



**435 S. PLYMOUTH BLVD | HANCOCK PARK**

BLAIR CHANG 424.230.3703 | BILLY ROSE 424.230.3702

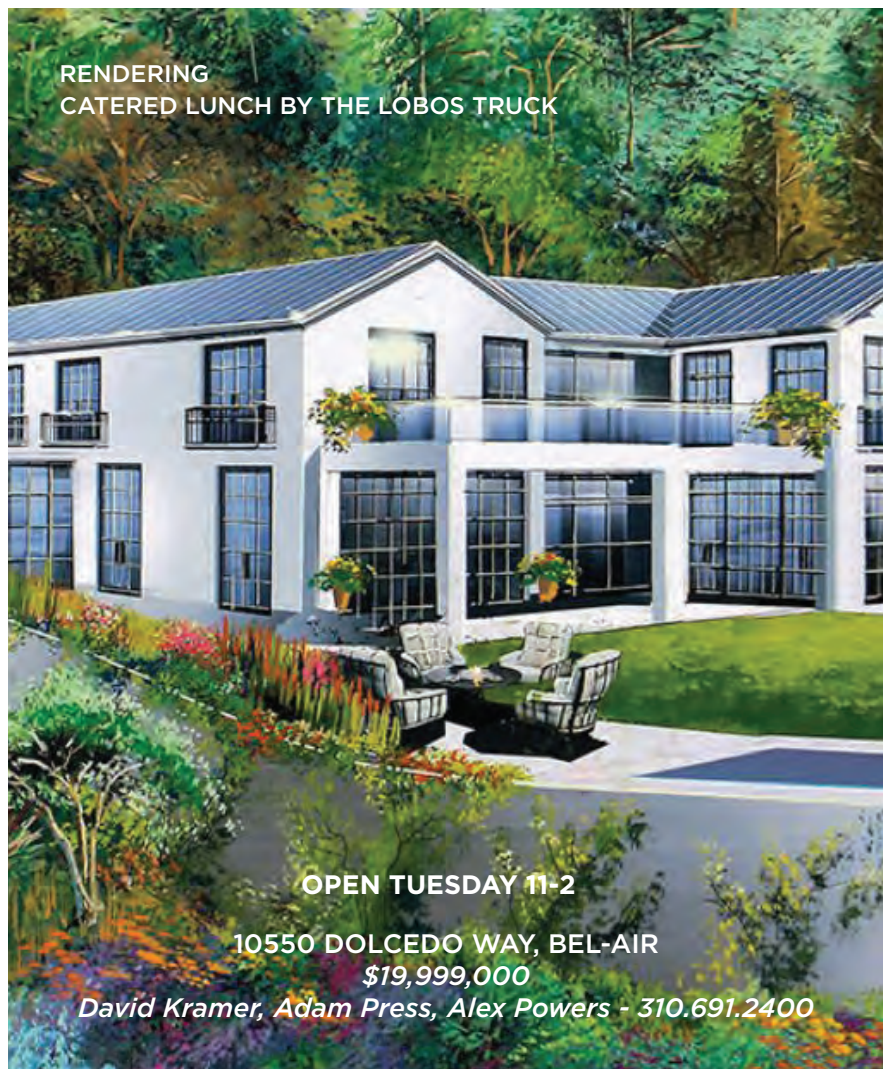


**3701 LONGRIDGE AVE | SHERMAN OAKS**

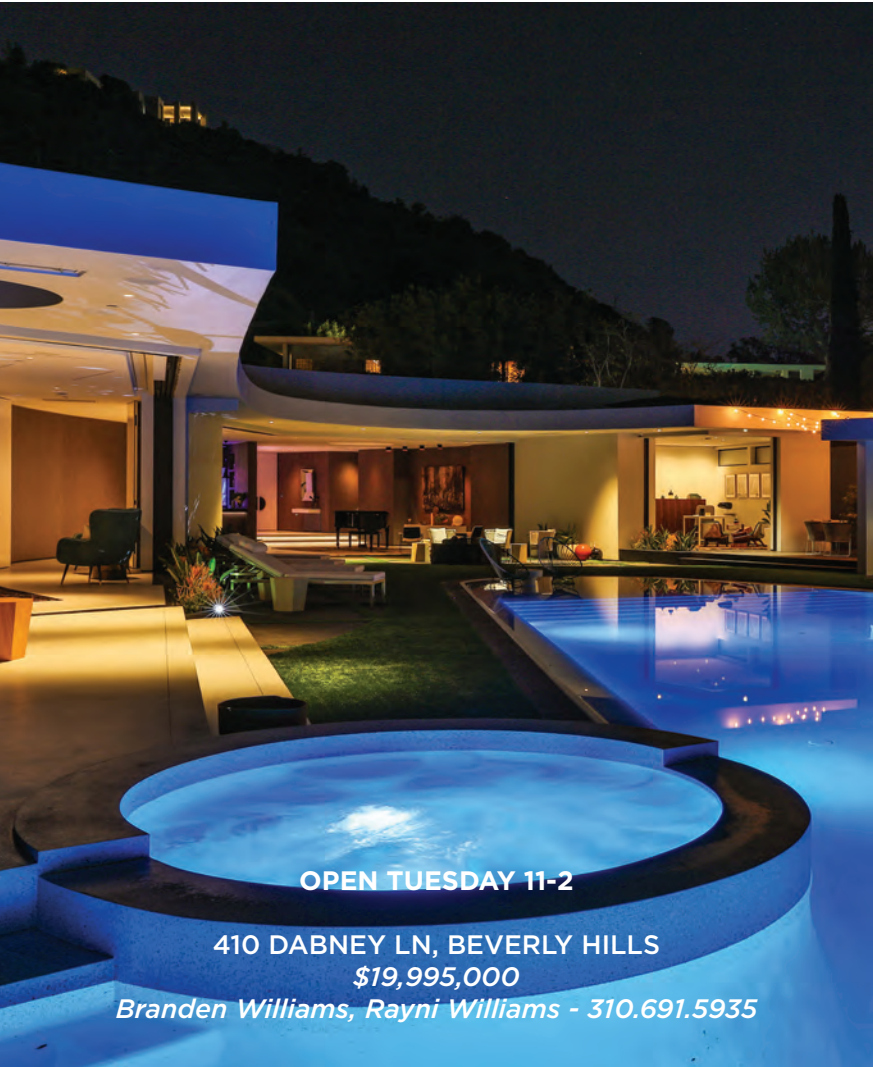
CRAIG KNIZEK 818.618.1006 | BILLY ROSE 424.230.3702











OPEN TUESDAY 11-2

410 DABNEY LN, BEVERLY HILLS  
\$19,995,000

*Branden Williams, Rayni Williams - 310.691.5935*



BY APPOINTMENT ONLY

820 N WHITTIER DR, BEVERLY HILLS  
\$17,950,000

*Drew Fenton - 310.858.5474*



BY APPOINTMENT ONLY

14175 MULHOLLAND DR, BEVERLY HILLS  
\$29,950,000

*Jeff Hyland - 310.278.3311*

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250 N CAÑON DR | BEVERLY HILLS, CA 90210 +1 310.278.3311





OPEN TUESDAY 11 – 2PM / THURSDAY 10 – 2PM

**490 La Loma Road — Pasadena**

The Crowell Residence, 1967, by architect Theodore Pletsch, A.I.A. Eleven years after its completion, an article in the *Los Angeles Times Home Magazine* celebrated the timelessness of the property, attributing this rare quality to the Crowell's design sense acquired while living and traveling extensively abroad. While it is clear that the structures, with their informal plans and European scale, were informed by those travels, the timelessness and serenity of the place seems more grounded in the relationship of the buildings to the Classical garden and magnificent Baroque swimming pool which was originally part of a sprawling Orange Grove estate by the major architectural firm of Bennett & Haskell. With its recently re-envisioned interiors, timeless serenity remains. Main residence incorporates 2 story living room, formal dining room, 2 bedrooms, 3 baths, laundry, and attached 2 car garage. One bedroom guesthouse includes open plan living area, kitchen, and bath.

**\$2,595,000**

**Crosby Doe / Ilana Gafni / Henry Blackham**

**Pasadena Office: 626-793-6677**



*The Crowell Residence, 1967*  
THEODORE PLETSCH, A.I.A.



**310.275.2222**  
architectureforsale.com™





1970 NORTH GRAMERCY PLACE | THE OAKS  
*Offered at \$1,699,000*



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323.605.1633 | 323.387.8011



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EXCLUSIVE AFFILIATE OF







BY  
APPOINTMENT

## 602 PALISADES BEACH ROAD | SANTA MONICA

*Offered at \$13,000,000 | 7 BED | 7 BATH | 5,000 S.F. | 11,200 S.F. LOT*

Incredible opportunity to own this classic 5,000 s.f. French Revival sitting on over 11,000 s.f. of beach front land. Once owned by Samuel Goldwyn, the property is rich in Hollywood history and sits right in the middle of Santa Monica's famed Gold Coast. With 59 feet of beachfront, it is one of the largest single family lots north of the Santa Monica Pier to Will Rogers State Beach. The property is secluded and neighbored by single family homes, not parking lot. An exciting opportunity to create your own paradise along a premier stretch of coastline.

## WHEELER COBERLY

310.351.6234 | [wheeler.coberly@gmail.com](mailto:wheeler.coberly@gmail.com)



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# JOHN AAROE GROUP



WEST HOLLYWOOD  
551 Norwich Drive  
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Wendy Gladson  
310.923.2600



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2722 The Strand  
\$28,500,000  
Lucy Kihm  
323.315.7434



RANCHO MIRAGE  
1 St. Petersburg Court  
\$9,995,000  
Sally Forster Jones  
310.691.7888  
Rachelle Rosten  
310.710.5151

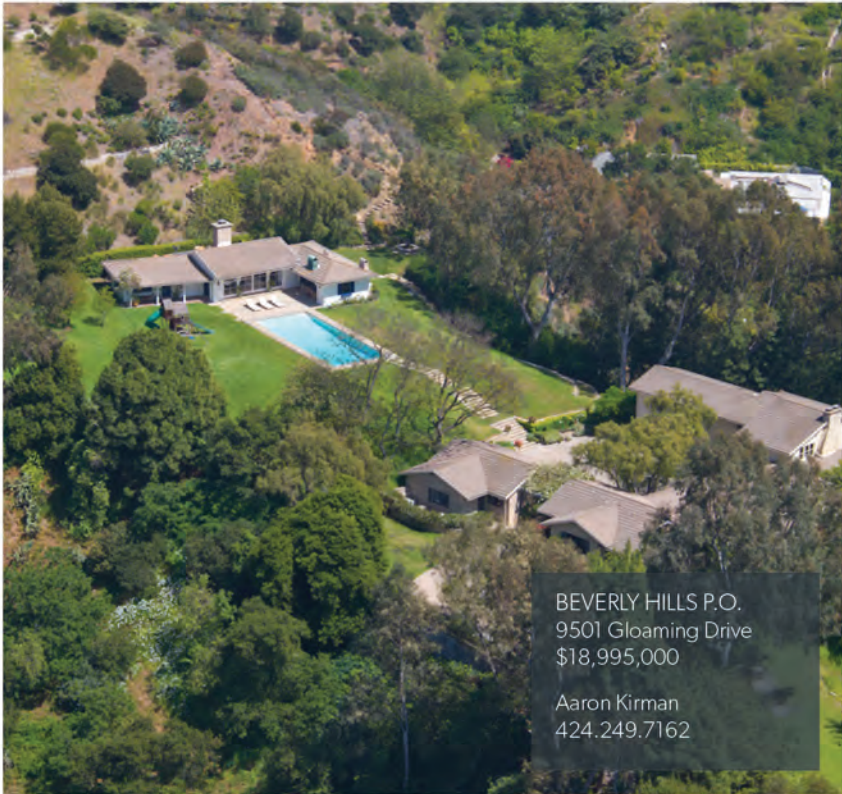


SUNSET STRIP  
1544 N. Doheny Drive  
\$3,495,000  
Aaron Kirman  
Alek Carrera  
424.249.7162

[aaroe.com](http://aaroe.com)

BEVERLY HILLS  
BRENTWOOD  
SUNSET STRIP  
BALDWIN HILLS  
SHERMAN OAKS  
TOLUCA LAKE  
PASADENA  
DOWNTOWN LA  
STUDIO CITY

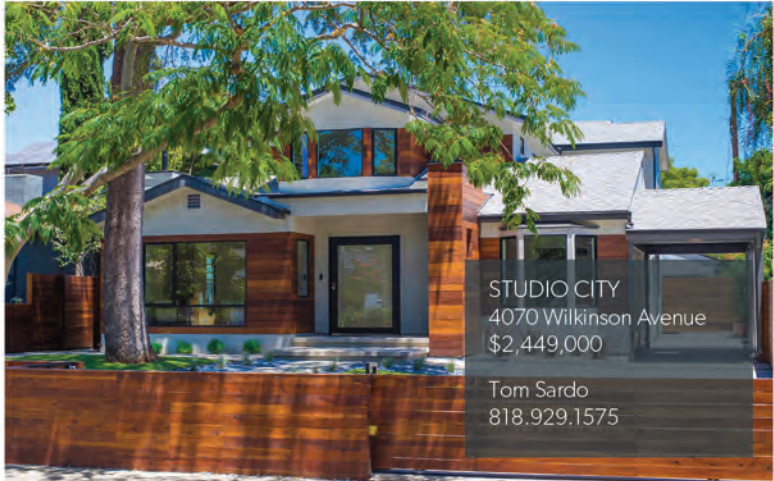




BEVERLY HILLS P.O.  
9501 Gloaming Drive  
\$18,995,000  
Aaron Kirman  
424.249.7162



NEW LISTING  
BEVERLY GROVE  
6685 W. 5th Street  
\$1,699,000  
Steve Sanders  
323.828.6471



STUDIO CITY  
4070 Wilkinson Avenue  
\$2,449,000  
Tom Sardo  
818.929.1575



BEL-AIR  
2944 Bottlebrush Drive  
\$1,795,000  
Sally Forster Jones  
310.691.7888



NEW LISTING

TOLUCA LAKE  
9956 Toluca Lake Avenue  
\$7,995,000  
Craig Strong  
310.439.3225





**16 PALOMA AVENUE, VENICE**  
LISTED AT \$5,195,000

OPEN TUESDAY 11-2PM

Eric Clapton's former residence and the only home designed in the U.S. by MOCA Architect Araya Isosaki. One of a kind architectural masterpiece a few steps from the beach, with furniture designed by artist Klaus Rinke. Gated/secure and private with 30 ft ceilings in the grand room, 20 ft ceilings in the master bedroom. Additional loft bed space, gourmet kitchen, dining for 10+ people, private patio for entertaining, parking for 4 cars. Parking available on Paloma Court.

**BILL STIMMING**  
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310.954.0563  
billstimming@kw.com



**4929 LOS FELIZ BLVD, LOS FELIZ**  
LISTED AT \$1,799,000

BY APPOINTMENT

Mid-Century, Entertainer's paradise on a huge (15,600 sq ft) corner lot! 4+5 with period details: ripple glass, built in shelving, curved ceilings and walls, hardwood in most rooms. Original ribbon cut mahogany bar, den with fireplace, wet bar with sink. Redone eat-in kitchen with green slate floors and top appliances. Salt water pool with Italian glass tiles. Guest quarters with separate entrance that views grassy yard with bamboo privacy wall and built in BBQ.

**CARTER + ORLAND**  
www.CARTERORLANDESTATES.com

323.300.1025  
dorothycarter@kw.com

**5682 HOLLY OAK DRIVE, LOS FELIZ**  
LISTED AT \$2,690,000

BY APPOINTMENT

3 Bd+2 den, 4 bath, 3300sf Former celebrity owned Contemporary Mediterranean located on a tranquil hillside in the prestigious "Oaks" of Los Feliz. Laze in the cathedral ceilinged two-story living room with exposed wood-beams, spacious work loft, or outdoor patio overlooking the serene canyon. Custom gourmet kitchen with professional range. Come home to a serene and elegantly walled enclave, moments from the heart of Hollywood.

**BRYAN MIYAMOTO**  
www.BRYANMIYAMOTO.com

323.300.1188  
Miyamoto@kw.com





**10350 WILSHIRE BLVD #PH2, WESTWOOD**  
LISTED AT \$1,599,000

OPEN TUESDAY 11-2PM

Spectacular 2 bdrm + 2.5 bath Penthouse in The Diplomat. Amazing northwest, panoramic views from the ocean to the mountains. Beautifully appointed. Completely redone. Bright & spacious living room opens to large balcony. Fabulous kitchen with breakfast area. Gracious master suite with plenty of closet space. High ceilings and recessed lighting throughout. Full service building with 24 hour valet, concierge, on-site manager, gym, pool and more.

JOHN A. WOODWARD IV 310.729.7372  
www.THEWOODWARDTEAM.com JohnWoodward4@yahoo.com



**1000 GRANVILLE AVE #PH403, BRENTWOOD**  
LISTED AT \$1,445,000

OPEN TUESDAY 11-2PM

1st Brokers Open! Penthouse Corner Unit at The Vizcaya in Brentwood (2006). Approximately 1,892 Sq Ft (per dev) with 3 bedrooms and 2.75 bathrooms. Built in 2006 with loads of Natural Light and Views. 3 balcony's. 2 side x side parking spaces. In a Fantastic location.

GIDEON KAPLAN 310.525.0015  
gideon@kw.com



**11737 DARLINGTON AVE #304, BRENTWOOD**  
LISTED AT \$1,119,000

OPEN TUESDAY 11-2PM

Stunning Penthouse in prime Brentwood Village. Featuring 3 bedrooms and 3 bathrooms (all in separate spaces within the unit) with views, fireplace with marble surround, wet bar, formal dining room, secluded roof top patio and breakfast room to name a few. Many upgrades including a combination of wood, tile, marble and carpeted flooring, custom shutters, entertainment center in living room, recessed lighting, 2 individual parking spaces.

RICK BECK 310.990.7925  
www.RICKBECKREALESTATE.com rick@rickbeckrealestate.com







**BRENTWOOD | "The Chateau" By William Hefner | \$13,000,000**

Rarely is such an exquisite home offered for sale. A meticulous French chateau with rare sunken North-South facing championship-sized tennis court and pool was designed by one of LA's most recognized architects, William Hefner, and custom built for the owners with every attention to detail. Every room and corner of the house is an architectural and interior statement; from the chef's dream kitchen, to the romantic master suite. The entire back of the home has a wall of glass with floor to ceiling doors that open to the yard and gardens. web: 0343961

Pacific Palisades Brokerage  
**Robert Radcliffe 310.255.5454**





**BEVERLY HILLS** | 2680 Bowmont Dr. 6BD/8.5BA | web: 0308508 | **\$13,000,000**  
 Sunset Strip Brokerage  
 Fariba Bolour 310.666.2216



**MALIBU** | Malibu Road Beach Front 5BD/5BA | web: 1300211 | **\$8,995,000**  
 Malibu - Point Dume Brokerage  
 Shen Schulz 310.980.8809



**MALIBU** | Exclusive Point Dume 6BD/7BA | web: 0027453 | **\$8,925,000**  
 Beverly Hills Brokerage  
 Leslie Kavanaugh 310.860.4516



**LOS FELIZ** | 2656 Aberdeen Avenue 6BD/7BA | web: 0286642 | **\$6,195,000**  
 Los Feliz Brokerage  
 Konstantine Valissarakos 323.252.9451, Charles Clark 323.304.5276



**PACIFIC PALISADES** | Via Bluffs Cape Cod 6BD/5.5BA | web: 0355641 | **\$4,750,000**  
 Brentwood Brokerage  
 Murray Weisberg 310.729.6156



**MARINA DEL REY** | 3108 Yale Avenue 4BD/3.5BA | web: 0355683 | **\$2,995,000**  
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**Shown By Appointment**



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**Santa Monica**

Sandra Miller  
310.616.6213

Sandra.Miller@EVUSA.com  
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**2121 La Mesa Dr · Santa Monica** **\$17,800,000**  
Sandra Miller 310.616.6213  
6 bed · 7 bath · 9,288 sf · 22,881 sf lot



**801 N Sierra Dr · Beverly Hills** **\$11,990,000**  
Tina Eavers 310.266.0947  
7 bed · 8.5 bath · 8,294 sf · 24,967 sf lot



**1106 N Hillcrest Rd · Beverly Hills** **\$9,995,000**  
Y Charlie | K Sanchez | E Peskowitz, F Bernstein, WEA 323.547.8900  
4 bed · 4 bath · 4,009 sf · 28,544 sf lot



**406 S Sycamore Ave · Hancock Park Adjacent** **\$3,790,000**  
Rosalie Klein 323.935.8680  
5 bed · 6 bath · 6,502 sf lot



**10530 Rochester Ave · Los Angeles** **\$3,399,000**  
Renee Pietrangelo | Dominic Pietrangelo, KW 323.203.4534  
5 bed · 4.5 bath · 4,000 sf · 6,765 sf lot



**1919 4th St, #C · Santa Monica** **\$2,000,000**  
Sandra Miller 310.616.6213  
3 bed · 2.5 bath



**6652 Lindenhurst Ave · Beverly Grove** **\$1,650,000**  
Rosalie Klein 323.935.8680  
2 bed · 2 bath · 7,098 sf lot



**348 | 350 N Orange Dr · Los Angeles** **\$7,500/mo & \$7,750/mo**  
Dominic Wächter | Chelsea Montgomery-Duban 310.433.8009  
Unit 1 & 2 · 3 bed · 3 bath · 2,500 sf each



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Hollywood as only a few will ever see it.



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# THE GRIFFITH

\* Inspired by the iconic Observatory, this fully furnished 3-bedroom and 5-bathroom home spans 5078 SF and features custom bespoke design aesthetics, a new ethos crafted by luxury interior design firm Smith & Firestone Associates. We also partnered with BAM Luxury to create cutting-edge Whole-Home Automation. Vast 1251 SF private terraces with incomparable views of Hollywood's landmarks including the famed Griffith Park Observatory, all framed by fold away NanaWalls. Enjoy 24-hour concierge, valet and ambassador to further elevate the ultimate luxury experience of owning at Above The Penthouses. The Meek Don't Reside Here.

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**Ron Barnes**  
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**Michelle Montany**  
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michelle@abovethepenthouses.com  
BRE 01731312



ABOVE THE PENTHOUSES







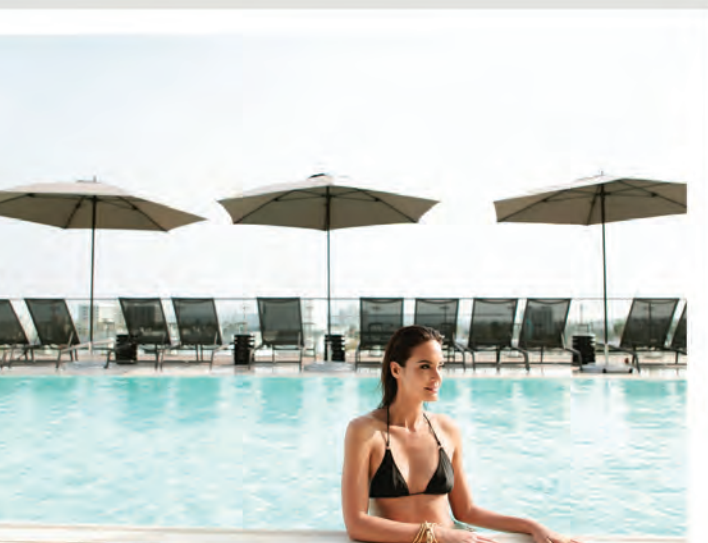
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## THE PARK BEL AIR BEL AIR | \$75,000,000

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**Kurt Rappaport**

(310) 860-8889 | CalBRE# 01036061

**Stephen Shapiro**

(310) 860-8888 | CalBRE# 01257836

**Fred J. Bernstein**

(310) 300-0599 | CalBRE# 01476689



## ARCHITECTURAL CONNOISSEUR'S DREAM DESIGNED BY FRANK GEHRY MALIBU | \$33,900,000

Court ordered partition sale subject to overbid. World-class trophy property on multiple parcels with 160 ft of beachfront in the most prime section of Broad Beach. 11,000+ sf with sunlit courtyard entry, soaring ceilings, great walls for art, old walls of glass, garden, tennis court, lap pool & deep sandy beach. [broadbeachcoceanfront.com](https://broadbeachcoceanfront.com)

**Kurt Rappaport** (310) 860-8889 | CalBRE# 01036061



## SPECTACULAR NORTH BEVERLY PARK ESTATE BEVERLY HILLS | \$33,500,000

Completely private & secluded from the street, set behind iron gates. Over 20,000 sf of living space on almost 4 acres. Mediterranean villa with a grand 2-story entry, large living room, formal dining room, conservatory, grmt kitchen/family room, theater, wine cellar, incredible entertainment facilities, & more. [weahomes.com/listing/beverly-park-circle](https://weahomes.com/listing/beverly-park-circle)

**Kurt Rappaport** (310) 860-8889 | CalBRE# 01036061



## SPRAWLING 2.6 ACRE COMPOUND BRENTWOOD | \$22,500,000

Magical 2.63 acres of park-like land on lower Mandeville is this compound of 3 structures, a swimming pool, & a tennis court + flat & rolling lawns. Main house is approx 8,000 sf (5 BRs/6 BAs + 2 powder rms), 3,500 sf guest house, a pool house, & more. [brentwoodcompound.com](https://brentwoodcompound.com)

**Stephen Shapiro** (310) 860-8888 | CalBRE# 01257836

**Richard Ehrlich** (310) 860-8885 | CalBRE# 01267136



## THE EPITOME OF LUXURY BEVERLY HILLS | \$22,495,000

Over an acre in the most prime section of Beverly Hills, this world-class estate is the perfect blend of quality, style, & privacy. Includes a 6 BR + 9 bath main house, a guest house, N/S lighted tennis court, and a resort style pool, spa, & gardens. Elevator, 3 car garage, + motor court with parking for 25+ cars. [weahomes.com/listing/661-doheny-rd](https://weahomes.com/listing/661-doheny-rd)

**Fred J. Bernstein** (310) 300-0599 | CalBRE# 01476689

WEAHOMES.COM



## WESTSIDE ESTATE AGENCY

**BEVERLY HILLS** | 210 North Canon Drive, Beverly Hills, CA 90210 (310) 247-7770  
**MALIBU** | "In The Country Mart" 23410 Civic Center Way, Malibu, CA 90265 (310) 456-1171  
**MIAMI** | 2100 Ponce de Leon Blvd, 7th Floor, Coral Gables, FL 33134 (305) 447-1471



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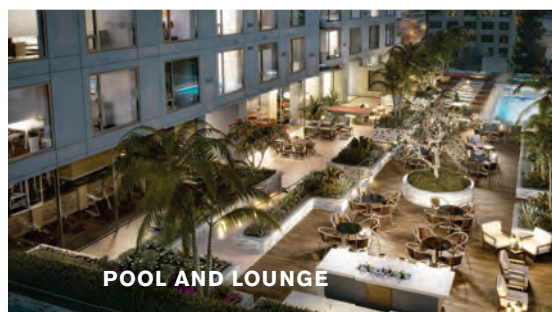


Bachir Oueida | 310.722.7727 | [Bachir@LAREInc.com](mailto:Bachir@LAREInc.com) | CalBRE Lic. #00936311

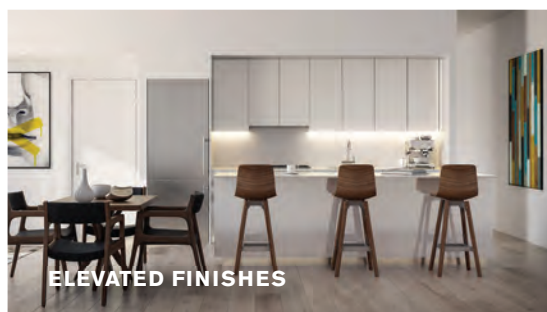


**TEN  
05**

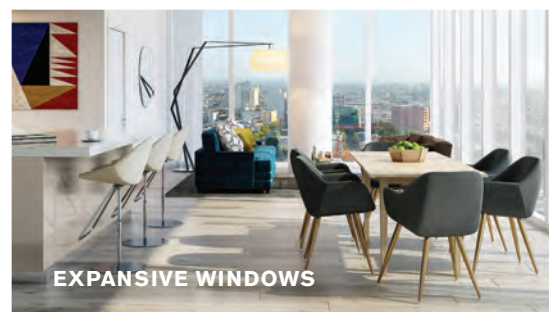
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**SATURDAY, AUGUST 20, 12-4PM, 1057 SOUTH OLIVE STREET DTLA**  
**RSVP AT [INFO@TEN50.LA](mailto:INFO@TEN50.LA)**

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## ELEGANT CLASSIC PALAZZO

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Los Angeles, CA. 90069

Hollywood Hills West, Sunset Strip

Prestigious Lower Doheny Drive, above Sunset Boulevard

Offered at \$5,895,000

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\*Gated Private Trophy Estate, Porte-Cochere Drive, rear Motor Court, on large Street to Street Lot

\*Impressive Public Rooms, created for Grand Entertaining, with 20 foot ceilings and walls for art

\*Spectacular Two Story Glass Roof Solarium

\*Formal Entry, Living Room, Dining Room seating 12, Den, Euro Kitchen, Butler's Pantry

\*Upper Master Retreat with Dual Baths, romantic View Balcony, massive Walk Through Closets

\*Full Guest Apartment with Living Room, Bedroom, Bath, over Limo size Garage

\*Three Additional Family Bedrooms, Two Additional Baths, Powder Room, Laundry Room

**kw HOLLYWOOD HILLS**  
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John A. Lucy

Mobile: 310-415-7691  
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OFFERED AT \$5,895,000

# Elegant Classic Palazzo

1378 North Doheny Drive, Los Angeles, CA 90069



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Announcing our first release of condominiums at Cavalleri. The homes will be completely reimagined with open kitchens and spacious spa master bathrooms. Construction work is well underway and we anticipate move-ins by year-end. The first release of homes is your client's best opportunity to purchase at Cavalleri before our grand opening in September.

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# 2223 Veteran Avenue Westwood



**MAGNO**  
*Realty Group*

Welcome to the most spectacular Spanish home available in Westwood! Former home of Carey Grant, and Betsy Drake! Reimagined, expanded and restored to all of its original charm and glory by award winning restorer and developer George Gonzalez. Featuring some of the finest hand painted tiles and antique fixtures available, this home has it all. Just some of the many features are, all new custom designed hand made fountains in the front and rear, new drought tolerant landscaping, new electrical, plumbing, newly designed kitchen, bathrooms and laundry room. The Master Retreat has a spectacular custom steam shower and walk in closet. The other 2 bedrooms are spacious and have plenty of closet space with the newly designed custom closets. Antique and original light fixtures throughout the home, original interior doors and hardware restored to pristine condition. There is also a 9 camera 4mp security system and Sonos sound system in every room. The backyard is truly an oasis with lush landscaping and a beautiful fountain. This home is truly ONE OF A KIND!

Proudly offered at \$2,199,000

ROBERT SILVERMAN | PRESIDENT AND BROKER 310.571.5081



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# VIEW



## FEATURED *Properties*

PACIFIC PALISADES | \$14,900,000

Represented by JOYCE REY (310) 285-7529, STACY GOTTULA (323) 610-7191,  
CHRISTOPHER DAMON (310) 230-2427

COLDWELL BANKER RESIDENTIAL BROKERAGE

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Browse all digital editions at [cbview.com](http://cbview.com)*

**COLDWELL  
BANKER** 





### ARCADIA | \$8,188,000

Santa Anita Oaks Estate | 6BD/9BA suites | Elevator | Theater | Wine room | Pool and Spa

**JEANNIE VUKOVICH (626) 622-4355**



### ARCADIA | \$599,000

138 Alice St #B, Built in 2006, this gated 2 story townhome is beautiful. [www.138alice.com](http://www.138alice.com)

**ELIZABETH KHO (626) 487-2222**



### CULVER CITY | \$874,000

Warm and spacious 3 bed/2 bath + bonus office home w/ open floor plan in great location!

**ELIZABETH LURIE (917) 349-1636**



### DOWNTOWN LOS ANGELES | \$1,675,000

Perfect for entertaining, open floor plan, has 2 bd, 2 baths, with views from every room.

**IMAN ESHAGHYAN (310) 600-8209**



### HANCOCK PARK | \$3,695,000

Elegant Country English. 5 beds & 3.5 baths. Pool & guest house. [357NorthMcCadden.com](http://357NorthMcCadden.com)

**LOVELAND CARR PROPERTIES (323) 460-7606**



### HANCOCK PARK | \$2,849,000

This 4+4.5 Spanish was gutted & remodeled w/new 2nd story + garage & salt water pool & spa

**LISA HUTCHINS (323) 460-7626**



### HOLLYWOOD HILLS | \$949,000

Celebrity inspired design. Private hillside residence recently remodeled and updated.

**CLAUDIA HIPOLITO (323) 906-2425**



### LA CAÑADA FLINTRIDGE | \$2,495,000

IN ESCROW | 751 Saint Katherine Dr. •4BD •3BA •Infinity Pool •Guest quarters w/ full bath

**KATHY SEUYLEMEZIAN (818) 949-5205**



### LADERA HEIGHTS | \$1,649,000

Soaring ceilings, nu desgr kit, 3BD, 2 mstr ste, 2.5BA, gym, walk-in closet, htd pool & spa.

**CARLA & RAY LOWE (424) 702-3043**



### LOS FELIZ | \$2,980,000

[www.4342Cedarhurst.com](http://www.4342Cedarhurst.com), Exquisite Los Feliz Spanish Colonial Revival, 4 + 4.5, City Views

**CESAR SANCHEZ (323) 356-6618**



### MALIBU | \$4,249,000

Ocean View Modern Mediterranean home w/ 4 beds + 3 baths, pool & beautiful landscaping.

**DANIEL MOSS (310) 600-6692**



### MANHATTAN BEACH | \$2,699,000

5 BD . 4.5 BA . approx. 4,105 sf + loft library + bonus room

**JOHN CORRALES (310) 346-3332**



RESIDENTIAL BROKERAGE

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**





**MIRACLE MILE | \$4,450-4,850/MO.**

New Construction | 4 units available for lease - each 3br 2ba. Beautiful city views.

**ZOHREH SHOJAPOUR (310) 285-7531**



**NORTHRIDGE | \$1,300,000**

Magnificent 5+3.5 estate with 1+1, kitchen guest suite. Approx. 5,493 sq. ft., Pool, Spa

**BASSEM FATTAH (818) 269-5227**



**PACIFIC PALISADES | \$1,925,000**

Mid-century modern w/walls of glass, vaulted ceils & cinder-block details. Lrg front yard.

**MICHAEL EDLEN (310) 230-7373**



**SANTA BARBARA | \$11,500,000**

HopeRanchElegance.com A fine example of old world charm w/ modern day amenities on 8 acres

**LINDA LORENZEN (805) 886-1842**



**SANTA MONICA | \$2,100,000**

1020 Chelsea Ave | Stunning 2BD/1BA bungalow N. of Wilshire with landscaping & large deck.

**SHEENA BURKE (310) 596-0011**



**SANTA MONICA | \$1,169,000**

819 19th St | Remodeled 2 BD/2.5 BA townhouse North of Wilshire w/open floor plan & patio.

**ANDREW THURM (310) 345-2661**



**TORRANCE | \$1,199,999**

Quaint & Charming Multi-Family Home | Spacious & Well-Planned Use of Lot

**RAE LORD (310) 947-1667**



**VALLEY VILLAGE | PRICE UPON REQUEST**

Open Sun. 2-5. 18 Brand New Luxury Condos. Heart of Valley Village near Studios.

**TIM HYDE & ZIV GABAY (818) 825-8704**



**VENTURA | \$1,159,000**

Fabulous top of Clearpoint 4+2.5 home! Move in and enjoy this awesome ocean view home!

**LAURIE RUTLEDGE (805) 340-4854**



**WESTLAKE VILLAGE | \$719,000**

Clubview Townhomes. Stunning kit, open LV & DR w/ wet bar. Wine cellar. Near amenities

**TAMARA CAMPBELL (805) 495-1048**



**WESTWOOD | \$1,245,000**

1931 S Bentley Ave. Open Sun 2-5pm. 3+2 Spanish in Westwood Chrtr. Hwd flrs, frpl, A/C.

**MARY BETH WOODS (310) 571-1358**



**WOODLAND HILLS | \$1,849,000**

Heights of Woodland Hills features sprawling 6+4.5 EST 4209 sqft. VIEW & 24,648sqft lot

**SCOTT & SHERRY WALTER (818) 917-1099**

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  
Venice (424) 280-7400  
Ventura (805) 648-5051

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



RESIDENTIAL BROKERAGE



# A&D ARCHITECTURE & DESIGN

## DESIRE HARMONY & BALANCE? TRY FENG SHUI!

by Bret Parsons



What do The Grove, The Americana at Brand, and 2,000 California homes have in common? Katherine Anne Lewis, a 20+ year master practitioner of Feng Shui (pronounced “Fung Shway”). The 4,000-year-old Chinese art of placement creates harmony and balance in one’s home, office, or other structures. The system identifies nine life areas: wealth, fame, love and marriage, family, health, creativity and children, knowledge, career, helpful people and travel. The basic principles include utilizing specific colors and elements to create positive “chi” (energy) to enhance these sectors—improved health, greater wealth, etc. Implement two simple tips right now and “feel” the difference. Each time you open your front door, termed the “mouth of chi,” you want to bring in positive, “health chi”. Therefore, remove the cobwebs, replace burned out lights, and don’t store bikes, firewood or chairs nearby. You’ll walk easily through your front door and feel immediately relaxed. In the bedroom, remove everything from under your bed! Luggage, boxes of clothes, and old tax returns create “closed chi” which translates into feeling tired. Since you sleep 6 to 9 hours, energy needs to flow evenly and easily around you. The practice is not without its critics; however, The Grove is the second most popular tourist destination in California (only after Disneyland) and Feng Shui could very well be a major contributing factor! [www.HarmonyAndBalance.com](http://www.HarmonyAndBalance.com)



Top right: The Americana at Brand, Glendale; bottom left: The Grove, Los Angeles

## ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: DOUG BURDGE



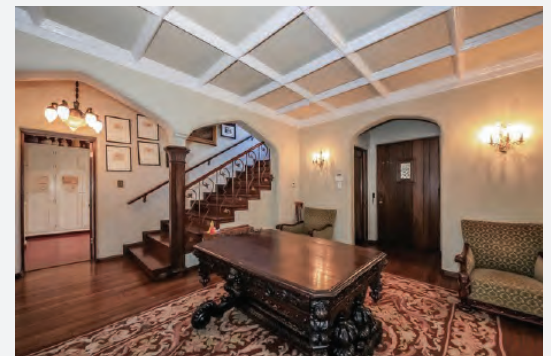
**MALIBU | \$15,900,000**  
Modern chic farmhouse on 4 acres w/ocean views, 3 houses, tennis court & horse corral.  
DeeDee Cortese (310) 200-8262

ARCHITECT: ANTHONY ZUBICK, AIA



**PACIFIC PALISADES | \$8,995,000**  
Aram Afshar (310) 702-0583

ARCHITECT: PAUL R. WILLIAMS



**HANCOCK PARK | \$3,559,000**  
Architect Paul R. Williams. Grand style with sophistication, updated kitchen and bathrooms  
Chris Abbott (323) 210-1430



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CONTACT [BRET@BRETPARSONS.COM](mailto:BRET@BRETPARSONS.COM) OR (310) 497-5832  
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Custom Contemporary Retreat  
2210 Bowmont Drive, Beverly Hills PO  
\$7,995,000  
Open Tuesday 11-2



Jade Mills



JOSH FLAGG

Coldwell Banker  
(310) 285.7508 | Homes@JadeMills.com  
CalBRE #00526877

Rodeo Realty  
(310) 623.8703 | Josh@JoshFlagg.com  
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## \$350,000 REDUCTION Outpost Estates

Beautifully positioned on its own private peninsula in coveted Outpost Estates, this lovingly restored Mediterranean Villa will surely tug at your heartstrings. Warm and inviting, refined and casual, gracious and intimate--all perfectly describe this exquisite residence. Elegant living room, 3 bedrooms, sunroom, 3 fireplaces, and breathtaking kitchen/family room. Perfect proportions, sparkling pool and hilltop views to downtown. A beautiful house that whispers..."home"!

[www.2300castilian.com](http://www.2300castilian.com)

**NEW PRICE:** \$2,345,000

**OPEN TUESDAY 11AM-2PM**

**2300 Castilian Drive**



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





# VILLA GRANDE BELLEZZA



3100 BENEDICT CANYON  
BEVERLY HILLS, CA 90210  
\$21,995,000

OPEN TUESDAY FROM 11 TO 2

[WWW.VILLAGRANDEBELLEZZA.COM](http://WWW.VILLAGRANDEBELLEZZA.COM)

Brand new Italian Villa constructed using only the finest materials and displaying unparalleled architecture, style and design. Exuding luxury and quality with every detail and amenity taken into consideration.





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# GRAND BEVERLY HILLS MEDITERRANEAN ESTATE



512 N. ROXBURY DRIVE - BEVERLY HILLS

*Elegant Beverly Hills home with grand scale throughout. Two-story limestone entry with dual staircase. Step down living room with coffered ceilings and fireplace. Large formal dining room, light and bright family room, office and chef's kitchen with breakfast room. Powder room and housekeepers room complete the main level. Upstairs features a gorgeous master suite with sitting area and dual marble baths. There are three additional bedroom suites. Lush outdoors with manicured lawn, pool and spa. 2-car garage with direct entry. Gated with circular driveway. Located on one of the premiere streets in Beverly Hills. Beautiful living*

*For more photos, visit [512RoxburyDrive.com](http://512RoxburyDrive.com)*

OPEN TUESDAY 11-2PM  
OFFERED AT \$10,699,000



CALL 310.281.3981  
[www.SteveFrankel.com](http://www.SteveFrankel.com)



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# Mark Goldsmith Proudly Presents...

## Studio City's Best Kept Secret!!!



**3669 Berry Drive, Studio City**  
**Open Tuesday 11-2 & Friday 11-2**

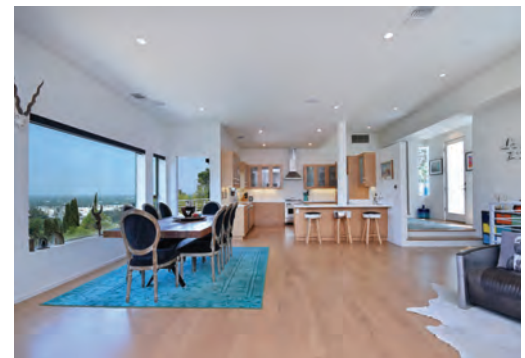
**\$1,799,000**

Sited in the hills is this spectacular achievement in contemporary architecture wherein almost every single space throughout the 3,200+ sf home enjoys commanding canyon and city views.

Built in 2015, this Contemporary has an incredibly open floor plan incorporating a stunning gourmet kitchen of Caesar-stone counters and stainless-steel appliances opening to the huge informal living and dining room areas. Sit outside and take in the mesmerizing views from the cozy patio. A powder room, fireplace and direct access from the 2 car garage completes the entry level. Downstairs, there are 2 over-sized bedrooms each with their own baths, walk-in closets and stunning head-on views. The elegant master suite is replete with high ceilings, fireplace, tons of closet space, large patio/balcony and a sumptuous master bath featuring separate sinks on separate sides, walk-in shower and inviting sunken spa tub.

The lower level boasts a large family/media room with doors opening out to the huge flat yard (with the ability to build a pool) and stunning views. The home is further enhanced by polished hardwood floors throughout, built-in audio throughout most of the home, high quality finishes and the famed Carpenter School District.

**[www.3669Berry.com](http://www.3669Berry.com)**



**MARK GOLDSMITH**  
**(310) 777-6291**

**[markgoldsmithproperties.com](http://markgoldsmithproperties.com) | [mark.goldsmith42@gmail.com](mailto:mark.goldsmith42@gmail.com)**

CalBRE # 01031230



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## Custom built home designed for the California coastal lifestyle

**Located in the coveted hills of Playa del Rey, this home was created specifically for indoor/outdoor living**

**7742 W. 80th Street, Playa del Rey | Represented by Denise Fast | Offered for \$1,895,000**



Luxurious resort style living with 3 decks to enjoy sunsets over the ocean, city lights and mountain views. Enter this sun-drenched home through the private, gated courtyard or directly from the attached 3 car garage. Inside you will find a wide open floor plan with a gourmet island kitchen, formal living and dining room, media room (or den) and home office or guest room. Upstairs, a spacious master retreat awaits, with vaulted ceilings, en-suite bath with separate spa tub and shower and private deck. There is plenty of room for loved ones and guests. Step into the backyard to your own personal oasis with a sparkling blue-bottom pool, spa & sauna. Enjoy living just minutes from beaches, dining, shopping, and all that Silicon Beach has to offer.

4 bedrooms | 4.75 bathrooms | 3,364 sf living | 4,982 sf lot | blue-bottom pool and spa

Represented by Denise Fast. Denise can be reached in the Marina del Rey office or direct at (310) 578-5414.

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## ARCHITECTURAL MASTERPIECE WITH VIEWS

**1000 NAPOLI DRIVE**  
**6 BEDS | 7 BATHS | \$12,250,000**  
**NAPOLIESTATE.COM**  
**OPEN TUESDAY 11-2**

**GARY GLASS | 310.820.9343**

**BERKSHIRE HATHAWAY | California Properties**  
**HomeServices**





\$7,999,500 | 24304 Little Valley Rd, Hidden Hills | 6BD/9BA  
**Joanie Louis | 818.425.8516**



**OPEN TUES 11-2**  
\$5,950,000 | 105 N Rossmore Avenue, Hancock Park | 5BD/5BA  
**A. Cope/S. Broder | 310.614.5400**



\$3,395,000 | 1520 San Leandro Ln, Montecito | 4BD/3½BA  
**Team Scarborough | 805.331.1465**



\$2,650,000 | 9390 Lloydcrest Dr, Beverly Hills | 3BD/4BA  
**St. James + Canter | 310.291.1029**



\$1,775,000 | 2400 Glendower Ave, Los Feliz | 3BD/3BA  
**Michael Tunick | 323.646.3893**



\$1,349,500 | 4621 Hurford Terrace, Encino | 3BD/2½BA  
**Cynthia Miller | 818.371.2724**



\$1,200,000 | 12700 Dewey St, Mar Vista | 3BD/1BA  
**Keith Endow | 310.722.2562**

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Pacific Palisades | Pasadena | Santa Barbara | Santa Monica | Sherman Oaks | Studio City | Ventura



# EXTRAORDINARY RESULTS



\$4,295,000 | 16655 Akron Street, Pacific Palisades | 4BD/5BA  
**Betty-Jo Tilley | 310.429.9833**



\$4,650,000 | 3947 Ridgmont Dr, Malibu | 4BD/3BA  
**John Mihanian | 818.613.8585**



\$1,699,000 | 19652 Nashville St, Chatsworth | 6BD/7BA  
**C. Garrett/L. Riha | 818.929.3897/213.503.8697**



\$1,475,000 | 1524 Michael Ln, Pacific Palisades | 3BD/3½BA  
**April McKenna/Eric Knight | 310.985.9625/310.230.3743**



\$1,229,000 | 4300 Louise Ave, Encino | 4BD/3½BA  
**Fran Chavez | 818.517.1411**



\$699,000 | 10630 Eastborne Ave #104, Westwood | 2BD/2BA  
**Kathy Douglas | 310.820.9320**



\$1,250,000 | 15124 Del Gado Drive, Sherman Oaks | 4BD/4½BA  
**Matt Epstein | 818.789.7408**

conditions, and features of property. Information is obtained from various sources and will not be verified by broker or MLS. Sellers will entertain and respond to all offers within this range. CalBRE 01317331



# GLOBAL VISION. LOCAL EXPERTISE.



## 11531 ORUM ROAD, BEL AIR

6 BEDROOMS | 7 BATHS | \$7,950,000

Juliette Hohnen 323.422.7147



## 200 S. SWALL DRIVE, BEVERLY HILLS

4 BEDROOMS | 3 BATHS | \$2,395,000

Marshall Peck 310.497.3279



## 9720 MOORGATE ROAD, BEVERLY HILLS POST OFFICE | NEW LISTING

5 BEDROOMS | 5 BATHS | \$2,795,000

Marshall Peck 310.497.3279



## 526 N. CARMELINA AVENUE, BRENTWOOD

6 BEDROOMS | 5 BATHS | \$9,499,000

Tracy Tutor Maltas 310.722.2267 | Cory Weiss 310.922.1124

FOR A COMPLETE LIST OF PROPERTIES, VISIT [ELLIMAN.COM/CALIFORNIA](http://ELLIMAN.COM/CALIFORNIA)

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**1201 VILLA WOODS DRIVE, PACIFIC PALISADES**

5 BEDROOMS | 6 BATHS | \$5,495,000

Dena Luciano 310.600.3848 | Tracy Tutor Maltas 310.722.2267



**2783 LA CASTANA DRIVE, SUNSET STRIP**

4 BEDROOMS | 4 BATHS | \$2,995,000

Tracy Tutor Maltas 310.722.2267



RSVP OPEN THURSDAY 5:30PM-7:00PM

**1 WEST CENTURY DRIVE #28A, CENTURY CITY**

3 BEDROOMS | 5 BATHS | \$12,750,000

Michelle Oliver 310.500.6111



**1 WEST CENTURY DRIVE #34C, CENTURY CITY**

2 BEDROOMS | 3 BATHS | DEN | \$4,495,000

Bachir Oueida 310.722.7727



# THE ALTMAN BROTHERS



OPEN TUESDAY 11-2PM

**1535 Carla Ridge | Trousdale Estates, Beverly Hills | 5 Bedrooms | 6 Baths | \$17,995,000 | Brand New!** Trousdale Modern Masterpiece. This 5 bed/6 bath property with nearly 7,000 square feet of indoor/outdoor living space is the true definition of an entertainer's paradise. This one story home has epic unobstructed views from downtown Los Angeles to the ocean, with walls of glass that open with a single touch of a button. Using only the finest materials and high end finishes, this gated motor court is walled off by a huge custom water feature that leads into a towering glass entry. Once inside, the open floor plan has soaring ceilings, custom nine-foot solid hardwood doors and nearly 12-foot tall Fleetwood walls of glass, which vanish into the walls. Featuring a gorgeous movie theater, second full kitchen, Control 4 smart home and climate controlled 1,000 bottle glass wine cellar. Backyard has lush landscaping and an outdoor fireplace with built-in seating to warm up and gaze upon the endless views. A must see property at an incredible price.

**JOSH ALTMAN**  
C: 310.819.3250  
JOSH@THEALTMANBROTHERS.COM  
THEALTMANBROTHERS.COM

**MATTHEW ALTMAN**  
C: 323.791.9398  
MATTHEW@THEALTMANBROTHERS.COM  
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**AB** THE ALTMAN BROTHERS

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REAL ESTATE

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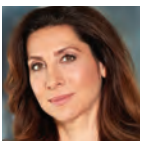




## LUXURY DESIGNER RESIDENCE

RSVP TWILIGHT OPEN HOUSE THURSDAY 5:30PM-7PM

**1 W Century Drive #28A | Century City | 3 Bedrooms | 5 Bathrooms | 4,600 sqft. | \$12,750,000** | Located in The Century, widely regarded as the most prestigious 24hr full-service building in Los Angeles. The privately-keyed elevator opens directly into the gracious entry foyer leading into an expansive living room with breathtaking views spanning from downtown to the Pacific Ocean. This sophisticated and glamorous residence has clean lines, luxurious rosewood floors, his and her spacious master baths and closets, state of the art Savant home automation, Balhaup custom kitchen and elegant detailing throughout. Truly a world-class home at the premiere address for luxury and style. **RSVP for Twilight Showing to [info@michelleoliver.com](mailto:info@michelleoliver.com).**



**MICHELLE OLIVER**

**O: 310.734.2653 | C: 310.500.6111**

**[MICHELLE.OLIVER@ELLIMAN.COM](mailto:MICHELLE.OLIVER@ELLIMAN.COM)**

**[MICHELLEOLIVER.COM](http://MICHELLEOLIVER.COM)**



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JASON OPPENHEIM, ESQ.  
PRESIDENT/BROKER

jason@ogroup.com | 310.990.6656

MARY FITZGERALD  
REALTOR ASSOCIATE

mary@ogroup.com | 323.636.1430

FRANCES TINSLEY  
TTIC RESIDENTIAL / COMMERCIAL

tticestatedivision@gmail.com | 818.312.1891





THE OPPENHEIM GROUP  
REAL ESTATE



161 ASHDALE PL. | BEL AIR  
OFFERED AT: \$7,995,000  
7 BEDS, 7 BATHS | 6,545 SQ. FT.

[OGROUP.COM](http://OGROUP.COM)

8606 Sunset Blvd. | West Hollywood | CA 90069





**CRAIG STRONG**

**EXECUTIVE DIRECTOR, AAROE ESTATES**

310.439.3225 | [craig@strongrealtor.com](mailto:craig@strongrealtor.com) | [strongrealtor.com](http://strongrealtor.com)

# ICONIC PAUL WILLIAMS LAKEFRONT MASTERPIECE

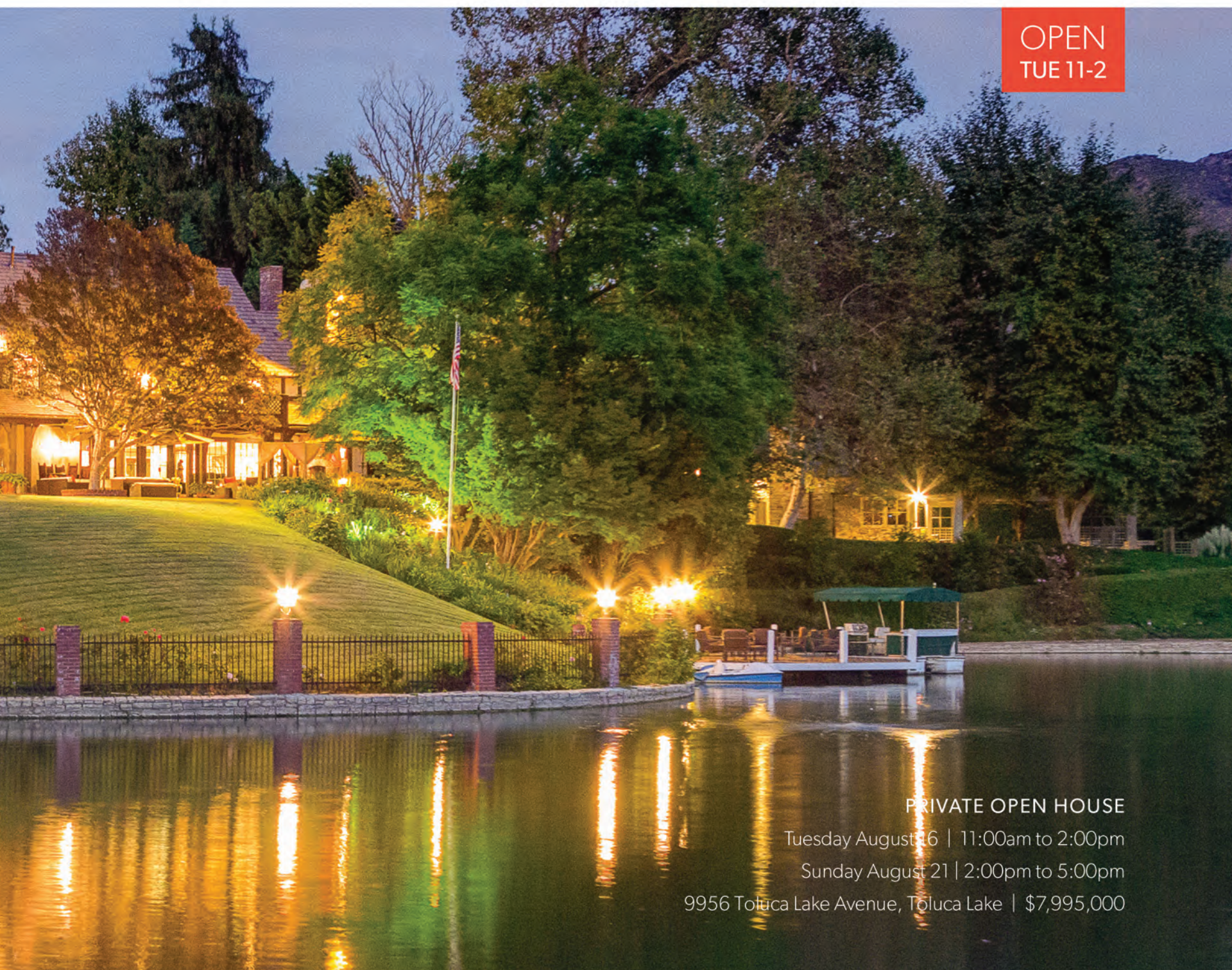






ESTATES

OPEN  
TUE 11-2



PRIVATE OPEN HOUSE

Tuesday August 16 | 11:00am to 2:00pm

Sunday August 21 | 2:00pm to 5:00pm

9956 Toluca Lake Avenue, Toluca Lake | \$7,995,000

JOHN AAROE GROUP



# 3% BROKER REFERRAL\*

• ALL-NEW TOWNHOMES IN ASUZA •



## CITRUS

## JUNCTION

1,513 – 1,846 Sq. Ft.  
3 – 4 Bedrooms | 2.5 – 4 Baths | 2-Car Garages  
PRICED FROM \$459,990

**NO MELLO-ROOS**

*close proximity* TO NEW FOOTHILL GOLD LINE

*just minutes from* SHOPPING, DINING & RECREATION OPTIONS

*easy access* TO MAJOR FREEWAYS

## BROKER MODEL TOUR EVENT

THURSDAY, SEPTEMBER 1


*tasty treats & refreshments will be served*

VISIT ALL 3 MODEL HOMES &  
*enter* FOR A CHANCE TO WIN

A MASSAGE AND SPA SESSION AT MANDARA SPA AT  
DISNEY'S GRAND CALIFORNIAN HOTEL® & SPA\*\*

**HELP YOUR CLIENT MOVE UP AND MOVE OVER FOR A FRESH START AT CITRUS JUNCTION!**

761 E. Matchwood Street, Azusa, CA 91702 | Open Daily 10AM – 5PM | 626.208.0122  
CitrusJunction@Comstock-Homes.com | [TheCitrusJunction.com/MLS](http://TheCitrusJunction.com/MLS)   

\*Broker referral is available for a limited time only. Broker must accompany client on their first visit to the sales gallery and present a completed registration form at that time. See sales counselor for details. \*\*\$500 value. Must be a licensed broker or realtor to participate and broker must attend the event to be eligible to win prize. Prices, plans, maps, materials, features and specifications are subject to change without notice. All square footages are approximate. Because each floor plan may have several exterior design treatments, front entry doors and ceiling heights may vary, and certain windows, alcoves, ledges, seats, interior doors, etc. may be added or deleted or may vary in size, style and/or location, depending upon the exterior elevation. Home shown is model home and does not reflect actual homesites for sale. Comstock Homes Broker, Inc. CalBRE license no. 01912034. 





# 333 S. MAPLETON DRIVE

HOLMBY HILLS

6,690 SQ. FT. | 56,709 SQ. FT. LOT

Settled on the most coveted street in Holmby Hills, this mostly flat 1.3-acre ranch home presents an incomparable development opportunity in what is widely regarded as the country's most prestigious enclave. Referred to as the "Bunny Hutch" while serving as the nearby Playboy Mansion's supplemental residence to be vies of Playmates, this property sits amongst the grandest and highest-priced residences in the world, including a property rumored to be in escrow at over \$100 Million.

DEEDEE HOWARD  
424.230.3755

SHARYN GERTZ  
424.256.7226

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$19,900,000



An international associate of Savills

THEAGENCYRE.COM







# 46 BEVERLY PARK CIRCLE

BEVERLY HILLS

OPEN TUESDAY 11-2PM

NEW LISTING

6 BEDROOMS | 7 BATHROOMS | 11,598 SQ. FT. | APPROX. 2 ACRES

At the top of a private, gated drive in the exclusive Beverly Park community, this gorgeous estate sits on nearly two acres with unparalleled city and canyon views. Interiors include formal and informal living and dining spaces, study, and chef's kitchen. Five en-suite guest rooms and large master suite with dual bathrooms and walk-in closets. Amenities such as Grecian pool and spa, guest pavilion with full kitchen, and sprawling grounds complete this incredible estate.

OFFERED AT \$29,995,000

MAURICIO UMANSKY  
424.230.3701

FARRAH ALDJUFRIE  
424.230.3712

EDUARDO UMANSKY  
424.230.3715



An international associate of Savills | THEAGENCYRE.COM







# RE-IMAGINING 565 PERUGIA WAY

## BEL AIR

OPEN TUESDAY 11-2PM

PRICE UPON REQUEST

5 BEDROOMS | 8 BATHROOMS | 11,027 SQ. FT. | 39,207 SQ. FT. LOT

This modern Mediterranean sits on nearly an acre in the exclusive Platinum Triangle enclave known as Lower Perugia Way. One of only a dozen homes bordering the Bel Air Country Club and situated behind gates, a stately entry with a cascading double staircase opens to grand interiors. Pocket doors open to expansive terraces with al fresco dining areas and a pool facing views of the world-class golf course. Amenities include a luxurious master suite, theater, fitness room, putting green and koi pond.

MAURICIO UMANSKY  
424.230.3701

JACK FRIEDKIN  
310.552.8200

LEONARD RABINOWIRTZ  
310.552.8200

DEEDEE HOWARD  
424.230.3755



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PHOTO IS A CONCEPTUAL RENDERING

# REDUCED PRICE

OFFERED AT \$9,595,000

**970 BEL AIR ROAD | BEL AIR**

BY APPOINTMENT ONLY

65,444 SQ. FT. LOT

One of the last view lots available for development in this location. A large flat buildable pad with a discreet driveway overlooks panoramic city views and tranquil canyon views. The project has been fully approved by the LA Department of Grading and the architectural design, completed with corresponding structural and civil drawings, is currently undergoing the plan check process with the City of L.A. Will be delivered with fully approved plans for an approximately 14,600 square foot estate.

DAVID PARNES  
424.400.5916

JAMES HARRIS  
424.400.5915

MAURICIO UMANSKY  
424.230.3701



An international associate of Savills

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# NEW LISTING

OFFERED AT \$5,999,999

**2171 STRATFORD CIRCLE | BEL AIR**

OPEN TUESDAY 11-2PM

6 BEDROOMS | 8 BATHROOMS | 10,631 SQ. FT. | 18,947 SQ. FT. LOT

This beautiful, custom built Mediterranean estate boasts an elegant, double stairway entry with soaring ceilings. A Koi pond garners attention in the center of the house, surrounded by formal living and dining room, as well as chefs kitchen with top-of-the-line appliances, all opening up to deck overlooking the pool and golf course. Six bedrooms total including the master suite with dual baths, sitting area and terrace. Fantastic game room and theatre downstairs that leads out to the garden.

DAVID PARNES  
424.400.5916

JAMES HARRIS  
424.400.5915

SEBASTIAN WOLSKI  
310.776.9467

CHRISTINE LEE  
424.610.8502



An international associate of Savills

THEAGENCYRE.COM

Nest Seekers  
INTERNATIONAL







# 1355 BOBOLINK PLACE

SUNSET STRIP

NEW LISTING

4 BEDROOMS | 4 BATHROOMS | 8,590 SQ. FT. LOT

Amazing architectural home located in prime Bird Street's neighborhood, on cul-de-sac street up Doheny Drive just above Sunset Blvd and only seconds from the amazing restaurants and nightlife. Private, gated and secure. Open floor plan. High ceilings. Lots of light. Wonderful indoor-outdoor flow. Awesome patios with city views, heated spa and grassy area. 2-car garage. Tons of storage and closet space.

OFFERED AT \$2,830,000

JUSTIN MANDILE  
424.230.7807



An international associate of Savills

THEAGENCYRE.COM







# 1550 N. EL CENTRO AVENUE

HOLLYWOOD

FROM THE FOUNDERS OF THE VICEROY AND KELLY WEARSTLER:  
LUXURIOUS LIVING BLENDED SEAMLESSLY WITH  
THE SERVICES OF A FINE BOUTIQUE HOTEL

Completed in 2016, Hollywood Proper comprises of 200 furnished and unfurnished one and two-bedroom residences, including four penthouses. The custom Kelly Wearstler design speaks to mid-century modernism with a nod to chic, California style. Here, the comforts and privacy of luxurious living are blended seamlessly with the services of a fine boutique hotel. Amenities include: rooftop pool, valet parking, concierge, room service, and spectacular views of the Hollywood Sign and LA cityscape.

**BEN BELACK**  
424.233.0922

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$3,400 TO \$30,000/MO  
1 - 2 BEDROOM FURNISHED LEASE RESIDENCES  
INCLUDING 4 PENTHOUSES



An international associate of Savills | THEAGENCYRE.COM







# 10020 WESTWANDA DRIVE

BEVERLY HILLS POST OFFICE

3 BEDROOMS | 2 BATHROOMS | 1,464 SQ. FT.

Located on a street central to both the Westside and the Valley, this is one of the most enchanting canyon hideaways in Beverly Hills Post Office. The traditional house has great curb appeal, romantic gardens, and a charming outdoor dining area. It includes an adjoining lot behind, allowing for total privacy. The three bedroom/two bath house has fantastic natural light and character everywhere.

ALEX BRUNKHORST  
424.231.2416

OPEN TUESDAY 11-2PM  
NEW LISTING

OFFERED AT \$1,349,000



An international associate of Savills | THEAGENCYRE.COM







# 17350 W. SUNSET BOULEVARD #701

PACIFIC PALISADES

3 BEDROOMS | 3 BATHROOMS | 1,590 SQ. FT. | 204,075 SQ. FT. LOT

Fabulous corner unit in the most prestigious tower in this 24 hour guard gated community. Upon entering one experiences the most overwhelming Pacific Ocean views imaginable from floor-to-ceiling windows. Bright and airy open floor plan with bamboo floors and washer/dryer in unit. The towers are surrounded by nine lushly landscaped acres of hiking/dog walking trails.

LYNN TESCHNER  
424.231.2398

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$1,499,000



An international associate of Savills

THEAGENCYRE.COM







# 16659 ASHLEY OAKS

ENCINO

6 BEDROOMS | 6 BATHROOMS | 7,870 SQ. FT. | 17,793 SQ. FT. LOT

Extensively remodeled custom home completed with meticulous quality & care. This contemporary designed home presents the best in modern living while retaining the charm of a classic East Coast traditional. Grand 2-story entry is framed by a sweeping staircase, large formal living w/ drop-down movie screen, formal dining, and impressive kitchen centered by a huge marble island. Stunning master suite. Mature landscaping, pool, grassy yard & sport court. Expansive outdoor patio for entertaining.

CRAIG KNIZEK  
818.618.1006

JON GRAUMAN  
424.238.2484

OPEN TUESDAY 11-2PM  
& FRIDAY 11-2PM

NEW LISTING

OFFERED AT \$4,299,000



An international associate of Savills

THEAGENCYRE.COM







# 4444 LIBBIT AVENUE

ENCINO

OPEN TUESDAY 12:30-2:30PM

5 BEDROOMS | 6 BATHROOMS | 7,878 SQ. FT. | 39,664 SQ. FT. LOT

A rare opportunity to own a timeless classic. This completely restored traditional exhibits meticulous attention to design detail. The finest craftsmanship houses this wonderful floor plan that checks every box for the most discerning buyer. The gorgeous master suite, lovely formal dining room, voluminous living room, private Movie Theater and space for a world-class Wine Cellar or recording studio, all make for great entertaining. Everyone will love how the game room, which flows to the covered back porch, overlooks the expansive lawn framed by towering mature trees. The sports court, the dual-office space, the attached Guest House, and the hip Pool House-it's all so very, very special.

OFFERED AT \$4,950,000  
SEE THE NARRATED VIDEO  
LINK – “LIBBIT VIDEO TOUR”  
4444LIBBIT.COM

CRAIG KNIZEK  
818.618.1006



An international associate of Savills | THEAGENCYRE.COM







# 3701 LONGRIDGE AVENUE

SHERMAN OAKS

This Spanish tucked behind double gates in prestigious Longridge Estates has been stunningly restored, offering contemporary elegance that preserves all the glamour of its past. On over an acre of land, with impeccable landscaping and total privacy, this architectural gem features open living and dining spaces, chef’s kitchen, five en suite guest rooms and vast master suite. Amenities such as a pool and spa, smart home system, outdoor kitchen, and movie theater complete this gorgeous estate.

6 BEDROOMS | 8 BATHROOMS  
7,140 SQ. FT. | 48,754 SQ. FT. LOT

CRAIG KNIZEK  
818.618.1006

BILLY ROSE  
424.230.3702





OPEN TUESDAY 11-2PM

NEW LISTING



An international associate of Savills

THEAGENCYRE.COM







# THE RESIDENCES AT CARBON BEACH

## THREE RESIDENCES REMAIN

Only three homes remain available within this exquisitely private enclave located steps from the sand and sea in Malibu's famed Billionaire's Beach. Each offers sweeping ocean views, sleek, open-concept design, soaring 11-foot ceilings and a plush, expansive rooftop terrace with fireplace and jacuzzi — the ultimate setting for seaside lounging, dining and entertaining.

**Starting at \$3,695,000 | 2.5% Broker Commission**

**3 Bed | 3.5 Bath | 4,996 – 5,415 Approx. Total Sq. Ft.**

**310.698.7889 | [Carbon-Beach.com](https://Carbon-Beach.com)**

22065 PACIFIC COAST HIGHWAY, MALIBU, CALIFORNIA 90265

**SOCAL**  
HOLDINGS





# COUNTRY RIDGE

ESTATES



## Country Ridge Estates

*An Exceptional Lifestyle In An Idyllic Setting*

Set amidst sweeping canyon and mountain views minutes from the heart of Calabasas, Country Ridge is a private estate community offering a distinct style of living at the foothills of the Santa Monica Mountains. Providing unmatched space, privacy and serenity, five homesites and four hacienda-style residences are set upon 5 to 40 idyllic acres and seamlessly connected to the nature that surrounds.

**PRICE UPON REQUEST | 2.5% BROKER COMMISSION**

**MODEL ESTATE OPEN**

TUES, THURS, FRI, SAT, SUN  
11AM - 4PM


*Represented by*  
**Craig Knizek & Michelle Schwartz**

424.221.5039

[COUNTRYRIDGECALABASAS.COM](http://COUNTRYRIDGECALABASAS.COM)

2717 COUNTRY RIDGE ROAD, CALABASAS, CA 91302



The developer reserves the right to make modifications in materials, specifications, plans, pricing, various fees, designs, scheduling and delivery of the homes without prior notice. All dimensions are approximate and subject to normal construction variances and tolerances. Plans and dimensions may contain minor variations from floor to floor. This is not an offer to sell or solicitation to buy to residents in jurisdictions in which registration requirements have not been fulfilled, but is intended for information only. Listing Broker: The Agency New Development CA RE 01973483. 6/29/16. Obtain the property report or its equivalent by federal and state law and read it before signing anything. No federal or state agency has judged the merits or value, if any, of this property. 

 THE AGENCY



# The future of real estate has arrived in Los Angeles.



Luxury Redefined, Beverly Hills

**806 N Rodeo Drive**

**\$29,995,000** 11 Bed | 12.5 Bath

Paul Margolis  
310.413.5955

Yvette Pozzato  
310.844.8403



Price Reduction, Guesthouse + Private Beach, Malibu

**31026 Broad Beach Road**

**\$9,500,000** 2 Bed | 2.5 Bath

Scott Tamkin  
Melinda Tamkin  
310.493.4141



Comfortable Luxury Living, Hidden Hills

**23808 Long Valley Road**

**\$6,995,000** 6 Bed | 8 Bath

Kofi Nartey  
310.849.5634



Gated + 3.5 Acres of Private Horse Property, Topanga

**21415 Greenbluff Drive**

**\$3,995,000** 4 Bed | 5 Bath

Jeeb O'Reilly  
310.980.5304

Austin Pick  
310.383.6461





Unobstructed City and Hill Views, Beverly Hills

**447 S Spalding Drive**

**\$3,495,000** 4 Bed | 3.5 Bath

Melinda Tamkin

310.493.4545



Stunning Country English, Westwood

**1399 Holmby Avenue**

**\$1,895,000** 3 Bed | 2 Bath

Scott Tamkin

Melinda Tamkin

310.493.4141



New Listing, Broker's Open Tuesday 11-2pm, Cheviot Hills

**3248 Provon Lane**

**\$1,195,000** 2 Bed | 2.5 Bath

Jeremy Ives

310.858.1902



Open Tuesday 11-2pm & Sunday 2-5 pm, Burbank

**910 N Valley Street**

**\$695,000** 2 Bed | 2 Bath

Gersh Gershunoff

213.359.0328

Tori Barnao

323.633.1878





# 21415 Greenbluff Drive



**\$3,995,000**

4 Bed | 5 Bath  
3,728 Sq Ft  
163,316 Sq Ft Lot

**Jeeb O'Reilly**

310.980.5304

**Austin Pick**

310.383.646

**COMPASS**

310.230.5478 | [compass.com](https://compass.com)





## 13173 Pacific Promenade #109, Playa Vista



**\$1,195,000**

2 Bed | 2.5 Bath | 2,216 sq ft

**Open Tuesday 11am-2pm & Sunday 2pm-5pm**

Former model unit, this 2bed + den, 2.5bath, 2 story townhouse in the Frank Lloyd Wright inspired Paradiso ("paradise") building has over 2200sqft of living space. Enter on the first floor to the living room, home office, and kitchen area that opens to the dining room. Kitchen features granite counter tops, stainless steel appliances, stone backsplash and wine fridge. Dining area opens to one of two first floor patios. 2nd floor is home to the bedrooms and laundry area. Guest suite has own patio and en suite bath. Double door entry takes you into the oversized master suite with sitting area and fireplace. Master bath features separate tub and large shower, double vanities, and walk-in closet. Nest heating/cooling system. Building is across the street from 1 of 2 community centers with pools, gyms, and conference rooms. Community features parks, restaurants, movies and more. Great opportunity in a great community.

**Kofi Nartey, MBA**

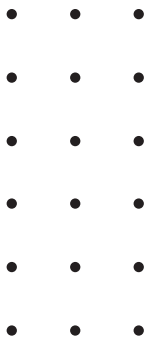
Director, Compass Global Sports & Entertainment Division

Celebrity and Luxury Real Estate

310.849.5634 | [Kofi@Compass.com](mailto:Kofi@Compass.com) | [Kofi.LA](https://www.kofi.la)

**COMPASS**





3 Bed | 3 Bath

**Gia Casty**

310.824.3550  
gia@castyliving.com

# 8680 Franklin Ave

Explosive City Views & A NEW PRICE!!

\$2,995,000 | Open Tuesday 11-2



COMPASS

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**Sotheby's**  
INTERNATIONAL REALTY

**456 NORTH CITRUS AVENUE | HANCOCK PARK**

Offered at \$2,978,000



**Contemporary Mediterranean New Construction**  
5 Bedrooms | 5 baths | Approx 4,000 sq ft | 6,459 sq ft lot

**Marc Noah**  
CalBRE#: 01269495  
310.968.9212  
Marc@MarcNoah.com

**Sharona Alperin**  
CalBRE#: 0923981  
310.345.9425  
sharona.alperin@sothebyshomes.com

SUNSET STRIP BROKERAGE | 310.205.0305 | 9255 Sunset Blvd., Mezzanine, Los Angeles, CA 90069 | sothebyshomes.com/losangeles

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## 8719 Rosewood Ave

\$3,099,000

**Open Tuesday, August 16th  
from 11am to 2pm**

This sophisticated architectural modern is a walled and gated home located in the coveted pocket of West Hollywood West. This home features 3 bedrooms, 3 bathrooms, dramatic open living, dining, and kitchen area with large windows and glass doors opening to an oversized lap pool & spa. The master suite is spacious & luxurious featuring a fireplace, walk-in closet, over sized shower, spa tub, & double sinks. The vast rooftop deck is an entertainers paradise with views over the gardens. This one-of-a-kind home is a must see!

**[8719Rosewood.com](http://8719Rosewood.com)**

### **The Sunset Team**

9000 W. Sunset Blvd. Suite 1100  
West Hollywood, CA 90069  
310 274 3900  
[thesunsetteam.com](http://thesunsetteam.com)

**KW HOLLYWOOD HILLS**  
KELLER WILLIAMS REALTY



REDEFINING REAL ESTATE

Sales | Consulting | Design



746 S LOS ANGELES ST #506  
DOWNTOWN LOS ANGELES

CORNELL  
BUILDINGS

\$639,000 | 1BED 1BATH | 999 sq ft

MERCERVINE.COM

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DOMINIC LABRIOLA | TARA HOTCHKIS  
323.746.4554  
lhspaces@mercervine.com

MERCER VINE





BY APPOINTMENT ONLY

1800 ANGELO DR, BEVERLY HILLS  
\$7,980,000  
Linda May, Guy Levy - 310.492.0735



THE ENCLAVE AT CENTURY WOODS

OPEN TUESDAY 11-2

10205 CENTURY WOODS DR, CENTURY CITY  
\$5,995,000  
Susan Smith - 310.492.0733



OPEN TUESDAY 11-2

10380 WILSHIRE #304, WESTWOOD  
\$2,600,000  
Barbara Tenebaum, Felix Pena, Esq. - 310.858.5468



BY APPOINTMENT ONLY

4822 QUEEN VICTORIA RD, WOODLAND HILLS  
\$1,795,000  
Justin Huchel - 310.617.4824





THE ENCLAVE AT CENTURY WOODS

OPEN TUESDAY 11-2

10202 CENTURY WOODS DR, CENTURY CITY  
\$5,750,000  
Susan Smith - 310.492.0733



TWILIGHT OPEN - WINE & CHEESE

OPEN THURSDAY 6PM - 8PM

6312 ARROWHEAD PL, HOLLYWOOD HILLS EAST  
\$5,100,000  
Alphonso Lascano, Bjorn Farrugia - 424.253.5489



BY APPOINTMENT ONLY

656 S HUDSON AVE, HANCOCK PARK  
\$5,195,000  
Marcie Hartley - 310.691.5950



HILTON & HYLAND

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

HILTONHYLAND.COM

250 N CAÑON DR | BEVERLY HILLS, CA 90210 +1 310.278.3311



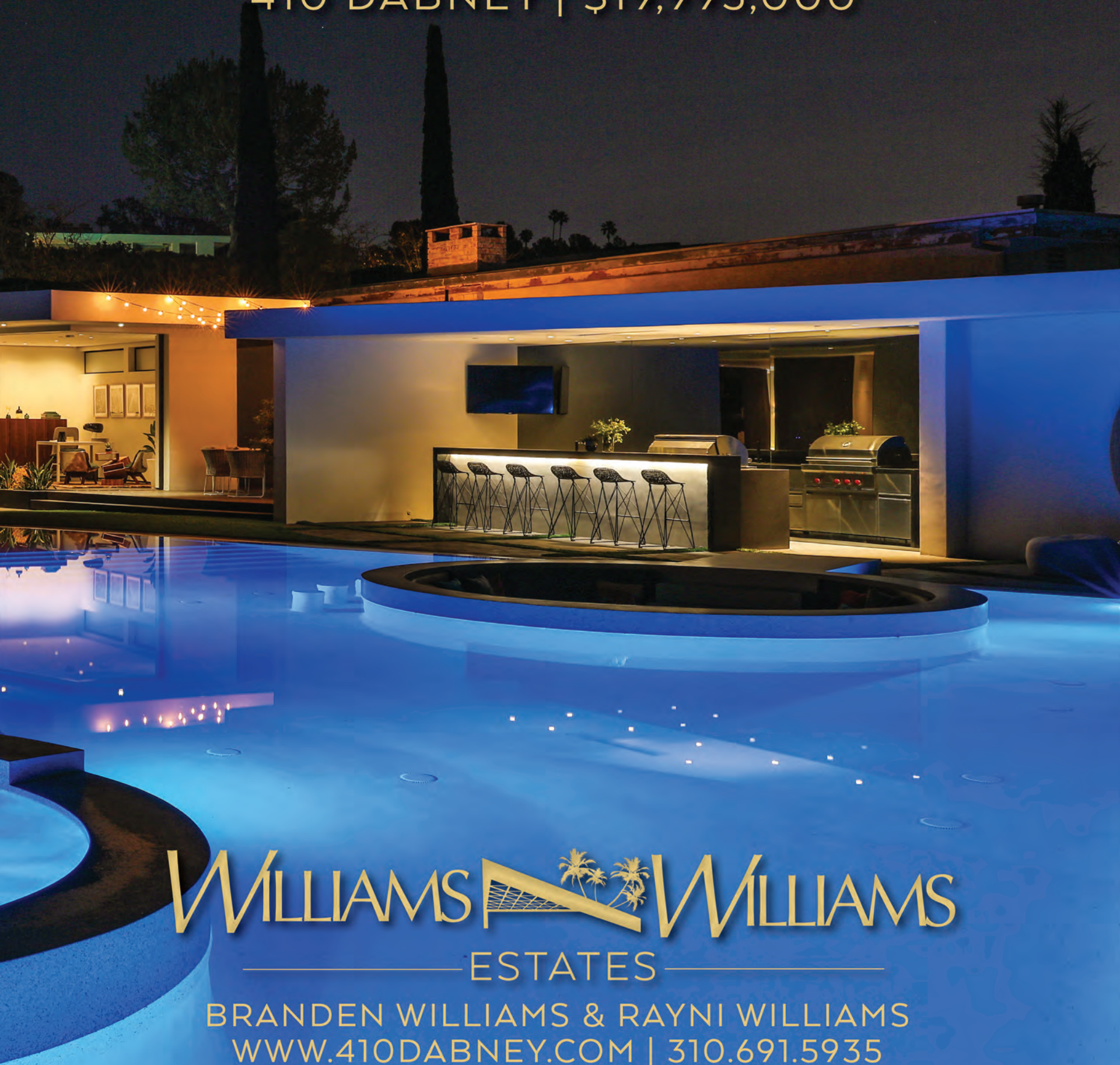




OPEN TUESDAY 11-2

# TROUSDALE ESTATES

410 DABNEY | \$19,995,000



WILLIAMS  WILLIAMS  
— ESTATES —

BRANDEN WILLIAMS & RAYNI WILLIAMS  
[WWW.410DABNEY.COM](http://WWW.410DABNEY.COM) | 310.691.5935

HILTON & HYLAND 

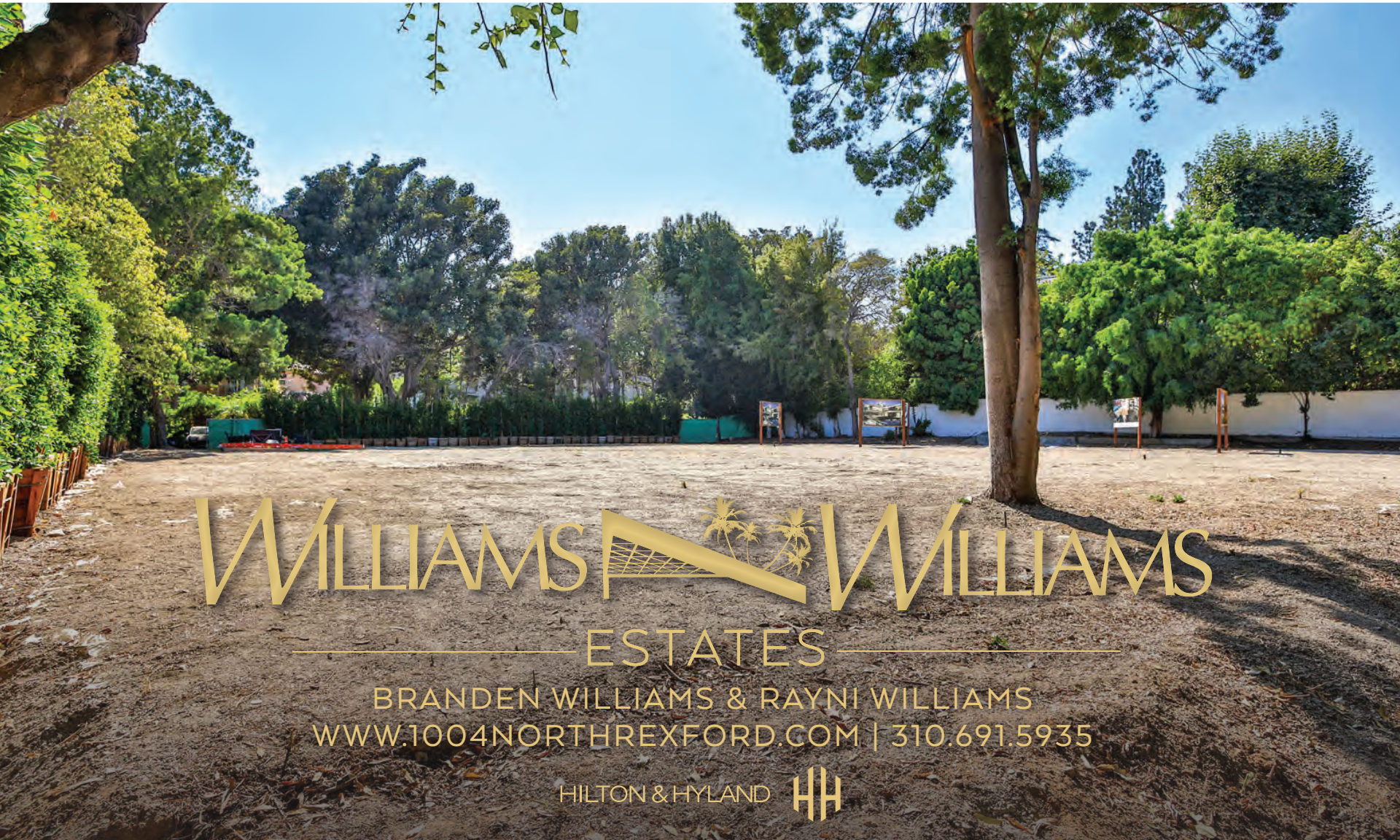


\*RENDERING

JUST LISTED

# BEVERLY HILLS

1004 N REXFORD | \$11,995,000



WILLIAMS  WILLIAMS  
ESTATES

BRANDEN WILLIAMS & RAYNI WILLIAMS  
[WWW.1004NORTHREXFORD.COM](http://WWW.1004NORTHREXFORD.COM) | 310.691.5935

HILTON & HYLAND 





**OPEN TUESDAY 11-2**  
**9540 OAK PASS RD | BEVERLY HILLS**  
NEW PRICE \$10,950,000



**GARY GOLD**  
310.858.5411

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AT CENTURY WOODS

---

OPEN TUESDAY 11-2

10205 CENTURY WOODS DR, CENTURY CITY  
\$5,995,000

10202 CENTURY WOODS DR, CENTURY CITY  
\$5,750,000

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**OPEN TUESDAY 11-2**

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CENTURY CITY  
\$5,995,000



**OPEN TUESDAY 11-2**

10202 CENTURY WOODS DR,  
CENTURY CITY  
\$5,750,000





**OPEN TUESDAY 11-2**  
Catering by LA's # 1 Food Truck  
**THE LOBOS TRUCK**



RENDERING



LOT AERIAL

## 10550 Dolcedo Way, Bel-Air

*Best High-End Lot Deal in Los Angeles*

Premiere lot located in a lower prime Bel-Air location just above the Bel-Air Hotel. Accessed at the end of a small cul de sac, sequestered up a long graceful wide driveway the property offers unparalleled privacy and security. With approximately 2.4 acres of land with roughly 1 acre flat, plus an oversized N/S tennis court and existing 1 bedroom, 2 bath guest house, this is the ultimate offering in estate lots in Los Angeles. The tennis court would be the ideal spot for a party and can accommodate hundreds of partygoers. Plans for an 18,000 sq.ft. residence by renowned Architect Harrison Designs. Permits have been pulled and included so close escrow and start building your dream home right away.

*Offered at \$19,999,000*

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31460  
BROAD BEACH ROAD  
\$13,900,000

BY APPOINTMENT ONLY

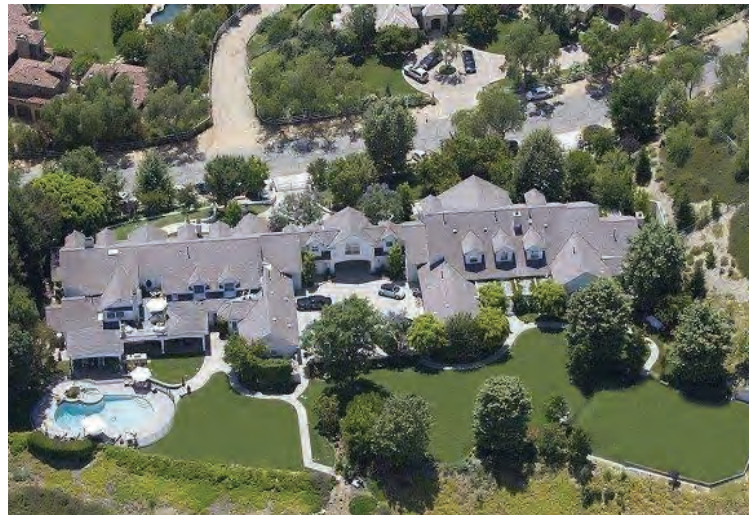
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25067 JIM BRIDGER RD, HIDDEN HILLS  
ASKING \$12,500,000 | JIMBRIDGERRD.COM

- APPROX. 17,000 SQ.FT.
- OVER 3 ACRES
- 8 CAR GARAGE
- DOUBLE GATED
- 8 BEDROOMS, 13 BATHS
- MAJOR SCREENING ROOM
- RECORDING STUDIO & GYM
- GUEST APARTMENT



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# GRAND OPENING

BROKER CARAVAN

Thursday, August 18 | 12 noon - 3 pm



- 6 New Architecturally-Designed Single-Family Homes
- 3 Bedrooms, 3.5 Baths, 3-Story
- Up to 1,900 Square Feet
- Rooftop Terrace with Panoramic Views

## **LOT #6**

1,739 Sq. Ft.  
\$1,049,000

## **PUBLIC GRAND OPENING**

Saturday, Aug 20 & Sunday, Aug 21  
2-5pm

## **Furnished Model Home**

1922 N. Carmen Avenue  
Beachwood Canyon

323.422.2244  
[panoramahollywood.com](http://panoramahollywood.com)



\*Photography of Panorama model home, lot #4. Pricing available for lot #6 only.  
Please see salesperson for details.

2.5% Broker Cooperation  
Exclusively represented by Chris Furstenberg  
CA BRE #01208924





**1651 San Onofre**  
**Pacific Palisades**  
**Offered at: \$6,975,000**

**Open Tuesday, Aug 16**

**11 - 2 PM**  
**&**  
**Twilight 5 - 7PM**

**UPPER RIVIERA PALISADES!**

**3 Bedroom, 3.5 Bath**

A true gem of a property situated on the most exclusive street of the Upper Riviera in Pacific Palisade. Celebrity neighborhood with breathtaking panoramic OCEAN and CITY views. This charming Mediterranean villa boasts a grand living room and formal dining room with vaulted ceilings, archways and skylights which welcomes you and your guests. Elegant master suite with sitting area and high ceiling overlooking the Pacific Ocean and sparkling city lights. Beautiful heated pool and fountain in the lush garden with views alongside multiple terraces for indoor/outdoor entertaining. This perfect house with natural elements and rich characters creates and accentuates a unique balance of tranquility and luxury. Exceptional opportunity to own in the most prestigious enclave in Southern California.



**Mariana Gharai**

DRE# 00998587

Cell: 310.738.9080

gharaimariana@yahoo.com

355 N. Canon Dr. Beverly Hills CA, 90210



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# STUNNING CALIFORNIA SPANISH BEHIND MAGNIFICENT GATES OF FREMONT PLACE



## 74 FREMONT PLACE | HANCOCK PARK

- STEP INTO THE PERFECT HOME. PRIVATE. LUXURIOUS. INVITING.
- QUALITY CONSTRUCTION WITH UPGRADES TOO NUMEROUS TO OUTLINE HERE.
- 5 BEDROOMS AND 4.5 BATHS IN MAIN HOUSE.
- HIS AND HER MASTER BATHS AND CLOSETS.
- COOKS KITCHEN. 2 ISLANDS. 3 SINKS.
- SEPARATE GUESTHOUSE W/BATH.
- SEPARATE GAME/MEDIA ROOM.
- ONE OF THE BEST OUTDOOR ENTERTAINER'S AREA EVER.
- INCLUDES OUTDOOR KITCHEN, BBQ AND MUCH MORE.
- OUTDOOR DINING AREA. GORGEOUS POOL AND SPA. GYM.
- DROUGHT TOLERANT DESIGNER GARDENS.
- 5,140 S.F., 16,311 S.F. LOT SIZE (PER TAX ASSESSOR).

**GRAND OPENING TUESDAY, AUGUST 16TH 11AM-2PM**  
**OFFERED AT \$6,995,000**



**THE WOODWARDS**  
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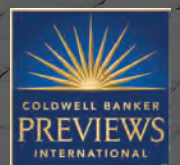
# 3289 Mandeville Canyon Road, Brentwood

**OPEN TUESDAY AUGUST 16<sup>TH</sup>, 11-2**

This luxe two story custom ranch home, designed by John Payne, features 5 bedrooms, 4.5 baths on a picturesque 17k square foot lot providing the perfect backdrop to a sprawling mini estate and park like setting with pool and spa.

**Offered at \$3,695,000 | [3289Mandeville.com](http://3289Mandeville.com)**

Susan Stark, Gibson International | 310.345.7450  
Joan Caplis, Coldwell Banker | 310.748.2208



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BROKER | AGENT



## 3917 OLYMPIAD DRIVE

## LOS ANGELES | 90043

5 BEDROOMS | 6 BATHROOMS | 4,923 SQ.FT.

Traditional Mid-Century Modern in historic View Park boasting landscape views of the Hollywood Hills to Downtown. Fully equipped with a Badminton court, hot tub, pool, and green house. Perfect for entertaining guests in elegant living and dining rooms plus divided multipurposed exteriors. Unobstructed views draw natural light in through the master bedroom's balcony offering peace and serenity. A 3 car garage and controlled access driveway gate punctuate the curb appeal of this 1941 classic which masterfully exudes mystique and opulence.

**\$10,000 PER MONTH | SHOWN BY APPOINTMENT**

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

**SCOTT BUTLER**  
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[scott@bedrockrealestategroup.com](mailto:scott@bedrockrealestategroup.com)

CalBRE#01846093

**kw** | KELLER WILLIAMS BEVERLY HILLS  
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Beverly Hills, CA 90210



# *Unforgettable*

The Natalie Cole Estate

10445 Wilshire Boulevard #1004-1005 | Westwood  
\$2,995,000  
Open Tuesday 11-2



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# 17110 MCCORMICK • ENCINO

OPEN TUESDAY, AUGUST 16 • 11AM – 2PM



[www.17110McCormick.com](http://www.17110McCormick.com)



6 BED • 8 BATH • ~8,100 SF • 18,218 SF LOT

**Offered at \$4,250,000**

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16935

# STRAWBERRY DRIVE

ENCINO | JUST REDUCED \$1,645,000

OPEN TUESDAY AUG 16TH 11-2PM



SELLING AGENT WILL RECEIVE AN ADDITIONAL \$10,000 BONUS  
FOR SUCCESSFUL CLOSE BY SEPTEMBER 30TH.

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## 1260 ST. IVES PLACE

Long Term Lease: \$32,500/Mo.

5 Beds / 8 Baths



## 2231 SUNSET PLAZA DRIVE

Long Term Lease: \$21,000/Mo.

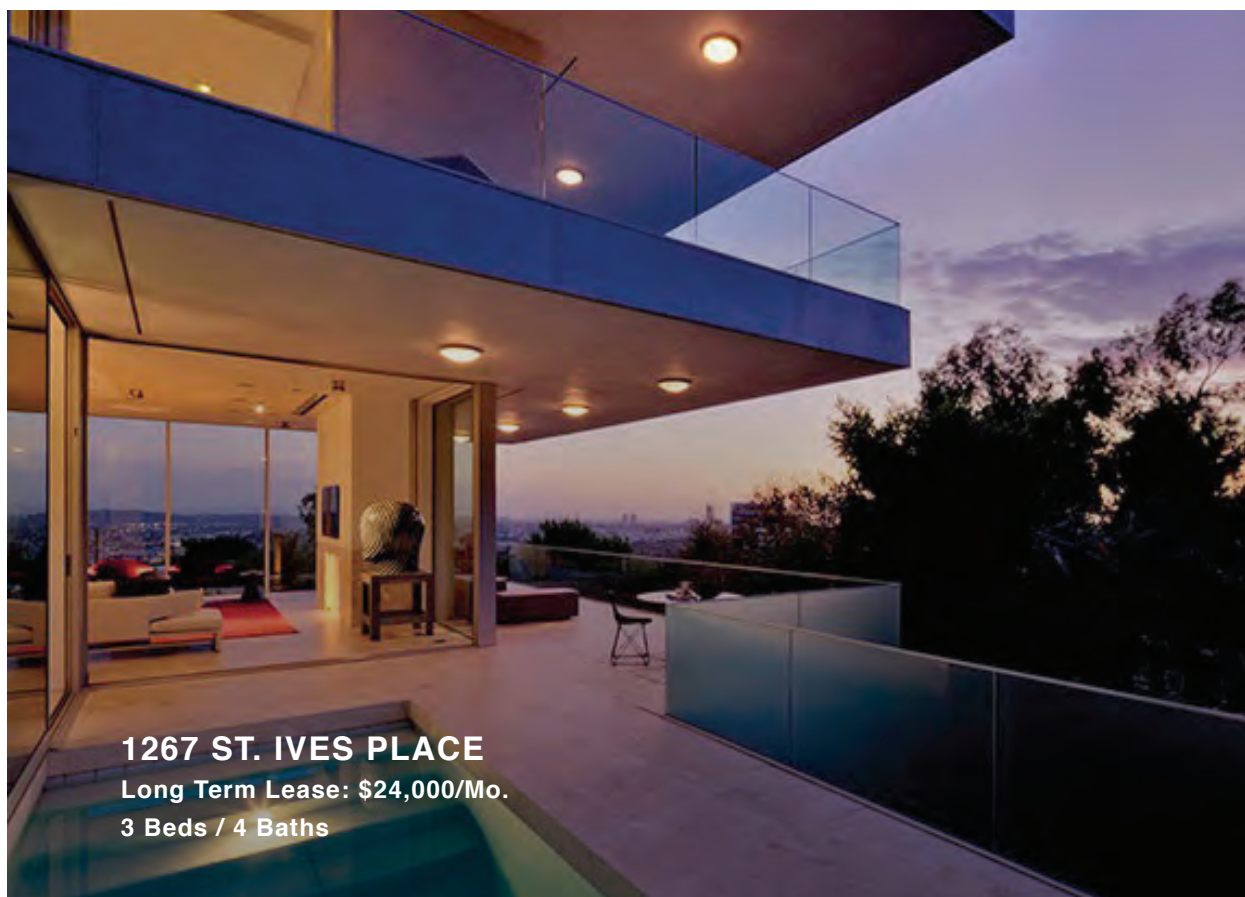
4 Beds / 5 Baths



## 8412 CARLTON WAY

Long Term Lease: \$21,000/Mo.

3 Beds / 4 Baths



## 1267 ST. IVES PLACE

Long Term Lease: \$24,000/Mo.

3 Beds / 4 Baths



Richard A. Chassler

[rchassler@nourmand.com](mailto:rchassler@nourmand.com) | [www.nourmand.com](http://www.nourmand.com)

646.303.5997 | bre#:01997601







## 739 20TH STREET, SANTA MONICA, CA 90402

6 Bedroom | 6 Bath | Approx. 5,365sq.ft | Offered at \$5,995,000

FRANK LLOYD WRIGHT-INSPIRED HOME IN GILLETTE'S REGENT SQUARE!

Bright and airy, modern, elegant, great for entertaining, walking distance to Montana Avenue shops and restaurants in the much-coveted Gillette's Regent Square! Tremendous opportunity to own an extraordinary trophy asset. Enjoy cool ocean breezes from this 5,365 square foot estate boasting 5 bedrooms, plus maid's quarter, 6 baths plus powder room, a formal dining, family room and living room with a wet bar.

- Zen-like, private sanctuary of a backyard featuring its own fireplace, pool, jacuzzi and waterfall.
- Sun-drenched Master Suite retreat; jetted tub and steam shower in Master Bath room.
- Three other bedrooms with their own patios and bathrooms, one with a steam shower.
- Expansive storage and closet space throughout the property.
- Central vacuum, laundry chute, surround-sound, sweeping staircase, 4 fireplaces, skylight, lighting on dimmers.
- Two car garage with the flexibility to park 2 extra cars in the driveway, an EV charging station (sans charger) and more!



**RICK DERGAN | PANOS PAPADOPOULOS**

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