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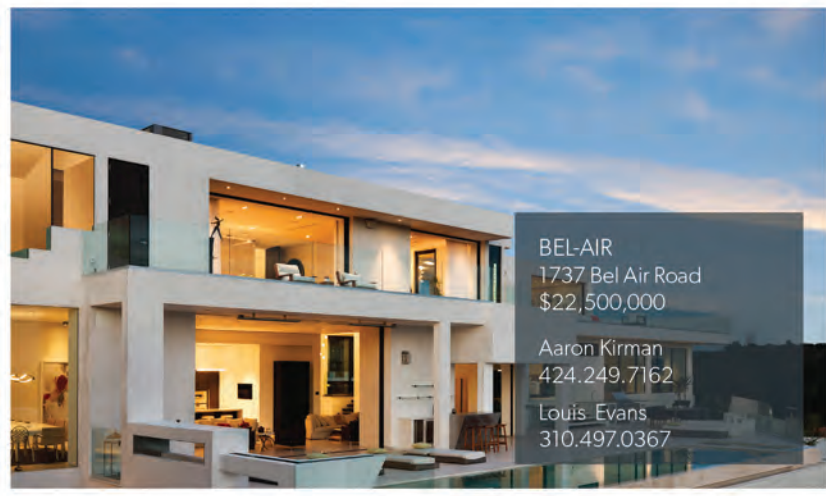
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HOLMBY HILLS | \$13,995,000  
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COLDWELL BANKER RESIDENTIAL BROKERAGE

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**ARCADIA | \$1,149,000**  
 3br/2.5ba, lrg famrm, plyrm, 20x40 pool, Arcadia Schools, many upgrades. www.248renoak.com  
**ELIZABETH KHO (626) 487-2222**



**BEVERLY HILLS | \$3,750,000**  
 2552 Benedict Canyon | 3 BD | 3 BA | 2552BenedictCyn.com  
**TIMOTHY DI PRIZITO & JOYCE REY (310) 266-2777**



**BEVERLY HILLS PO | \$3,495,000**  
 9336 Hazen Dr. Modern, new & the best offering for a crazy sexy hm w/a fab open floor plan  
**VALERIE FITZGERALD (310) 285-7515**



**BURBANK | \$1,595,000**  
 Beautiful 1950's remodeled cottage style home 5 bd/4 ba, 3,598 sqft apx, Cul-de-sac  
**AIDA SARKISSIAN (818) 618-8082**



**CALABASAS | \$1,945,000**  
 Supreme Luxury View Estate in guard-gated Calabasas Park Estates. 5+4.5 custom. Corner lot  
**CHRISTIAN MELGAR (818) 585-7146**



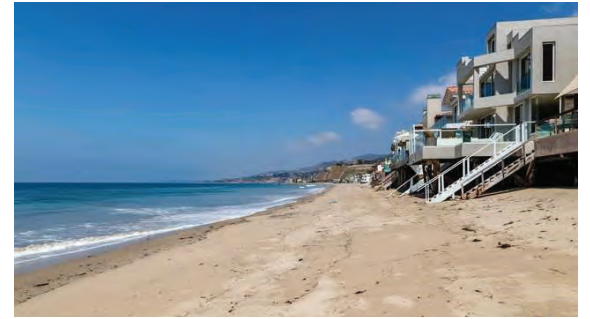
**HANCOCK PARK | \$3,695,000**  
 SUBJ TO BANKRUPTCY COURT APPROVAL AND OVERBID; SOLD "AS IS". Stately Colonial. Call L.A.  
**LISA HUTCHINS (323) 460-7626**



**LOS ANGELES | \$2,499,000**  
 Gated, lovely 2 story home w/ a stunning living room, fireplace. 4 BD/ 3.5BA, pool & spa.  
**CLAUDIA HIPOLITO (323) 906-2425**



**MALIBU | \$8,818,000**  
 Contemporary ocean view Mediterranean estate on Point Dume  
**SUSAN MONUS (310) 589-2477**



**MALIBU | \$7,690,000**  
 Open Sun 2-5 | 21314 PCH La Costa Beach  
 Contemporary w/ 40' of frontage DazzanEstates.com  
**IRENE DAZZAN-PALMER & SANDRO DAZZAN (310) 317-9354**



**MANHATTAN BEACH | \$3,500,000**  
 3 BD/4 BA ocean view detached townhome just steps to the sand in downtown Manhattan Beach.  
**JAMIE WARYCK (310) 944-1945**



**MANHATTAN BEACH | \$3,199,999**  
 5BD/4.5BA Cape Cod Style Home in the Tree Section | Vaulted Ceilings | 3 Car Garage  
**JOHN CORRALES (310) 346-3332**



**MONTECITO | \$15,750,000**  
 Spectacular 1929 Spanish Revival estate, designed by George Washington Smith.  
**RICHARD MANN (805) 689-5978**



Arcadia (626) 445-5500  
 Beverly Hills North (310) 777-6200  
 Beverly Hills South (310) 273-3113  
 Brentwood (310) 820-6651

Calabasas (818) 222-0023  
 Glendale (818) 240-1111  
 Hancock Park North (323) 464-9272  
 Hancock Park South (323) 462-0867

La Cañada Flintridge (818) 790-3334  
 Los Feliz (323) 665-5841  
 Malibu Colony (310) 456-3638  
 Malibu West (310) 457-6550

Manhattan Beach (310) 802-5700  
 Marina del Rey (310) 301-3500  
 Montecito (805) 969-4755  
**COLDWELLBANKERHOMES.COM**





**PACIFIC PALISADES | \$7,500,000**  
 TRUE MID-CENT Ranch House Designed by Renowned Cliff May - Rustic Canyon on over 1 flat ac  
**JULIE BATE (818) 416-2321**



**PACIFIC PALISADES | \$3,650,000**  
 547 N Tahquitz Pl · Desirable El Medio Bluffs · 4 BD/3.5 BA · 3,658sf home & 6,017sf lot  
**JACQUES AUREILLE (310) 493-2969**



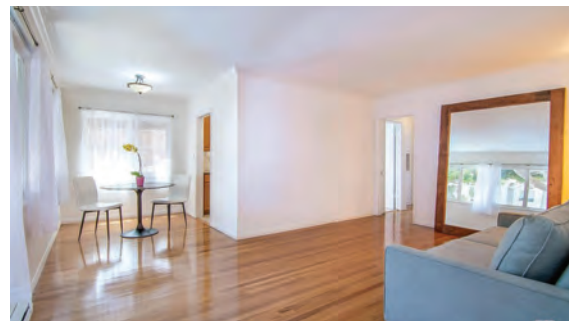
**PACIFIC PALISADES | \$1,300,000**  
 Great opportunity end-unit over 2,700sqft w/ mtn view, prvt patio, only 1 common wall.  
**ABERLE/CONVEY/SAENZ (310) 612-3292**



**PASADENA | \$2,198,000**  
 Magnificent gated Contemporary Estate on over 22000 Sq ft in prestigious Linda Vista area.  
**NOUSHINE ROSTAMIAN (626) 536-3999**



**PLAYA VISTA | \$1,325,000**  
 Awe-inspiring , modern 3BR 2.5BA townhouse, completely remodeled with volume ceilings  
**JULIE WALKER (310) 948-8411**



**SANTA MONICA | \$699,000**  
 2 + 1 Bath. Small 6 unit building North of Wilshire, Gleaming hardwood Floors.  
**KATE BRANSFIELD (310) 395-1133**



**SIERRA MADRE | \$2,788,000**  
 S. Fcng 4Br/5BA New Ultra Modern Contemporary. Bright, high ceiling, big lot Arcadia Schls  
**SONG LIEM (626) 445-5500**



**STUDIO CITY | \$1,190,000**  
 3BD & 3BR Spanish architectural on corner lot dripping w/ charm. Carpenter School District  
**TAMMY JEROME (818) 903-5854**



**SUNSET STRIP | \$1,095,000**  
 Remodeled Hip Laurel Canyon - Mid-Century 2 + 2 w/ great rm + vus + outdoor ent. area.  
**MICHELE HALL (310) 850-1357**



**TARZANA | \$2,300,000**  
 Luxurious 2016 new construction Cape Cod home, 5+5.5, office, pool & spa, appr 4,600 SF  
**BASSEM FATTAH (818) 269-5227**



**VENTURA | \$1,450,000**  
 A spectacular home in the hills overlooking downtown Ventura, the pier and ocean.  
**KAREN HOFFBERG (805) 648-5051**



**WILSHIRE CORRIDOR | \$13,500,000**  
 Elegant 2 story Tuscan PH, ~6,000 SF. Near Bev Hills & Santa Monica. 10601WilshirePHW.com  
**LINDA WU (310) 435-8092**

Pacific Palisades (310) 454-1111  
 Palos Verdes (310) 378-5201  
 Pasadena (626) 584-0050  
 Playa Vista (310) 862-5777

San Marino (626) 449-5222  
 Santa Barbara (805) 682-2477  
 Santa Monica Montana (310) 458-0091  
 Santa Monica Wilshire (310) 829-3939

Sherman Oaks (818) 995-2424  
 Studio City (818) 788-5400  
 Sunset Strip (310) 278-9470  
 Venice (424) 280-7400

Ventura (805) 648-5051  
 Westchester (424) 702-3000  
 Westlake Village (805) 495-1048  
**COLDWELLBANKERHOMES.COM**





## WILLIAM HEFNER'S MASTERCLASS MODERN FARMHOUSE REDEFINING THE MONTECITO ESTATE

by Bret Parsons

Nestled among significant estates on Montecito's prestigious Ashley Road, there lies a rare, almost-two-acre level parcel, which provides the unique opportunity to customize a dream estate, much like the privileged class did at the turn of the 20th century. The coveted site is approached by a graceful entry drive lined with ancient oaks immediately evoking a relaxed, bygone era. This is truly one of the finest, and perhaps last estate sites in Montecito offering privileged scenes of Cold Spring Creek, massive sandstone boulders, picturesque natural landscapes and stirring mountaintops.

Architect William Hefner has designed an enchanted compound for this special site, utilizing his own recently completed Montecito residence as an optimum template. This soon-to-be-constructed home will offer a most welcoming environment that can best be described as a modern farmhouse imbued with a California "indoor-outdoor casual" style of living incorporating a main residence, guest studio, swimming pool plus a generous cabana/meditation retreat or guest house.

Studio William Hefner, also recognized for subtle and contemplative landscape architecture, has envisioned thoughtful estate grounds that take advantage of the Zen-like natural surroundings and distant mountain vistas.

The finished home will be nothing short of a world-class residence designed for supreme comfort in one of Montecito's most sought-after locations. In a series of upcoming progress articles, you'll learn the fascinating steps involved to construct an estate of this caliber, which will redefine 21st century living.

[www.819Ashley.com](http://www.819Ashley.com)



First Floor Rendering



Second Floor Rendering



Main House Rear Rendering



Ariel View Rendering

## ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: WALTER SCOTT PERRY



BEL AIR | \$6,995,000  
1116 Linda Flora | 5 BD | 6 BA | Open Sun 2-5 |  
[1116LindaFlora.com](http://1116LindaFlora.com)

Timothy Di Prizito & Joyce Rey (310) 266-2777

ARCHITECT: LORENZO TEDESCO



BRENTWOOD | \$3,795,000  
[www.1043NormanPlace.com](http://www.1043NormanPlace.com). Open Sun 2-5. 4,200sf Mid-Century w/5+4+2 gst houses. 1.5 acres.

Brent Watson (310) 600-9119

ARCHITECT: SANDRA MARTIN, AIA



AGOURA HILLS | \$2,199,000  
Blt 2017. Exquisite Modern 6+8+Den+Media+View. Expanded Patio w/BBQ,Infinity Pl+Gas Firepit.

Florence Silver (818) 929-0265

TO FIND OR LIST YOUR ARCHITECTURAL DREAM HOME,  
CONTACT [BRET@BRETPARSONS.COM](mailto:BRET@BRETPARSONS.COM) OR (310) 497-5832 FOR A SUPERB ARCHITECTURAL SPECIALIST.

**BRET PARSONS**  
DIRECTOR, ARCHITECTURAL DIVISION





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BEL AIR

\$4,150,000

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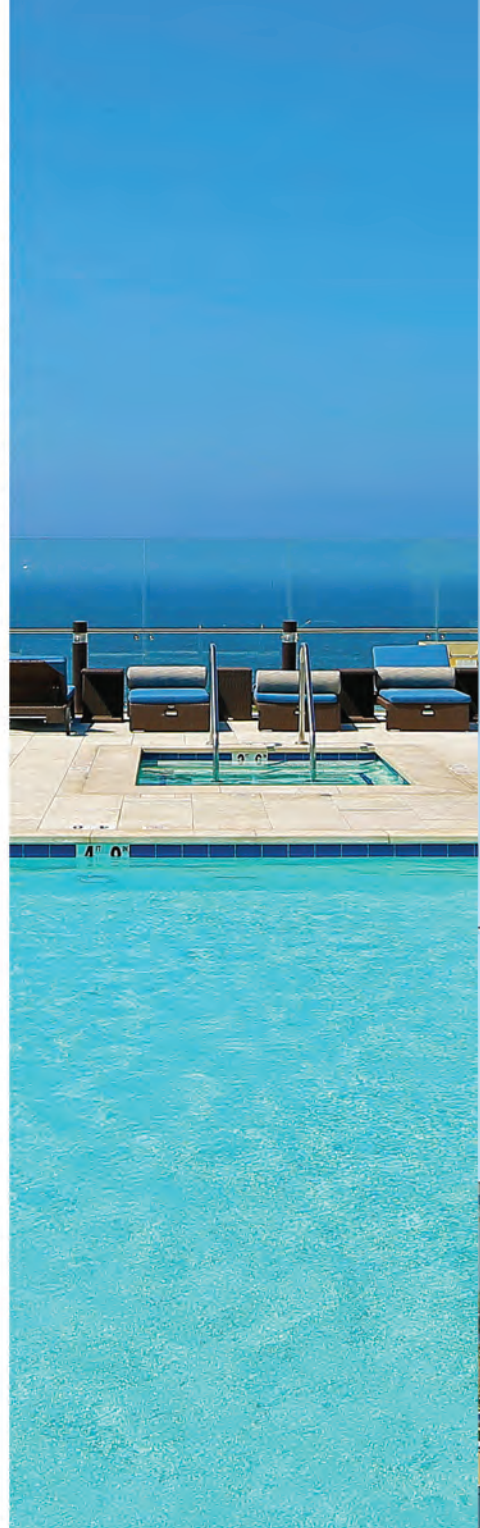
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## Santa Monica's Finest The Seychelle

Prime 2-bedroom condominium residence in one of Santa Monica's most coveted locations. Stunning ocean and park views from expansive wrap-around terrace. Lovely floor plan includes cook's kitchen with Thermador appliances, breakfast bar opening to oversized living room and open dining room (or den area). Master suite with ocean view and abundance of storage, including 3 closets and lavish spa-quality master bath. Perfect guest bedroom and bath nicely separated from master. The Seychelle offers 24-hour concierge, spectacular roof-top pool and entertainment areas, barbecue, state-of-the-art fitness center and close proximity to world-class shops, dining and the finest beaches in Southern California. The very essence of the good life. | [www.OceanAvenue414.com](http://www.OceanAvenue414.com) | \$3,075,000

**Open Tuesday 11am - 2pm**  
**1755 Ocean Avenue, Unit 414, Santa Monica**



Exclusive Representation  
**RON de SALVO**  
(310) 777-6233  
[ron@rondesalvo.com](mailto:ron@rondesalvo.com)



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RON de SALVO CalBRE #00576209 ©2017 Coldwell Banker Residential Brokerage. All Rights Reserved. Coldwell Banker Residential Brokerage fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Owned by a subsidiary of NRT LLC. Coldwell Banker, the Coldwell Banker Logo, Coldwell Banker Global Luxury and the Coldwell Banker Global Luxury logo service marks are registered or pending registrations owned by Coldwell Banker Real Estate LLC. Broker does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property provided by seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection and with appropriate professionals.



# IMPECCABLY DETAILED VIEW TENNIS ESTATE



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2625 DEEP CANYON DRIVE, BHPO | OFFERED AT \$14,000,000

Perched up a long driveway sits a jaw dropping newly remodeled/expanded canyon view estate with a lit N/S tennis court. High gates to large motor court for 10 cars and 4 car garage. **Approx. 11,018 sq.ft. house on 61,908 sq.ft. lot with 8 bedrooms and 11 baths** Spectacular entry with soaring ceilings, steel custom doors and windows with oak floors. Steel/glass sliding doors opening the house to the pool with baja. Private office with deck. Elegant formal and informal living rooms downstairs and new 3rd private family room upstairs. Formal dining and media room. Chef's kitchen featuring all Wolf and Subzero appliances with separate enclosed staff kitchen/prep area, private large breakfast room with fireplace opening to the gardens and adjacent wine storage/tasting room. Spectacular master suite with views, private large den/bar area, his and her baths and large walk-in closets. Oversized guest suite with two additional large suites, guest suite down and private wing with 2 staff rooms. Outdoor kitchen, fabulous pool house with bath. Smart home, camera system with impeccable detail throughout.

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**GINGER GLASS**

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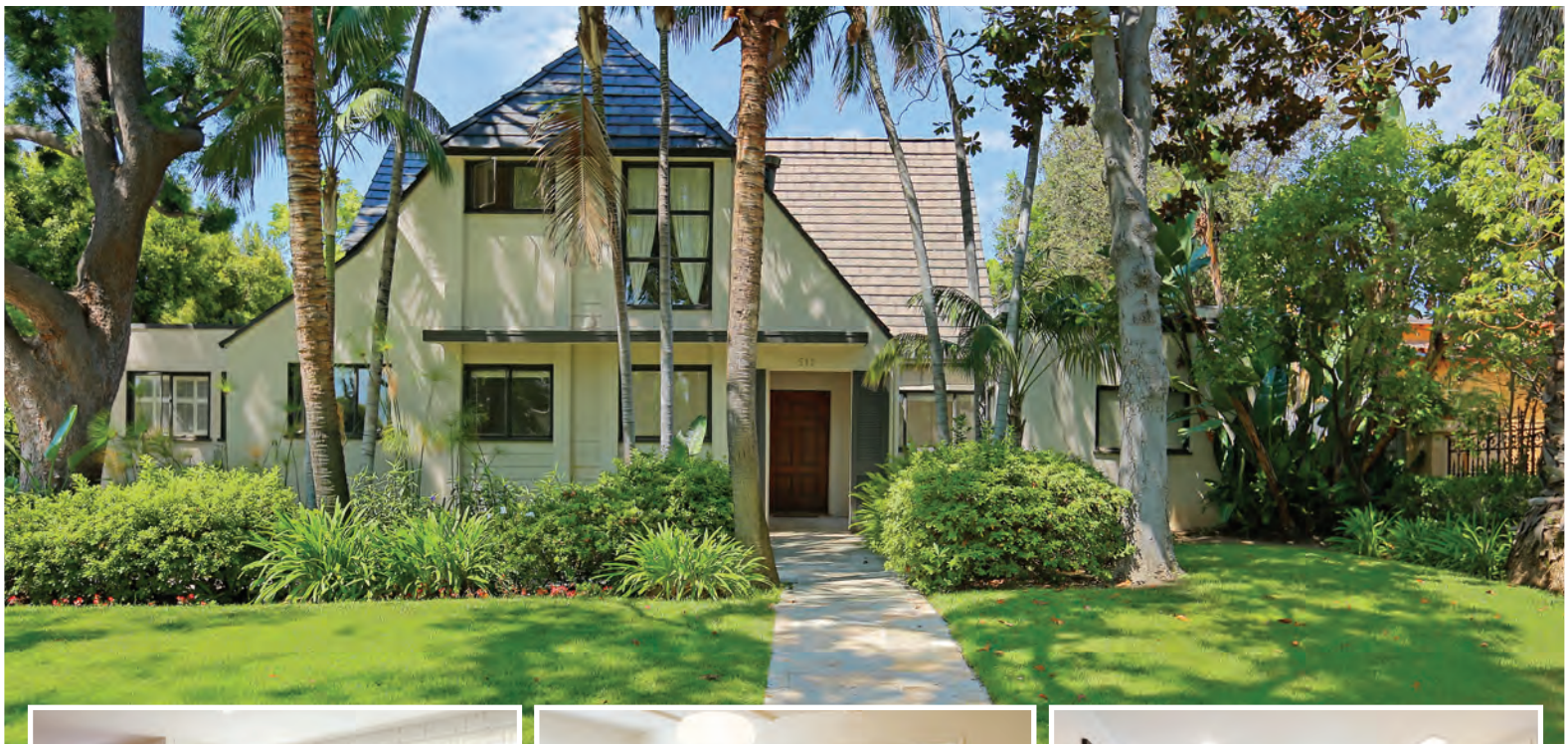
**310.927.9307**

BEVERLY HILLS NORTH | [ginger@gingerglass.com](mailto:ginger@gingerglass.com)





## Classic 2 Story Traditional Estate



### 517 North Maple Drive • Beverly Hills

*If you've seen this home before, you won't recognize it now!*

- Recent cosmetic overhaul completed
- Open sunlit public rooms for superb entertaining
- Main floor master suite with luxe bath
- 3 additional bedrooms upstairs
- Redone cook's kitchen with newer appliances
- Huge family room with bar opens to patio/garden
- Featuring wooden floors, built-ins, beams
- Fantastic large rear yard w/lawns/mature foliage
- Outdoor bonus room/gym and bath
- Everyone's favorite Camphor tree-lined Flats road

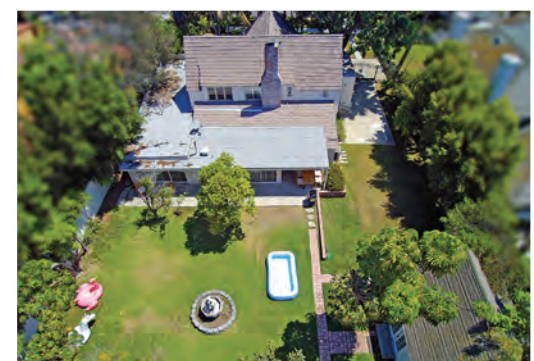
**By Appointment Only**

*For Lease at \$12,800 unfurnished or \$14,800 furnished*

**Michael J. Libow**  
COLDWELL BANKER  
(310) 285-7509



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# Brand New 2sty Mediterranean on Huge Lot



## 531 North Fuller Avenue • Los Angeles

*If you've seen this home before, you won't recognize it now!*

- Quality construction with amazing volume
- Designed for entertaining on a grand or intimate scale
- Sunlit rooms with exquisite flooring and surfaces
- Dramatic 2 story "great" room and massive dining room
- Center-isle kitchen/family room combination
- Top appliances in kitchen
- Separate large office downstairs
- 4 bedrooms up, guest bedroom down
- Dual guest bathrooms downstairs
- Generous laundry room upstairs
- Master suite with walk-in, balcony, luxe bath
- Deep yard with pool/spa, patios, lawn, pergola, pool bath
- Direct access 2 car garage for privacy and security
- Gated motorcourt for off-street parking galore
- Premier road in coveted La Brea-Melrose neighborhood
- Proximate to all of the best that Los Angeles has to offer!

**Open Tuesday, August 15<sup>th</sup> • 11-2**

**\$3,165,000**

**Michael J. Libow**  
Coldwell Banker  
(310) 285-7509

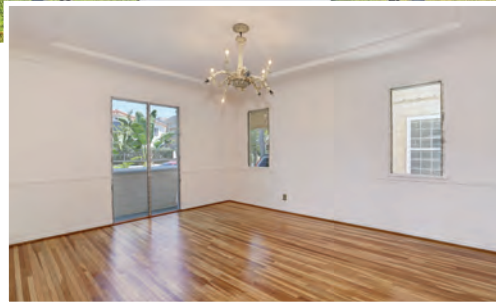
**Verna Helbling**  
John Aaroe Group  
(310) 849-2485



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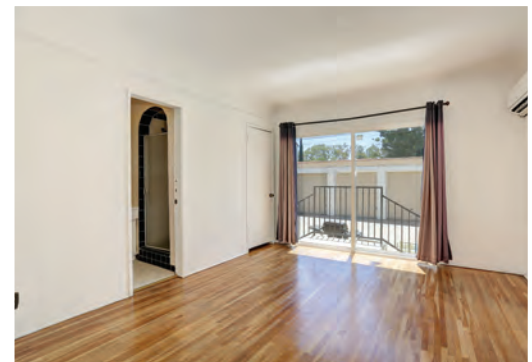


# Spacious Lower Duplex in Prime Beverly Grove



## 7932 West 4th Street • Beverly Grove

- Immaculate sunlit unit of nearly 1,900 square feet
- Gleaming refinished wood floors throughout
- New appliances in the kitchen
- Authentic and charming deco-era details
- 3 bedrooms 2 classically-tiled baths
- Large formal living, dining, and breakfast rooms
- Master bedroom accesses lovely rear grounds
- Lovely updated building with superb curb appeal
- Uber desirable road proximate to all!



**By Appointment Only**

**For lease at \$4,700/month**

**Michael J. Libow**  
COLDWELL BANKER  
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REAL ESTATE

## NEWLY REMODELED VIEW PROPERTY ON THE SUNSET STRIP

The most exquisitely designed and meticulously crafted home in the the Hollywood Hills, with expansive views of the city skyline. Situated on a quiet cul-de-sac street off lower Sunset Plaza Drive, boasting unrivaled quality and bespoke finishes, soaring 13-foot ceilings and tremendous floor-to-ceiling windows and sliding glass doors allow an abundance of natural light.



SUNSET STRIP

8842 EVANVIEW DR.

\$7,995,000 | 5,044 SQ. FT.

OPEN TUESDAY 11-2PM

8842EVANVIEW.COM

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OGROUP.COM

8606 Sunset Blvd. | West Hollywood, CA 90069



# BERKSHIRE HATHAWAY | California Properties HomeServices



\$11,500,000 | Ojai Legacy Estate | 5BD/4BA  
Nancy Kogevinas | 805.450.6233



\$14,900,000 | 24900 Paseo del Rancho, Calabasas | 7BD/5BA  
Marc & Rory Shevin | 818.251.2456/818.251.2476



**OPEN TUES 11-2**

\$6,395,000 | 137 S Burlingame Ave, Brentwood | 4BD/3BA  
Gary Glass | 310.820.9343



\$3,699,000 | 2164 Sunset Plaza Dr, West Hlywd | 4BD/3BA  
Kirk Hoffman | 310.890.3940



\$3,489,000 | 536 E Rustic Rd, Santa Monica | 4BD/3BA  
Isabelle Mizrahi | 310.230.3720



\$2,595,000 | 16926 Dulce Ynez Lane, Pacific Palisades | 4BD/3½BA  
Dolly Niemann | 310.230.3706



\$949,000 | 2248 E Chevy Chase Dr, Glendale | 3BD/3BA  
Margaret Cashion | 310.795.2200



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**FIND YOUR PERFECT**

BEVERLY HILLS | BRENTWOOD | CALABASAS | ENCINO | LOS FELIZ | LOS OLIVOS | MONTECITO





\$3,249,000 | 4152 Sunnyslope Avenue, Sherman Oaks | 5BD/6BA  
Kirk Hoffman | 310.890.3940



\$6,495,000 | 24328 Bridle Trail Rd, Hidden Hills | 9BD/12BA  
Marc & Rory Shevin | 818.251.2456/818.251.2476



\$1,795,225 | 7718 Skyhill Dr, Studio City Adj | 4BD/3BA  
Trena Berk | 818.314.7722



\$1,595,000 | 2222 Ave of the Stars #1505, Cent City | 2BD/2BA  
Ed Solórzano (Co-listed) | 310.777.2863



\$1,195,000 | 5912 Calvin Ave, Tarzana | 3BD/2½BA  
Cameron/Spitz | 818.380.2151/818.817.4284



**OPEN TUES 11-2**

\$895,000 | 1158 Wellesley Ave #102, Brentwood | 2BD/3BA  
Dennis Kamrany | 310.699.7010



\$2,199,000 | 2203 3rd Street #7, Santa Monica | 2BD/2½BA  
Ian Brooks | 310.428.6569



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\$9,000,000 | 4 BED 5 BATH

Adam Rosenfeld  
310.595.5915  
calbre# 01918229

Justin Mandile  
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& SUN 20TH 2-5PM

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calbre# 01978797





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1118 TOWER ROAD | BEVERLY HILLS

OPEN SUN 2-5PM

\$9,995,000 | 5 BED 6 BATH

Adam Rosenfeld

310.595.5915

Coley Laffoon

323.702.5551

Kyle Giese

310.975.5838







16668 CALNEVA DRIVE | ENCINO  
\$2,495,000 | 5 BED 7 BATH  
ADAM ROSENFELD 310.595.5915, LAURA BREHM 612.751.3307



9000 HOPEN PLACE | BIRD STREETS  
\$12,500,000 | 3 BED 4 BATH  
ADAM ROSENFELD 310.595.5915, STUART VETTERICK 214.668.3952



8416 SKYLINE DRIVE | HOLLYWOOD HILLS  
\$4,495,000 | 5 BED 5 BATH  
SCOTT PATTERSON 310.567.5715, ADAM ROSENFELD 310.595.5915



OPEN SUN 2-5PM

3751 MULTIVIEW | HOLLYWOOD HILLS WEST  
\$2,695,000 | 4 BED 5 BATH  
ADAM ROSENFELD 310.595.5915, JUSTIN NAOE 310.920.4445  
GILAD SCHIOWITZ 917.748.3795





A rare, resort compound... as home



Chris Pickett  
424.202.3230  
BRE#01475927



TELES  
PROPERTIES



Premiere  
Open 11-2pm



## 611 N. CHEROKEE AVE

Hancock Park | 6 BD | 5.5 BA | Pool | Guest House

*Exclusively chic and sophisticated — enter a realm of privacy and cultivated taste, while throwing in a little bit of fun. No expense was spared to restore this stunning Spanish villa on a quiet tree lined street in Hancock Park. Meticulously executed with impeccable style, this property is like your own private abode at a Four Seasons resort...or, Ibiza.*

\$3,499,000



ERNIE CARSWELL  
&  
PARTNERS

Ernie Carswell  
310.345.7500  
BRE#0111566





Ridgetop estate  
w/ Enchanting Views

13377 JAVA DRIVE  
BHPO | 5 BD | 7 BA | Pool | \$5,685,000



1100 CASIANO ROAD  
Bel Air | 5 BD | 5 BA | Guest House | \$3,745,000



9305 HAZEN DRIVE  
BHPO | 4 BD | 5 BA | Pool | \$5,949,000



Chris Pickett  
424.202.3230  
BRE#01475927

9108 LEANDER PLACE  
BHPO | 5 BD | 7 BA | Pool | \$4,750,000

TELES  
PROPERTIES



ERNIE CARSWELL  
&  
PARTNERS

Lushly transcendent -  
off Stone Canyon

10542 FONTENELLE WAY  
Bel Air | 6 BD | 8 BA | Pool | \$9,995,000



Sublimely above all

1910 BEL AIR ROAD  
6 BD | 8 BA | Guest House | \$21,900,000



Ernie Carswell  
310.345.7500  
BRE#01111566





9573 STUART LANE  
BEVERLY HILLS



Offered at \$1,995,000

Open Tuesday 11-2

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# 2539 BENEDICT CANYON DRIVE

UPPER BENEDICT CANYON



## GATED COMPOUND

Gated compound with lush gardens up a private driveway. Light filled entertainment areas, elevator, patios, and terraces. Chef's kitchen with breakfast area and terrace. Dining, media and living room grace the lower level. Master suite with sitting area, fireplace, dual closets and access to a Zen like Japanese garden. Across the lush pool area with grotto and water slide, lies the guesthouse with private entrance, beamed ceilings, bedroom, gym, bath, and indoor-outdoor entertaining areas.

OPEN TUES 11-2PM SUN 2-5PM

NEW LISTING | \$5,895,000

5 BEDS

7 BATHS

6,837 SQ. FT.

27,657 SQ. FT. LOT

## EDUARDO UMANSKY

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## MAURICIO UMANSKY

MUMANSKY@THEAGENCYRE.COM  
424.230.3701

## FARRAH ALDJUFRIE

FARRAH@THEAGENCYRE.COM  
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# 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.



An international associate of Savills

THEAGENCYRE.COM



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



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# 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.

OPEN TUESDAY 11-2PM

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

7 BEDS

8 BATHS

7,206 SQ. FT.

24,197 SQ. FT. LOT

## JAY BRENER HARRIS

JAY@THEAGENCYRE.COM

424.230.3742



An international associate of Savills | THEAGENCYRE.COM







# 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

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← → ARTEMESIA ← →

INCLUDES PRIME BUILDABLE LOT  
[WWW.ARTEMESIA.US](http://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](http://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](http://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





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424.249.7162 | [aaronkirman.com](http://aaronkirman.com)



**NEYSHIA GO**  
DIRECTOR, AAROE ESTATES

310.882.8357 | [neyshiago.com](http://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](http://aaronkirman.com)

**AKP**

**JOE BABAJIAN**

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Fine Estates®





## 7904 WOODROW WILSON DR, HOLLYWOOD HILLS

NEW PRICE \$3,599,000

OPEN TUESDAY 11-2PM



JOHN AAROE GROUP

**AARON KIRMAN**  
PRESIDENT, AAROE ESTATES

424.2497162 | [aaronkirman.com](http://aaronkirman.com)

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**JOE BABAJIAN**  
RODEO REALTY

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

BY APPOINTMENT



Beverly Hills  
10 Beverly Park  
\$29,000,000  
[10beverlypark.aaroe.site](http://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](http://323mapleton.aaroe.site)



BY APPOINTMENT

Hollywood Hills  
1742 Viewmont Drive  
\$6,449,000  
[1742viewmont.aaroe.site](http://1742viewmont.aaroe.site)



BY APPOINTMENT

BEL-AIR  
1714 Stone Canyon Road  
\$16,500,000  
[1714stonecanyon.aaroe.site](http://1714stonecanyon.aaroe.site)



NEYSHIAGO

NEYSHIA GO  
Director, Aaroe Estates

310.882.8357  
[neyshiago.com](http://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



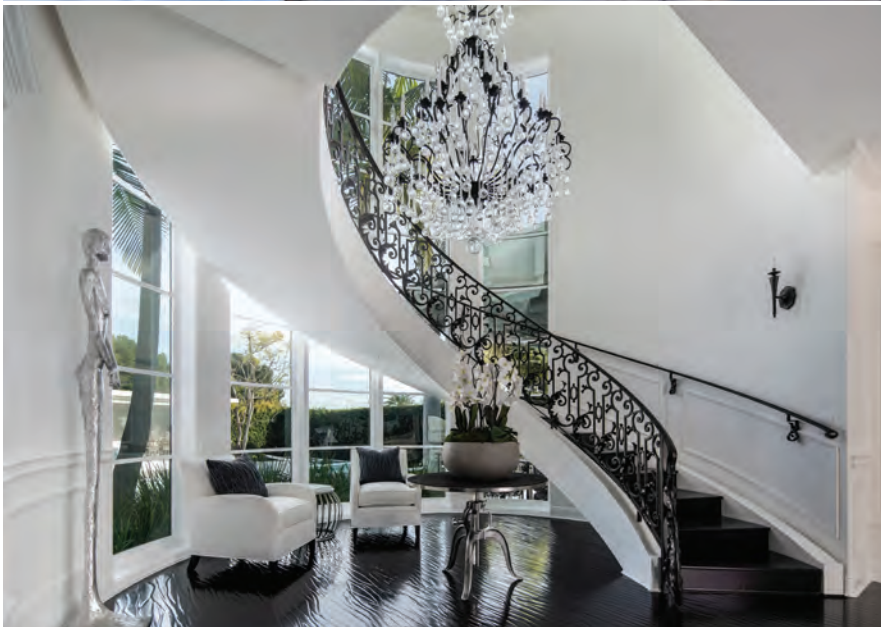
HILTONHYLAND.COM



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](http://HEDGESPLACE.COM)



**HH** HILTON & HYLAND

**ba**  
Belzberg Architects

**PATRICK FOGARTY**  
[PATRICK@HILTONHYLAND.COM](mailto:PATRICK@HILTONHYLAND.COM)  
310.779.2415  
CALBRE#: 01992295

**TYRONE MCKILLEN**  
[TYRONEMCKILLEN@ME.COM](mailto: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



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ESTATES

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WWW.THEWILLIAMSESTATES.COM | 310.691.5935

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



**OPEN TUESDAY 11:00AM - 2:00PM**  
**[WWW.15433BROWNWOODPL.COM](http://WWW.15433BROWNWOODPL.COM)**





  
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BRANDEN WILLIAMS & RAYNI WILLIAMS  
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HILTON & HYLAND 

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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



  
SUSAN SMITH  
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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

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9200

S W A L L O W   D R I V E





9200 SWALLOW DRIVE

\$16,995,000

OPEN TUESDAY 11-2





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 JOSH ALTMAN  
310.819.3250  
 Douglas Elliman  
EST. 1911  
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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

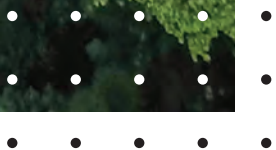
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**Stan Richman**

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

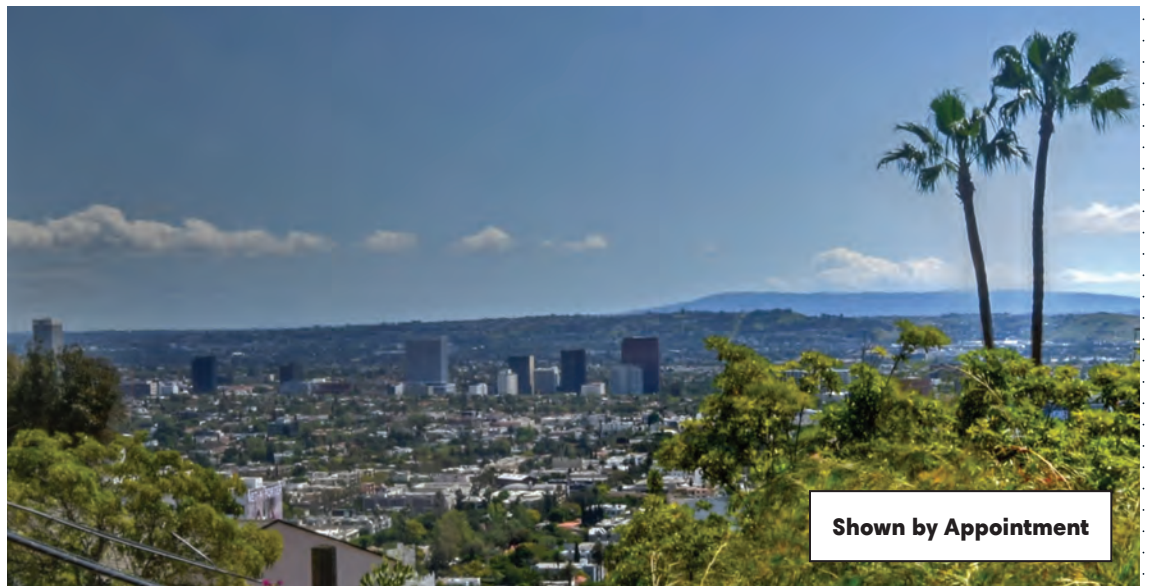
**Kofi Nartey**

kofi@compass.com  
310.849.5634

**Trevor Lambright**

trevor.lambright@compass.com  
424.253.5592

TheNarteyGroup.com



Shown by Appointment



**Open House**

**Tuesday 8/15**  
**11am-2pm**

## 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





# 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

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OPEN TUESDAY 11-2PM / LUNCH SERVED

**\$2,950,000**



 **LEE ZIFF**  
REAL ESTATE PROFESSIONALS

310.432.6511

[www.LeeZiff.com](http://www.LeeZiff.com)



READY TO SELL? LOOKING TO BUY?

# IT'S TIME FOR ELLIMAN



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



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



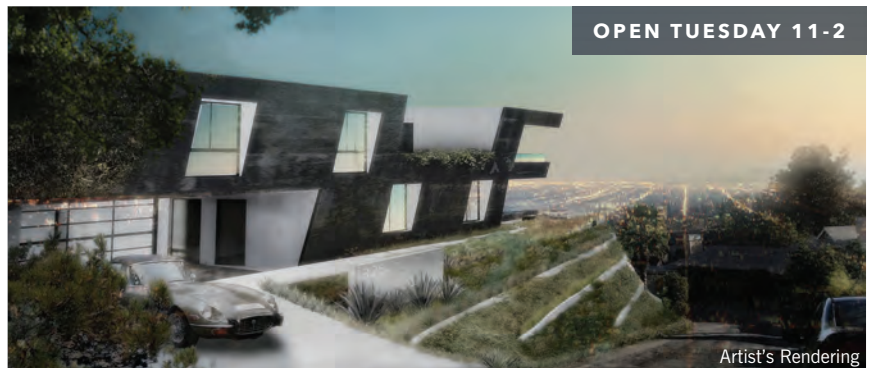
Beverly Hills Post Office

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

4 Bedrooms, 5 Bathrooms, Pool & Jetliner Views

Web# 17221768

Juliette Hohnen 323.422.7147



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



OPEN TUESDAY 11-2



## 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](http://1326BeverlyEstate.com)

**AB** THE ALTMAN BROTHERS

**JOSH & MATT ALTMAN**

O: 310.819.3250  
Josh@TheAltmanBrothers.com  
CalBRE# 01764587

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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

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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



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# 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.



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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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## GLAMOROUS CONTEMPORARY ON GATED STREET WITH SWEEPING CANYON VIEWS



2547 HUTTON DRIVE, BEVERLY HILLS

**B**eautifully 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](http://www.2547HuttonDr.com)



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## 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](http://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/>