above ground in Trousdale. Both levels open up to a beautiful view of city lights and the ocean. On over half an acre with an over 7,000 square foot existing structure, this property has an unlimited amount of potential for either a developer or an owner-user.

JAY BRENER HARRIS

JAY@THEAGENCYRE.COM

424.230.3742

OPEN TUESDAY 11-2PM

\$9,999,000 | \$25,000/MO

7 BEDS

8 BATHS

7,206 SQ. FT.

24,197 SQ. FT. LOT



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NEW LISTING

2939 N. BEVERLY GLEN CIRCLE | BEVERLY GLEN

OPEN TUESDAY 11-2PM

GATED TRADITIONAL AT BEVERLY GLEN

\$2,295,000 | 4 BEDS | 3 BATHS | 3,499 SQ. FT. | 10,977 SQ. FT. LOT

Set behind private gates, this Beverly Glen escape is a private getaway, bright and full of natural light. Spacious with an open flow, this gem features vaulted ceilings, a den with a wet bar and a double-sided fireplace. Includes four spacious bedrooms and three bathrooms, and beautiful French doors leading to private grounds. With close proximity to the Roscomare Road Elementary and the popular Glen Centre with top dining and entertainment locations, this fabulous offering is hard to resist.

JOHN TASHTCHIAN

JOHN.T@THEAGENCYRE.COM
818.968.2822

EMIL HARTOONIAN

EHARTOONIAN@THEAGENCYRE.COM
818.924.2806



An international associate of Savills | THEAGENCYRE.COM





301 OCEAN

LUXURY OCEAN VIEW APARTMENTS IN SANTA MONICA

EASY 5% COMMISSION



SIMPLY REGISTER YOUR CLIENT WITH OUR OFFICE AND SEND THEM ON THEIR OWN. PLEASE INQUIRE WITH OUR OFFICE FOR PRICING AND AVAILABILITY.

STUDIOS | 1-BEDROOMS | 2-BEDROOMS

Situated on the northern end of Ocean Avenue at the intersection of San Vicente Blvd. sits the newest luxury apartment building to hit the market in decades. 301 Ocean features 38 newly rebuilt and fully modernized luxury ocean-view apartments, all with amazing outdoor space. The residences offer a wide range of layouts from single-level flats to multi-level townhomes. All upper-floor residences feature private rooftop terraces with stunning ocean views and incredible space for outdoor living. Amenities include 24-hour doorman, fitness studio with state of the art Technogym equipment, yoga studio, conference room with video technology, expansive gardens with rain fountain and fire pit, and on site management.

DAVID SOLOMON

DS@THEAGENCYRE.COM
424.400.5905



ANNA SOLOMON

ANNA@THEAGENCYRE.COM
424.400.5903



John Aaroe Group does not guarantee the accuracy of square footage or lot size. CalBRE# 00558939

13,290 SF · 1.8 GATED ACRES ON PRIVATE STREET · AWARD WINNING RESTORATION · VIEWS TO THE OCEAN · POOL AND SPA

Art you can live in.

← → ARTEMESIA ← →

INCLUDES PRIME BUILDABLE LOT
WWW.ARTEMESIA.US

LOS FELIZ · EST. 1913 · \$11,750,000



SALLY FORSTER JONES
310.691.7888 | JOHN AAROE GROUP



1763 S. WOOSTER ST., LOS ANGELES

OPEN TUESDAY 11-2 | \$2,599,500 | 1763Wooster.com

JOIN US FOR LUNCH!



GLAMOROUS CONTEMPORARY. ULTIMATE IN LUXURY.

Ultra-sophisticated 4 Bed, 4.5 Bath, 3,350 SF home located in prime Beverlywood adjacent location. This home embodies both modern attitude and timeless elegance. Bright open floor plan with unobstructed sight-lines and stunning living room with soaring ceilings. Master chef's kitchen has high-end stainless-steel Miele appliances and the master suite features an incredible open en suite with modern glass shower room and stunning fire feature. Custom doors, shelving and windows throughout. Exterior boasts pool, spa, exterior shower and spacious deck. Custom security system and iPad controlled sound system. Close proximity to Beverlywood, Beverly Hills and Century City.

KEVIN PANE
310.308.7595
kevin@sfjgroup.com

ANN MARIE RAMIREZ
562.500.7703
ispeakrealestate@gmail.com

SALLY FORSTER JONES
310.691.7888

SALLYFORSTERJONES.COM | JOHN AAROE GROUP | AAROE INTERNATIONAL LUXURY PROPERTIES

John Aaroe Group and Diamond Point Properties Inc. do not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of the property provided by the seller or obtained from public records and other sources. The buyer is advised to independently verify the accuracy of the information. Sally Forster Jones CalBRE# 00558939/ Kevin Pane CalBRE# 02001194/ Ann Marie Ramirez CalBRE# 01484596



NEW LEASE LISTING | PRIVATE MODERN CHARMING HOME

OPEN
TUE 11-2



942 NORTH LAUREL AVENUE, WEST HOLLYWOOD VICINITY | \$12,975/MONTH



JESSICA PASTERNAK
Estate Agent

310.720.1554 call or text
jessicapasternak@yahoo.com
jessicapasternak.com

Located behind a private hedge, this warm-modern home has been completely updated with a brand new kitchen, bathrooms and more. With 4 beds/3baths in the main house, plus a detached 2-story guest house, with an additional bathroom, this property offers exceptional space and plenty of parking. Upon entering this charming and bright home, a living room leads to an open kitchen equipped with top of the line appliances. The master bedroom offers a walk-in closet and a stunningly updated master bathroom offering double sinks. Fully furnished, this inviting home is move-in ready. Near distance to trendy restaurants including Ysabel, Laurel Hardware, Red-O, and shops including Whole Foods and Gelsons, Fred Segal and more! More photos coming soon! Unfurnished at the current the list price and furnished at \$13,750/month. 942laurel.aaroe.site

JOHN AAROE GROUP



NEW LISTING | STUNNING NEWLY CONSTRUCTED CONTEMPORARY

OPEN
TUE 11-2



8455 OAKWOOD AVENUE, WEST HOLLYWOOD VICINITY | \$5,195,000



JESSICA PASTERNAK
Estate Agent

310.720.1554 call or text
jessicapasternak@yahoo.com
jessicapasternak.com

JOHN AAROE GROUP

This stunning newly constructed contemporary home is one of the largest of its kind in the West Hollywood area. Upon entering, this dramatic home impresses with 30-foot ceilings above the living room. An open floor plan leads to a dining room, family room and chef's kitchen's equipped with premiere appliances including Miele, Wolf and Sub-Zero amongst imported Italian tiles and Porcelanosa fixtures. Fleetwood sliding glass doors open up to a private patio, built-in BBQ, pool, spa and waterfall feature that also functions as an outdoor projector screen. The exquisite master bedroom offers two generously-sized walk-in closets, wet bar, two terrace balconies and sitting area. There are 4 additional bedroom suites; each accompanied with beautifully finished bathrooms. With two covered car parking spaces plus gated driveway parking for 4 cars, this home offers ample space to host and entertain. Operated by a Smart System, this clever home is a rare gem in the neighborhood. Near distance to trendy shops and restaurants including: the Beverly Center, Urth Cafe, The Nice Guy, Alfred Coffee and much more! 8455oakwood.aaroe.site

PRIME HOLMBY HILLS DEVELOPMENT



JOHN AAROE GROUP

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323 NORTH MAPLETON DRIVE, BEL-AIR

OFFERED AT \$19,995,000

OPEN TUESDAY 11-2PM

±53,000 SQ. FT. LOT SIZE

UP TO ±23,500 SQ. FT. BUILDABLE LIVING SPACE



AARON KIRMAN
PARTNERS

AARON KIRMAN
PRESIDENT, AAROE ESTATES

424.249.7162 | aaronkirman.com



NEYSHIA GO
DIRECTOR, AAROE ESTATES

310.882.8357 | neyshiago.com





2511 BENEDICT CANYON DRIVE, BEVERLY HILLS

\$4,195,000

OPEN TUESDAY 11-2PM



JOHN AAROE GROUP

AARON KIRMAN

PRESIDENT, AAROE ESTATES

424.2497162 | aaronkirman.com

AKP

JOE BABAJIAN

RODEO REALTY

310.623.8800 | joebabajian.com



Fine Estates®



7904 WOODROW WILSON DR, HOLLYWOOD HILLS

NEW PRICE \$3,599,000

OPEN TUESDAY 11-2PM



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AARON KIRMAN

PARTNERS

BY APPOINTMENT



St. Helena (Napa, CA)
Juslyn Vineyard Estate
2900 Spring Mountain Road
\$33,150,000
2910springmountain.aaroe.site

BY APPOINTMENT



Beverly Hills
10 Beverly Park
\$29,000,000
10beverlypark.aaroe.site



JOHN AAROE GROUP



OPEN TUESDAY 11-2

AARON KIRMAN

PARTNERS

HOLMBY HILLS
323 North Mapleton Drive
\$19,995,000
323mapleton.aaroe.site



BY APPOINTMENT

Hollywood Hills
1742 Viewmont Drive
\$6,449,000
1742viewmont.aaroe.site



BY APPOINTMENT

BEL-AIR
1714 Stone Canyon Road
\$16,500,000
1714stonecanyon.aaroe.site



NEYSHIAGO

NEYSHIA GO
Director, Aaroe Estates

310.882.8357
neyshiago.com

AARON KIRMAN

PARTNERS

11540 AMANDA DRIVE, STUDIO CITY

OPEN TUESDAY 11-2PM | \$4,990,000

AKP

AARON KIRMAN
PRESIDENT, AAROE ESTATES

424.249.7162 | aaronkirman.com



JOHN AAROE GROUP



ALEK CARRERA
DIRECTOR, AAROE ESTATES

310.854.9190 | alekcarreraestates.com

Modern Moderne

CELEBRITY HIDEAWAY



Open Tuesday 11 - 2

1684 North Crescent Heights

Perched above the street and set behind tall hedges, this home has a boutique-hotel vibe and offers the ultimate in luxury and privacy. Resort-like setting features a 10-person spa with waterfall, two reflecting pools, outdoor living room and firepit. Designed for entertaining in posh style, the home features a spacious living room and a separate den with fireplace, both with Fleetwood® doors, allowing for the perfect indoor-outdoor flow. Gourmet kitchen with massive center island, chef's-grade Viking® appliances, and a unique circular banquette. Dining room with city-light views features a Fortuny® chandelier and a wall of built-in climate-controlled wine towers. Spectacular master suite has a gallery entrance, sitting room, fireplace, an exquisitely-appointed bath with steam shower and oversized spa tub, two balconies, a room-sized walk-in closet and mesmerizing views of the city below. Completing the picture is the home's third level with separate entrance that opens to a lower yard with fruit trees, and offers the versatility of a guest suite, gym, screening room or private home office.



Property Specs:

- Main House: 2 Bedrooms + Den + 2.5 Baths
- Guest Unit: Flex Space + 1 Bath + Separate Entrance
- Living Area: 3,799 square feet*
- Lot Size: 9,262 square feet*

Brad Downs
Rodeo Realty - Beverly Hills

310.435.3225

CaIBRE #01230774



*Square footages are approximate. Broker does not guarantee accuracy of square footage, lot size or other information concerning condition or features of property provided by seller or obtained from public records. Buyer is advised to verify independently accuracy of information through inspection with appropriate professionals.



1475 BEL-AIR RD
BEL-AIR
\$4,995,000

DREW FENTON, TRISTA RULLAN
310.858.5474

OPEN TUESDAY 11-2

RENDERING



10412 WINDTREE DR
BEL-AIR
\$1,795,000

BARBARA TENENBAUM 310.858.5468

OPEN TUESDAY 11-2



23513 SYLVAN AVE
WOODLAND HILLS
\$799,999

ANNA MARIE SIMPLICIANO 310.936.3690

OPEN TUESDAY 11-2

HILTON & HYLAND



1505 ORIOLE LN
BIRD STREETS
\$3,199,000

PATRICK FOGARTY 310.779.2415

BY APPOINTMENT ONLY



809 N ELM DRIVE
BEVERLY HILLS
LEASE \$25,000/MO

FELIX PENA 310.256.0770

OPEN TUESDAY 11-2



2772 HOLLYVIEW CT
HOLLYWOOD HILLS
\$1,685,000

DAVID ASSMAN, BRANDEN WILLIAMS
RAYNI WILLIAMS 310.691.5935

OPEN TUESDAY 11-2



HILTONHYLAND.COM

BY APPOINTMENT ONLY

1124 MARILYN DRIVE, BEVERLY HILLS

\$16,995,000



HH HILTON & HYLAND

JEFF HYLAND
310.278.3311

RICK HILTON
310.278.3311

ARCHITECTURAL INNOVATION ON HEDGES PLACE

AIA AWARD WINNER 2017



8516

HEDGES PLACE
SUNSET STRIP
\$18,900,000
BY APPOINTMENT ONLY

HEDGESPLACE.COM



HH HILTON & HYLAND

ba
Belzberg Architects

PATRICK FOGARTY
PATRICK@HILTONHYLAND.COM
310.779.2415
CALBRE#: 01992295

TYRONE MCKILLEN
TYRONEMCKILLEN@ME.COM
949.212.8721
CALBRE#: 01250325



OPEN TUESDAY 11-2

8952 ST. IVES DR, SUNSET STRIP

\$5,250,000

Frank Gehry's St. Ives residence. A modern retreat restored with exquisite attention to detail and craftsmanship. This very special property is situated just above the Sunset Strip on a rare street-to-street lot, down a long gated drive among the coveted bird streets. The captivating architecture boasts extraordinary light and scale throughout. The spectacular pool and surrounding terraces are perfect for entertaining and lounging. Sophisticated multi-level, open floor includes a family room and chef's kitchen with adjacent dining terraces, 3 bedrooms and 3 1/2 full baths. A magnificent master suite commands the entire upper level and boasts wall-to-wall picture windows with heart stopping downtown to ocean views.

JONAH WILSON
310.858.5465
JONAH@JONAHWILSON.COM
CALBRE#: 01078809

HH HILTON & HYLAND

2772 HOLLYVIEW CT
HOLLYWOOD HILLS
\$1,685,000



OPEN TUESDAY 11:00AM - 2:00PM
WWW.2772HOLLYVIEW.COM



WILLIAMS & WILLIAMS
ESTATES

DAVID ASSMAN | BRANDEN & RAYNI WILLIAMS
WWW.THEWILLIAMSESTATES.COM | 310.691.5935

HILTON & HYLAND 



Exquisite Equestrian Estate
15433 BROWNWOOD PL.
BEL AIR
\$7,950,000



OPEN TUESDAY 11:00AM - 2:00PM
WWW.15433BROWNWOODPL.COM




WILLIAMS & WILLIAMS
ESTATES

BRANDEN WILLIAMS & RAYNI WILLIAMS
WWW.THEWILLIAMSESTATES.COM | 310.691.5935

HILTON & HYLAND 

AKP

AARON KIRMAN
M: 310.994.9512 | O: 424.249.7162
WWW.AARONKIRMAN.COM

BY APPOINTMENT ONLY

1550 N BEVERLY DR | BEVERLY HILLS

4 BD | 3 BA | \$9,500/mo Furnished Lease



BEST LEASES IN BHPO

BY APPOINTMENT ONLY

3217 HUTTON DR | BEVERLY HILLS PO

5 BD | 6 BA | NEW PRICE \$12,000/mo Lease




SUSANSMITH
REALTY

SUSAN SMITH
SUSAN@SUSANSMITHREALTY.COM
310.492.0733
CALBRE#: 01187140

 HILTON & HYLAND



OPEN TUESDAY 11-2

STUNNING ARCHITECTURAL
IN THE RIVIERA

1514 SAN REMO DR
PACIFIC PALISADES

\$13,995,000
LEASE \$40,000/MO FURNISHED



JUDY FEDER

310.858.5464

CalBRE# 01250325

HH HILTON & HYLAND



9200

S W A L L O W D R I V E



9200 SWALLOW DRIVE

\$16,995,000

OPEN TUESDAY 11-2




DREW FENTON
 310.858.5474

HILTON & HYLAND


JOSH ALTMAN
 310.819.3250

Douglas Elliman
EST. 1911
REAL ESTATE

MATTHEW ALTMAN



HILTON & HYLAND



* RENDERING

1475 BEL-AIR RD

B E L - A I R

OPEN TUESDAY 11-2

\$4,995,000

DREW FENTON
310.858.5474

TRISTA RULLAN
310.858.5476

661 Stone Canyon Road | Bel Air



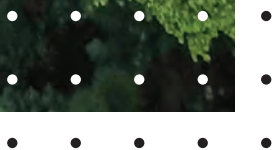
\$23,950,000

Over a Flat Acre
Remodeled Colonial Estate

Stan Richman

310.779.9601
stan.richman@compass.com

By Appointment Only





Shown by Appointment

26162 Calle Roberto, San Juan Capistrano

\$9,995,000 6 Bed | 11 Bath | 14,290 SF

Kofi Nartey

kofi@compass.com
310.849.5634

VillaCapistranoEstate.com

8491 Harold Way, Hollywood Hills

\$1,479,000 2 Bed | 2 Bath | 1,490 SF

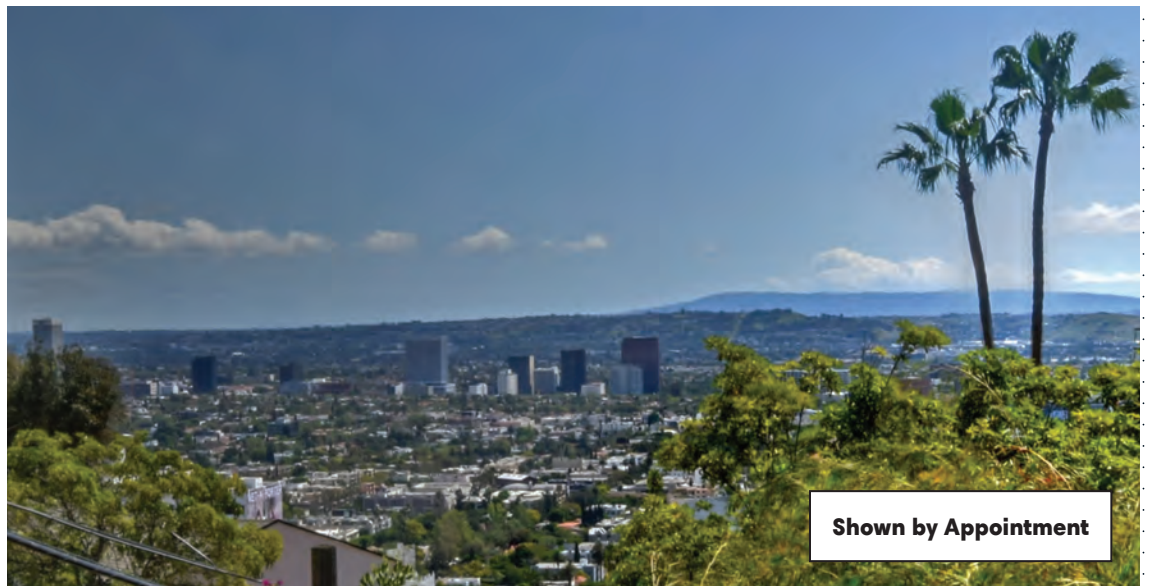
Kofi Nartey

kofi@compass.com
310.849.5634

Trevor Lambright

trevor.lambright@compass.com
424.253.5592

TheNarteyGroup.com



Shown by Appointment

7320 Hawthorn Ave, Los Angeles

\$429,000 Studio | 1 Bath | 550 SF

Kofi Nartey

kofi@compass.com
310.849.5634

Trevor Lambright

trevor.lambright@compass.com
424.253.5592

TheNarteyGroup.com



Open House

Tuesday 8/15
11am-2pm



510 USHER PLACE, BEVERLY HILLS

LIST PRICE \$13,995,000

OPEN TUESDAY 11-2



RENDERING

JOE BABAJIAN
310.623.8800
joe@joebabajian.com
CalBRE# 00813384



TIMMY WOODS
310.864.3525
timmywoods@aol.com
CalBRE# 01013213



OCEAN VIEWS ARCHITECTURAL

11516 THURSTON CIRCLE ▸ BEL AIR

OPEN TUESDAY 11-2PM / LUNCH SERVED

\$2,950,000



 **LEE ZIFF**
REAL ESTATE PROFESSIONALS

310.432.6511

www.LeeZiff.com

READY TO SELL? LOOKING TO BUY?

IT'S TIME FOR ELLIMAN



OPEN TUESDAY 11-2

Bel Air | New Listing

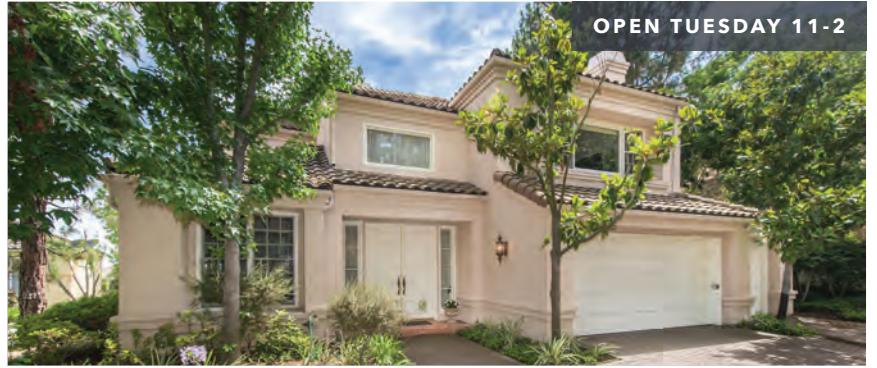
2667 N BEVERLY GLEN BOULEVARD | \$3,099,000

5 Bedrooms, 6 Bathrooms, Pool & Sport Court

Web# 17258584

Josh & Matthew Altman 310.819.3250

Jacob Greene 310.415.2653



OPEN TUESDAY 11-2

Bel Air Crest | New Listing

2496 DEVONPORT LANE | \$1,989,000

4 Bedrooms, 4 Bathrooms

Web# 17258480

Michelle Oliver 310.500.6111



Bel Air | Lease

11525 ORUM ROAD | \$20,000/MONTH

6 Bedrooms, 8 Bathrooms & Pool

Web# 17230690

Juliette Hohnen 323.422.7147



Beverly Hills | New Listing

425 N MAPLE DRIVE PH602 | \$11,500,000

6 Bedrooms, 8 Bathrooms

Web# 17238798

Bachir Oueida 310.722.7727



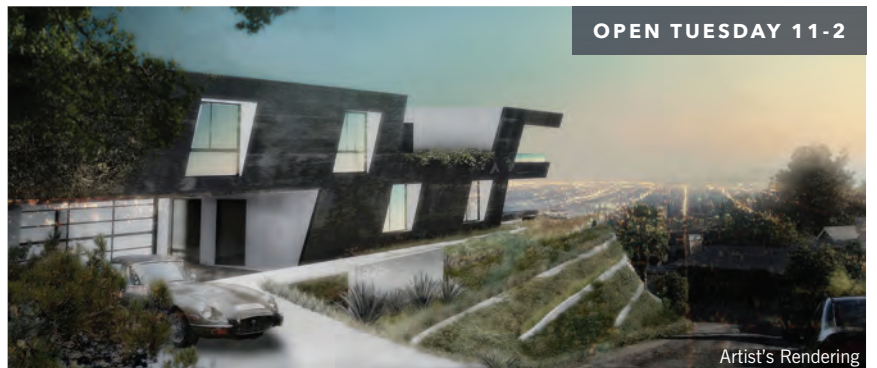
Beverly Hills Post Office

1547 TOWER GROVE DRIVE | \$12,500,000

4 Bedrooms, 5 Bathrooms, Pool & Jetliner Views

Web# 17221768

Juliette Hohnen 323.422.7147



OPEN TUESDAY 11-2

Artist's Rendering

Beverly Hills Post Office | New Listing

1326 BEVERLY ESTATE DRIVE | \$7,995,000

5 Bedrooms, 6 Bathrooms & Pool; 9,268 sqft

Web# 17258700

Josh & Matthew Altman 310.819.3250



Century City
1 W CENTURY DRIVE #26A | \$6,800,000
 2 Bedrooms, 4 Bathrooms
Web# 17249694
Bachir Oueida 310.722.7727



Century City
1 W CENTURY DRIVE #5B | \$4,795,000
 2 Bedrooms, 3 Bathrooms
Web# 16185750
Bachir Oueida 310.722.7727



Malibu Beach
26799 SEA VISTA DRIVE | \$8,695,000
 5 Bedrooms, 5 Bathrooms & Pool
Web# 17223064
Gina Dickerson 310.744.5584



Pacific Palisades
269 BELLINO DRIVE | \$8,395,000
 6 Bedrooms, 6 Bathrooms & Pool
Web# 17216104
Tracy Tutor Maltas 310.595.3889



Venice
16 PALOMA AVENUE | \$5,495,000
 3 Bedrooms, 2 Bathrooms
Web# 17226504
Josh & Matthew Altman 310.819.3250
Juliette Hohnen 323.422.7147



Venice
741 MILWOOD AVENUE | \$2,500,000
 2 Bedrooms, 2 Bathrooms, Development Opportunity
Web# 17221772
Juliette Hohnen 323.422.7147



elliman.com/california

OPEN TUESDAY 11-2



Artist's Rendering



Artist's Rendering



Artist's Rendering

1326 BEVERLY ESTATE DRIVE | BEVERLY HILLS P.O \$7,995,000 | NEW LISTING

"Home On A Hill," The best view promontory available under 10M. Designed by Renowned M- Rad Architecture firm, this stunning architectural masterpiece features walls of glass, and unparalleled city to ocean views, totally different from anything you've seen before. RTI Plans for over 9,000 SQFT with 5 Bedrooms and 6 Bathrooms. A refreshing take on contemporary design, utilizing 4 separate indoor/ outdoor courtyards, yoga decks, outdoor lounges, double height ceilings and masterfully designed dramatic view pool with wrap around decks. An unparalleled opportunity to create something outstanding on one of the last great promontories with tremendous value. **Web# 17258700**

1326BeverlyEstate.com

AB THE ALTMAN BROTHERS

JOSH & MATT ALTMAN

O: 310.819.3250

Josh@TheAltmanBrothers.com

CalBRE# 01764587

 **Douglas Elliman** EST. 1911
REAL ESTATE

elliman.com/california

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2667 BEVERLY GLEN BOULEVARD | BEL AIR

\$3,099,000 | NEW LISTING

Brand new modern stunner nestled amongst the tree tops. Perched up a long private driveway this 5 bedroom, 6 bathroom home with over 4,400 SqFt of living space, offers the utmost privacy and serenity, set on a massive 16,000 SqFt lot, with basketball court and swimming pool. Boasting incredible light throughout, ample bedrooms, additional office space, and double height ceilings, all within minutes from Beverly Hills on one side and the Valley on the other. **Web# 17258584**

AB THE ALTMAN BROTHERS

JOSH & MATT ALTMAN

O: 310.819.3250
 Josh@TheAltmanBrothers.com
 CalBRE# 01764587

JACOB GREENE

C: 310.415.2653
 Jacob@TheAltmanBrothers.com
 CalBRE# 01933997

 **Douglas Elliman** EST. 1911
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OPEN TUESDAY 11-2



2496 DEVONPORT LANE | BEL AIR CREST \$1,989,000 | NEW LISTING

Located within the exclusive guard gated community of Bel-Air Crest, this exquisite corner lot home at end of cul-de-sac has appx. 2,917 sqft of luxurious living space on 3 levels with 4 bedrooms and 3.5 baths. High ceilings, light and bright living room accented with an elegant fireplace, formal dining, butler's pantry and second level family room. Large eat-in cook's kitchen. Double door entry master bedroom with large walk-in closet, jetted step-in bathtub, dual vanity. French doors open to the sun filled landscaped gardens. **Web# 17258480**



MICHELLE OLIVER

Office: 310.734.2653
Cell: 310.500.6111
Michelle.Oliver@elliman.com
CalBRE# 01837352



[elliman.com /california](http://elliman.com/california)

1664 Sunset Plaza Drive, Los Angeles



BROKER'S OPEN

Tuesday, August 15th
11am - 2pm



Offered at \$3,900,000

Remodeled to perfection! It took over \$750,000 and more than 8 months to create this beauty. This one is a MUST SEE! Entertainer's home with attention to detail. Over 4500 Sq. Ft. of modern home with open and airy floor plan. Fully staged by Marshall Design Group. Huge mahogany pivot entry door leads you into a stunning wood and glass foyer. 4 en-suite bedrooms with private bathrooms. Powder room. Master bedroom with dual walk-in closets. Breathtaking views from PDC to the ocean. Large balconies on each level. Brand new ROOF. Large grassy back yard with plenty of room for a pool. Top-of-the-line appliances and a large built-in refrigerator. Wood floor, designer tiles. Master bedroom has a fireplace. Security system. Very open design. 2 individual garages as well as 2 off-street parking spaces. Bonus/game room ideal as a home theater.



Proudly Presented by
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INVITING SANTA MONICA HOME NORTH OF MONTANA



633 24th Street, Santa Monica | Open Tuesday 11-2 | 5 bedrooms, 6 baths | 5,280± square feet | Offered at \$4,449,500

Beautiful, large contemporary Mediterranean home on a gorgeous Pine Tree lined street. Wonderful public rooms flow effortlessly into one another making this an entertainer's dream property both inside and out. Five bedrooms with ensuite baths, as well as a front office which could easily serve as an additional bedroom. Hardwood floors, sweeping staircase, 3 fireplaces, high ceilings & an over-sized, updated kitchen off the Family Room. Rear French Doors lead to a covered patio with a wonderful and private grassy back yard for entertaining! Two car secure garage with side entrance into the property off of Alta



PATRICK MARTIN
323.353.7200
patrickmartin323@sbcglobal.net
PatrickMartinRealtor.com



SHEN SCHULZ
310.980.8809
shen@shenrealty.com
ShenRealty.com

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SUNSET STRIP BROKERAGE | 9255 SUNSET BLVD., MEZZANINE, LOS ANGELES, CA 90069 | [SOTHEBYSHOMES.COM/SOCAL](https://www.sothebyshomes.com/socal)

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GLAMOROUS CONTEMPORARY ON GATED STREET WITH SWEEPING CANYON VIEWS

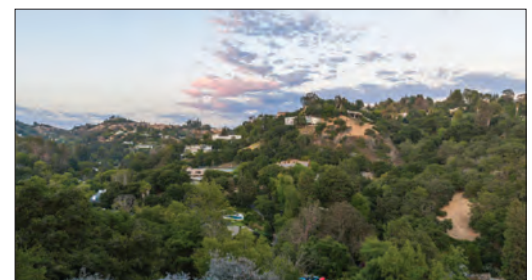


2547 HUTTON DRIVE, BEVERLY HILLS

Beautifully remodeled California Contemporary home with open floor plan. Relaxed living room with bar area, perfect for entertaining. Chic dining room. Amazing kitchen with top-of-the-line appliances, large center island and lounge/TV area. State-of-the-art screening room, bedroom suite, office and powder room complete the main level. Upstairs features a dazzling master suite with sumptuous bathroom and large walk in closet. There are 2 additional bedroom suites and laundry room on the second floor. Beautiful backyard with sparkling pool and spa, conversation area with fire pit. Wrap-around canyon views. Four-car tandem garage. Located up a long gated drive offering the utmost in privacy and serenity. A rare find.

OFFERED AT \$5,495,000

OPEN TUESDAY 11AM - 2PM



For more photos, visit www.2547HuttonDr.com



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LUXURY



STEVE FRANKEL
DISTINCTIVE HOMES

CALL 310.281.3981
SteveFrankel.com



693 ELKINS ROAD - OFFERED AT \$4,495,000

In one of Brentwood's finest locations, tucked away on a quiet street between Brentwood Park's legendary Oakmont Drive and Homewood, you will find 693 Elkins Road. Situated behind a private gate, this beautiful two-story traditional overflows with character and charm. Set on an almost 12,000 sq ft lot, this home offers an exceptional indoor/outdoor flow from the moment you walk through the front door. 6 bedrooms (including maids), 5 baths, chef's dine in kitchen, dark hardwood floors, stainless steel appliances, Carrera marble, wood burning fireplace, large walk-in closets, and more. The tremendously private backyard (with plenty of room for a pool) is a blank canvas waiting for you to create the perfect outdoor living/entertainment space to fit your lifestyle. Just minutes to Kenter Canyon School. Don't miss out on this truly amazing home.

www.693ElkinsRd.com

Open Tuesday, August 15, 11-2 &
Sunday, August 20, 2-5



Linda Ferrari
310.283.4782

Keller Williams Silicon Beach
BRE 01949460
linda@lindaferrari.com
lindaferrari.com



Cary Glenn
949.813.2230

Main Beach Realty
BRE 01324860
cglenn7708@aol.com
<http://www.mainbeachrealty.com/>

The MLS Broker CaravanTM
 8350 Wilshire Boulevard, Suite 100
 Beverly Hills, CA 90211
 Tel: 310.358.1833 Fax: 310.579.8464
 Email Ads: production@corp.themls.com

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The MLSTM
Chief Executive Officer
 Annie Ives

Production Manager
 Mark Sternberg
 424.249.6245

Production Staff
 Maria Anelli
 Ernesto Esquivel

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