

TUESDAY

**01 Beverly Hills** Single Family

<b>1157 N HILLCREST RD</b>	Open	11-2	592/G4	<b>NEW</b>
<b>\$24,000,000</b>	6+10	2sty-MODERN		



**INCREDIBLE BEVERLY HILLS DEVELOPMENT OPPORTUNITY**

Build your dream house on Billionaire Row just a few doors down from record setting 70M sale on Hillcrest. Build one of the finest properties in all of BH! Located in what most would say is "the premiere cul-de-sac in the entire country." Comes w/plans by famed Rios Clementi Hale Studios. One of only a few view lots on the top of Hillcrest. Views frm every rm including rare lower level views, this spectacular Trousdale 23,000 SQFT showstopper, 6BD state-of-the-art modern has every bell & whistle

Josh & Matthew Altman  
DOUGLAS ELLIMAN

310.819.3250

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

<b>801 N SIERRA DR</b>	Open	11-2	<b>NEW</b>
<b>\$14,750,000</b>	8+9	TRADITIONAL	



**BEVERLY HILLS TRADITIONAL**

Stunning two story Beverly Hills traditional, Interior designer Darrell Schmitt, Gated for privacy on a 1/2 acre corner lot North of Sunset. Beautiful manicured grounds with a large Ozone pool & spa with a lovely patio area for outside dining & generous yard space. A gourmet chefs dream kitchen with granite island counter, top of the line stainless appliances & separate breakfast area. The formal DR comfortably hosts large gatherings with hand painted walls & ceilings.

Aaron Kirman  
JOHN AAROE GROUP-BH

424-249-7162

Alarm System, Dishwasher, Dryer, Freezer,

<b>708 N REXFORD DR</b>	Open	11-2	<b>NEW</b>
<b>\$9,350,000</b>	5+5.5		



**GRACIOUS TRADITIONAL HOME**

This property boasts a walled and gated front motor court affording exceptional privacy fronting Rexford, and one of the best back yards in the flats. The gracious Traditional home features an impeccable family layout with a wonderful open kitchen/ family room, beautiful formal living areas, and covered loggias leading to the gorgeous lawn, pool and spa. Separate front and back stairways lead to 4 en suite bedrooms including a luxurious master suite with fireplace, terrace, and his/her baths.

Jonah Wilson  
HILTON & HYLAND

310.858.5465

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

<b>249 S CAMDEN DR</b>	Refresh.	11-2	<b>NEW</b>
<b>\$3,995,000</b>	3+3	VILLA	



**STUNNING TURNKEY IN BEVERLY HILLS**

Fully remodeled turnkey gated villa w/ great attention to details. Gracious floor plan w/ dramatic 2-story foyer. French doors opening to private patios and balconies off the LR, DR, kitchen and master. Gourmet chef's kitchen opens out to backyard & pool, and includes center-island plus breakfast room, Carrera marble counters, Viking & Miele ovens, 2 Miele dishwashers, and Subzero. Sophisticated baths w/ Ann Sacks tile & Waterworks fixtures. Truly One of a Kind, Fabulous Waterfront Property!


SHIVA MEHRDAD  
NELSON SHELTON

310-505-9560

WASHER & DRYER, STOVE, REFRIGERATOR

**01 Beverly Hills** Condo / Co-op

<b>125 S REXFORD DR #201</b>	Open	11-2	<b>NEW</b>
<b>\$1,479,000</b>	3+3	1sty-CONTEMPORARY	



**IN THE HEART OF BEVERLY HILLS**

This spacious and refined three bedroom, three bath front unit features rich finishes, marble floors, French doors and crown moldings. Bright and sunny living room with fireplace and balconies. New York-style luxury building with direct entry from the elevator. Gated subterranean parking with 3 side-by-side spaces and storage. Just minutes from Rodeo Drive, restaurants, recreation and shopping. Excellent formal layout, feels like a single family home.

Ben Kruger/B Jack Carter  
HILTON & HYLAND

310-600-4500

MLS#15-931783

South of Wilshire / East of Beverly

<b>221 S GALE DR, UNIT 304</b>	Open	11-2	<b>NEW</b>
<b>\$790,000</b>	2+2		



**SPECTACULAR FURNISHED BEVERLY HILLS PIED-À-TERRE**

Perfect for the sophisticated client that wants to move right in and enjoy all that the city has to offer. Beautifully appointed with thoughtful details, this modern yet elegant unit makes life easy, and if schools are a consideration, a must. Open floorplan with step-down living area. Recently renovated with private master suite and ample closets.

John Barrentine  
RED @ KW LARCHMONT

310.276.6656

**02 Beverly Hills Post Office** Single Family

<b>3331 CLERENDON RD</b>	Lunch	11-2	<b>NEW</b>
<b>\$7,950,000</b>	0+0	2sty-FRENCH	



**PRIVATE TENNIS COURT ESTATE**

Nestled serenely in the private Mulholland Estates, this Elegant 5 bdrm/ 6 bth Tennis Court Estate, is a perfect CA. lifestyle hm with a luxurious indoor/ outdoor living flow for entertaining. Grand formal foyer & living rm with soaring high ceilings. Gourmet kitchen, family rm, office/library, formal dining rm. . All French doors open up to unique patios / fountains surrounding the hm. Secluded backyard luxuriates in a resort style setting. Veranda, heated pool/spa. Gym , N/S Tennis court.

Andrea Albers  
SOTHEBYS

917.495.3800

Please RSVP

<b>2822 ROYSTON PL</b>	Open	11-2	<b>NEW</b>
<b>\$3,299,500</b>	4+5	TRADITIONAL	



**CALIFORNIA LIVING AT ITS VERY BEST!**

Gated Traditional on quiet cul de sac. Spacious living room, family room & master w/high ceilings, hardwood floors, wet bar, fireplaces & French doors leading to large patio & outdoor eating area perfect for entertaining. Kitchen w/ Caesar stone counter tops & breakfast bar. Recently redone his/hers baths w/travertine, double entry shower & lrg walk-in closets. 3,000 bottle wine rm w/cooling systm (4th BR). Designer pool & spa in Zen like backyard. Artist studio.

Joyce Essex Harvey  
COLDWELL BANKER

310-922-7476

MLS#15-931509

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




**homesnap PRO**

**The Power of The MLS™**

**Right in Your Hands**

*Now Available!* A New Way to Run Your Business Away from Your Desk!  
Stay Connected with Your Colleagues and Clients While You're on the Go!



TUESDAY

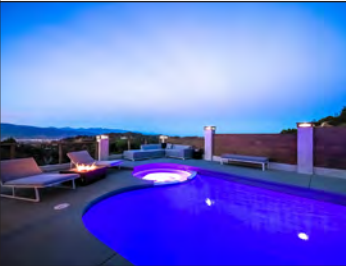
<b>9833 DENBIGH DR</b>	Open 11-2	<b>red</b>
<b>\$3,450,000</b>	5+7 MEDITERRANEAN	
	<b>EXCELLENT VALUE IN BHPO   BRING YOUR BUYERS!</b>	
Stately Mediterranean w/pool on cul-de-sac. 2-sty LR w/ wd paneled walls & elegant fp. Great rm w/surround snd, dry bar & fridge, newer eat-in kitch w/granite ctr isl, top of the line appl & custom wd cabinetry. French drs overlook pool & outdr bar. Upsts feat lrg mastr ste w/2BA, high end fixtures & custom walk-in closets. 3 addt'l up, all en ste. 5th BR downstairs can be maid's rm, gym or office. Lrg laundry rm w/direct access to 2-car grg w/storage. Would make a wonderful place to call home!		
MLS#15-923321	www.9833Denbigh.com	
Mike Nourmand/Adam Sires NOURMAND&ASSOCIATES		

<b>7316 PYRAMID DR</b>	Open 11-2	593/C1	<b>NEW</b>
<b>\$1,599,000</b>	2+2	2sty-MEDITERRANEAN	
	<b>HOLLYWOOD HILLS CELEBRITY HIDE-A-WAY</b>		
A long driveway leads to the lushly planted knoll. Exquisite details, materials, and finishes used throughout this eclectic montage of Adobe/Spanish/Mountain Lodge. Living room rotunda with stone fireplace, dramatic 2-story soaring ceiling, gleaming hardwood floors. Gourmet cooks kitchen with Viking stainless steel appliances, Sub-Zero, and stone countertops. Master suite with sitting room, walk-in closet, sumptuous bathroom, and French doors to private roof top garden. Pool/spa and BBQ.			
Jory Burton	(310) 766-5679	www.7316pyramid.com	
SOTHEBY'S INT REALTY			

<b>3090 FRANKLIN CANYON DR</b>	Open 11-2	<b>rev</b>
<b>\$3,000,000</b>	4+3 MODERN	
	<b>MAJOR REMODEL! STUNNING MODERN HOME</b>	
Major Remodel! Enter thru a long gated driveway to this modern home with an abundance of light on an oak studded lot. Surrounded by decking there is a seamless indoor\ outdoor flow throughout the home. The large entry opens to a spacious great room with vaulted ceilings and Fleetwood Doors. The large kitchen appointed with quartz countertops, Viking appliances and custom cabinetry features a breakfast area and opens out to a large entertaining deck with an outdoor kitchen. Room for pool.		
MLS#15-924733	BBQ,Dshwshr,Rng/Ovn,Fridg	
M Saniei, G Gold HILTON & HYLAND 310.927.6072		

<b>6620 WHITLEY TER</b>	Open 11-2	593	<b>NEW</b>
<b>\$1,295,000</b>	3+2	2sty-MEDITERRANEAN	
	<b>ROMANTIC &amp; DRAMATIC WITH SOUTHERN VIEWS</b>		
Trust Sale! Vintage Hollywood! Wonderful opportunity within historic Whitley Heights! First time on the market in many years -- much larger and generous than appears from the street! Original features include leaded glass, Batchelder tile, original ironwork, beautiful wood floors, and windows from floor to ceiling in grand living room! Total of three floors that include large guest quarters with separate entrance. This is a golden opportunity!!!			
Tim Swan	310-991-3559	Historic Whitley Heights	
BERKSHIRE HATHAWAY			

**03 Sunset Strip - Hollywood Hills West** Single Family

<b>8265 SKYLINE DR</b>	Lunch 6-8:30	<b>NEW</b>	
<b>\$2,750,000</b>	3+2.5 CONTEMPORARY		
	<b>OPEN FROM 11AM-2PM &amp; TWILIGHT 6-8:30PM. FOOD &amp; LIVE MUSIC!</b>		
Sleek, Sexy, Contemp CA 3bd/2.5ba SMART Hm-Reimagined! Soaring ceilings, opn flr pln, natural light & sparkling POOL- Perfect for entertaining. Gourmet Kitc w/ SS Viking Appls & Custom Cabinetry. Vibrant stand alone wet bar for cocktails overlooking expansive JETLINER city views. The great rm feats cozy fireplace & great rm doubling as a screening rm w/ discrete drop down projector & custom sound throughout. LUX Master suite overseeing pool & views w/ walk in closet & sexy master bath!			
Katja M. & Shawn K.	323-638-7567	alarm system, dish washer, refrigerator	
KELLER WILLIAMS BH			

<b>6760 MULHOLLAND DR</b>	Open 11-2	593	<b>NEW</b>
<b>\$1,250,000</b>	2+2	1sty-TRADITIONAL	
	<b>MULHOLLAND DRIVE MULTI-HOME INVESTOR OPPORTUNITY</b>		
Situated on Prime Mulholland Drive in the Hollywood Hills sits this incredible opportunity for an investor to acquire multiple contiguous homes that offer massive street frontage, flat land & acreage. If purchased with 6750, 6752 & 6800 Mulholland Drive, the combined site would be nearly 3.5 acres with views of downtown. The current home at 6760 is a charming single level traditional set back from the street and offering views of the city & the Hollywood sign.			
John Galich	310.461.0468	www.vimeo.com/135568730	
RODEO REALTY -SUNSET			

<b>2831 NICHOLS CANYON RD</b>	Open 11-2	<b>NEW</b>	
<b>\$2,395,000</b>	4+4		
	<b>CONTEMPORARY OASIS</b>		
A secluded Contemporary oasis featuring 4 bedrooms and 4 bathrooms surrounded by towering bamboo and enveloped by lush landscaping. Endless walls of glass, tasteful interior finishes and a lagoon pool complete this special offering. Gated for maximum privacy.			
Jonah Wilson	310.858.5465	www.jonahwilson.com	
HILTON & HYLAND			

<b>6752 MULHOLLAND DR</b>	Open 11-2	593	<b>NEW</b>
<b>\$1,100,000</b>	2+2	1sty-TRADITIONAL	
	<b>MULHOLLAND DRIVE MULTI-HOME INVESTOR OPPORTUNITY</b>		
Situated on Prime Mulholland Drive in the Hollywood Hills sits this incredible opportunity for an investor to acquire multiple contiguous homes that offer massive street frontage, flat land & acreage. If purchased with 6750, 6760 & 6800 Mulholland Drive, the combined site would be nearly 3.5 acres with views of downtown. The current home at 6752 is a charming single level traditional set back from the street and offering views of the city & the Hollywood sign.			
John Galich	310.461.0468	www.vimeo.com/135568730	
RODEO REALTY -SUNSET			

<b>6800 MULHOLLAND DR</b>	Open 11-2	593H6	<b>NEW</b>
<b>\$2,050,000</b>	2+1.75	MID-CENTURY	
	<b>HOLLYWOOD HILLS ESTATE OPPORTUNITY 3.4 ACRES W/ AMAZING VU'S</b>		
Please see FULL PAGE COLOR & B/W AD in AREA #3, and visit 6800Mulholland.com for a complete list of details, pics & features. Idyllic location is situated on approx. 3.4 acres w/ large flat area, ideal for building "that" spectacular HOLLYWOOD HILLS "ESTATE", featuring unparalleled PRIVACY, SECURITY & GLORIOUS VISTAS. Enlarge or remodel the existing 1940's Orig Character 2+1.75 home, either way, opportunities are endless! *Sold separately, however, 6750, 6752 & 6760 Mulholland are also for sale.			
KEN SHIELDS	310-270-5152	www.6800Mulholland.com	
JOHN AAROE GROUP			

<b>6750 MULHOLLAND DR</b>	Open 11-2	593	<b>NEW</b>
<b>\$950,000</b>	2+2	1sty-TRADITIONAL	
	<b>MULHOLLAND DRIVE MULTI-HOME INVESTOR OPPORTUNITY</b>		
Situated on Prime Mulholland Drive in the Hollywood Hills sits this incredible opportunity for an investor to acquire multiple contiguous homes that offer massive street frontage, flat land & acreage. If purchased with 6752, 6760 & 6800 Mulholland Drive, the combined site would be nearly 3.5 acres with views of downtown. The current home at 6750 is a charming single level traditional set back from the street and offering views of the city & the Hollywood sign.			
John Galich	310.461.0468	www.vimeo.com/135568730	
RODEO REALTY -SUNSET			

TUESDAY

<b>7200 SUNNYDIP TRL</b>	Open	11-2	<b>NEW</b>
<b>\$849,000</b>	2+2	MID-CENTURY	




**GORGEOUS MID-CENTURY**

STRIKING MID-CENTURY HOME WITH AN INTERNATIONAL AMBIANCE. LOCATED ON A LUSH QUIET CUL-DE-SAC WITH LOTS OF PRIVACY. OPEN FLOOR PLAN WITH BAMBOO WOOD FLOORS. STANDING IN THE LIVING ROOM, YOU ARE SURROUNDED BY OVER-SIZED WINDOWS AND GLASS DOORS CREATING A SOFT NATURAL LIGHT ALL DAY LONG. THE DINING AREA FLOWS OUT TO A LOVELY PATIO FOR AL FRESCO DINING. SPACIOUS KITCHEN WITH LOTS OF COUNTER SPACE. LARGE MASTER SUITE WITH NIGHT-TIME CITY LIGHTS. 2ND BATH HAS A RAIN SHOWER WITH FRAMELESS GLASS.

MLS#15-930719  
Neal Baddin  
COLDWELL BANKER RESI

Dshwshr,Frzr,Rng/Ovn,Fridg

<b>2444 CARMAN CREST DR</b>	Refresh.	11-2	<b>rev</b>
<b>\$1,395,000</b>	2+2	MID-CENTURY	



**OUTPOST ESTATES MID-CENTURY-NEW PRICE!**

2444 Carman Crest is situated on a cul-de-sac in the exclusive Outpost Estates. This beautiful two bedroom, two bath featuring expansive views of the Hollywood Hills, is surrounded by LA's notoriously scenic Mulholland Drive. At 2444 Carman Crest, you'll enjoy a cozy den and a private office off the lower level patio. Once you're finished with the day's work, step out into the terraced garden and enjoy a peaceful dinner al fresco in the private outdoor dining area.

MLS#15-917313  
Steve Clark/Taj Waggaman 818-519-9363  
DEASY PENNER&CLARK

STV/FRIDGE/DW,W/D/GD

<b>2020 WATTLES DR</b>	Open	11-2	593C3	<b>red</b>
<b>\$2,395,000</b>	3+3	3sty-ARCHITECTURAL		



**ECO FRIENDLY WITH VIEWS IN THE HOLLYWOOD HILLS**

JUST REDUCED! Completed in 2010, this Marmol Radziner masterpiece blends timeless Case Study design while integrating modern amenities. Gold Leed certified, the 3BD structure is sited on a private gated street w/views. The entrance & center floor pay respect to the indoor-outdoor mid-century California lifestyle. Sate-of-the-art kitchen & formal DR. Master encompasses the top floor embraced by beaming natural light. Lower level offers a 2nd & 3rd bedrm which leads to the exterior grounds & pool.

MLS#15-884495  
Josh & Matthew Altman 626.318.0907  
DOUGLAS ELLIMAN

www.TheAltmanBrothers.com

**03 Sunset Strip - Hollywood Hills West** Land

<b>2381 N SUNSET PLAZA DR</b>	Open	11-2	592H3	<b>red</b>
<b>\$4,795,000</b>	5000000	Land		



**SOARING ABOVE THE BIRD STREETS!**

Your ultimate dream estate, soaring directly above the world renown Bird Streets, is approximately 1.25 acres of exceptional view land. Build your exceptional dream home on this 180 degree plus unobstructed parcel featuring Downtown LA, The LA Basin, the Palos Verdes Peninsula, Catalina Island and the beautiful Pacific Coast. Architectural renderings exist for a stunning contemporary designed by Ameen Ayoub Design Studio, featuring walls of glass showcasing the breathtaking views.

MLS#15-880093  
Tom Scrocco/Randy Isaacs 310-887-0255  
COLDWELL BANKER - SS

www.TomAndRandyProperties.com

<b>1805 NICHOLS CANYON RD</b>	Refresh.	11-2	<b>red</b>
<b>\$1,199,000</b>	3+2.5	CONTEMPORARY	



**BEST VALUE IN SUNSET STRIP**

Intimate hideaway home a moment away from Sunset Strip. This home welcomes you with a grassy front yard and an airy veranda featuring French doors and stone floors. Living room has high pitched ceilings, large bay windows, wood burning fireplace and opens to a gracious formal dining room. Modern kitchen equipped with stainless steel appliances. Spacious back patio perfect for an evening al-fresco dining. A separate studio/in-laws quarters with kitchenette and bathroom with private access.

MLS#15-925103  
Jay Martinez/Gil Dirige 323-377-8332  
JOHN AAROE GROUP

www.1805nicholscanyon.com

**03 Sunset Strip - Hollywood Hills West** Lease

<b>7228 WOODROW WILSON DR</b>	Open	11-2	<b>red</b>
<b>\$5,500</b>	5800	2+3 2sty-MID-CENTURY	



**PRIVATE AND SERENE HIDEOUT IN THE HILLS**

Gated and beautifully renovated/maintained Mid Century w/ dual master suites and den/office. Hardwood floors, plush carpet in bedrooms, fireplace on each floor, direct access garage, green views from every room. Remodeled cook's kitchen with stainless steel appliances, cherry cabinets, Corian counters and breakfast bar. Excellent indoor/outdoor flow for entertaining. Outdoor living room set in lush/serene Zen inspired garden, complete with sparkling spa and small elevated lawn for sunning.

MLS#15-914307  
Diane McDonald 323-236-4369  
KELLER WILLIAMS RLTY

Over 2200 square feet!

<b>2463 SOLAR DR</b>	Open	11-2	593C2	<b>rev</b>
<b>\$10,500,000</b>	6+11	MODERN		



**GATED INCREDIBLE MODERN COMPOUND**

Set on a rare and extraordinary flat ridge top overlooking the entire LA Basin from East of Downtown to the Ocean. 3 years to create this unique and uncommon environment with spectacular scale, design, high quality finishes and attention to detail. Large open spaces flooded with natural light and entire walls of Fleetwood pocket doors. Big flat yard with pool and large guest house

MLS#15-904543  
Brett Lawyer 310.858.5402  
HILTON & HYLAND

www.brettlawyer.com

**04 Bel Air - Holmby Hills** Single Family

<b>11037 ANZIO RD</b>	Open	11-2	<b>NEW</b>
<b>\$15,000,000</b>	8+10	2sty-CONTEMPORARY	



**INCREDIBLE OPPORTUNITY FOR A LARGE SCALE PRIVATE ESTATE.**

Spectacular, over 10,000 sqft, Bel Air estate set on over 2.5 acres! Enveloped in privacy, pass through 2 sets of gates & up the long pvt drive to arrive at this remarkable property. Extraordinary contemporary - Grand scale, spacious rooms, & high ceilings throughout. The exceptional grounds boasts an expansive entertainer's patio, resort style pool and spa with waterfall, tennis court, & lovely canyon views. Great location - sited off a cul-de-sac w/ only a handful of homes.

MLS#15-907381  
Rick Albert 323-929-7653  
PROTRUST REAL ESTATE

Dshwshr,Grbg Disp,Micro,Rng/Ovn,Other

<b>1717 CRISLER WAY</b>	Open	11-2	593A4	<b>rev</b>
<b>\$2,295,000</b>	3+2.5	CONTEMPORARY		



**BE THE STAR OF YOUR LIFE!**

A view enjoyed year round from every room overlooking the Sunset Strip and all the way to the Pacific Ocean and Catalina Island. All of this plus a winning combination through the Triangulation of Value and sophisticated home. This 3 bedroom contemporary home has been tastefully designed with the 2015 buyers in mind. Walk into the home as you step onto the wide plank oak floors and into the living room with walls of glass.

MLS#15-907381  
Rick Albert 323-929-7653  
PROTRUST REAL ESTATE

Dshwshr,Grbg Disp,Micro,Rng/Ovn,Other

**OPEN HOUSE STATUS LEGEND**

**NEW** - new (Automatic Status)  
**NEW\*** - new not yet listed  
**red** - reduced

**rev** - review (Automatic Status)  
**bom** - back on market

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

TUESDAY

<b>1211 LINDA FLORA DR</b>	Open 11-2	<b>NEW</b>
<b>\$5,585,000</b>	5+6 1sty-CONTEMPORARY	
	<b>AMAZING CANYON/GETTY VIEWS, INDOOR/OUTDOOR LIVING</b>	
This spectacular contemporary estate boasts sweeping views from the Getty Center and city lights to the ocean and beyond! An open floor plan, walls of windows, and soaring ceilings perfectly complement each other to highlight the jaw dropping vistas from almost every room. A flat grassy yard, spacious entertaining decks, sparkling pool, separate guest house, and ample parking set this gated masterpiece apart from the rest. Your perfect retreat or an entertainer's paradise!		
Sally Forester Jones JOHN AAROE GROUP	310-691-7888	<a href="http://www.1211lindaflora.com">www.1211lindaflora.com</a>

<b>11075 W SUNSET BLVD</b>	Open 11-2	631J1	<b>rev</b>
<b>\$4,895,000</b>	6+5	TRADITIONAL	
	<b>LARGE PRIVATE ESTATE ON WORLD FAMOUS SUNSET BLVD</b>		
On a private promontory on the world famous Sunset Blvd is a Traditional Estate. You are welcomed by a gracious entrance w/hardwood floors & a classic floor plan. A light filled living room w/fireplace & bay window overlooks the yard & pool. A grand formal dining room is perfect for large scale entertaining. The first floor includes a beautiful wood paneled library w/ a fireplace, bookshelves & a bar. This wonderful home sits on an approx. 22,857 sf lot. First time on market in 49 years!			
Mary Beth Woods COLDWELL BANKER	310-571-1358	<a href="http://www.11075sunset.com">www.11075sunset.com</a>	

<b>10980 VERANO RD</b>	Lunch 11-2	591/H5	<b>NEW</b>
<b>\$3,950,000</b>	3+4	1sty-FRENCH	
	<b>MAGICAL FRENCH REGENCY HIDEAWAY - NEAR ACRE LOT</b>		
Sophisticated French Regency tucked away in a majestic, retreat like setting in Bel Air's prestigious West Gate. Exuding elegance & timeless beauty throughout, this 3 bed 4 bath offers over 3,300sqft+ of living space on a single level. Your own 5 star hotel, perfect to move in as is or an ideal base to build your dream estate on a near acre, private and romantic lower Bel Air lot. Moments from Hotel Bel Air, Beverly Hills, and everything Westside, this one of a kind retreat is not to be missed.			
Tami Pardee PARDEE PROPERTIES	310.907.6517	Fridge,Range,Microwave,Outdoor Fireplace	

**05 Westwood - Century City** Single Family

<b>10286 CENTURY WOODS DR</b>	Open 11-2	<b>NEW</b>	
<b>\$6,195,000</b>	4+6 VILLA		
	<b>ABSOLUTE PERFECTION IN COVETED CENTURY WOODS!</b>		
Recently remodeled Villa of your dreams! Gated & pvt. courtyard, leads you to the breathtaking 2-story foyer. The main level features a generous living room, dining room, office/game room, & a chef's kitchen. The master suite exudes comfort w/frplce, sitting area, dual baths, walk-in closets, & spacious balcony. 3 more generous bdrm suites. State of the art lighting & sound systems, elevator, 2 powders & large refrigerated wine storage. Rare offering-Best guard gated community on the Westside!			
Sally FJ/ Dan Weiser JOHN AAROE GROUP	310-691-7888	<a href="http://www.10286centurywoodsdrive.com">www.10286centurywoodsdrive.com</a>	

<b>2239 STRADELLA RD</b>	Refresh. 11-2	<b>NEW</b>	
<b>\$3,195,000</b>	4+3 MID-CENTURY		
	<b>QUINTESSENTIAL CALIFORNIA LIVING</b>		
Beautiful mid-century with a Southwestern flair! Enjoy the huge lot with mountain views. Watch amazing sunsets while barbecuing by your over sized pool. Walking distance to coveted Roscomare elementary school. Move-in ready or take advantage of the huge set back or add a second floor, tons of options. A fantastic, serene, Bel-Air home that you've got to see! If that's not enough to get you up here, we will be serving Iced Coffee and Cappuccino's.			
Brad H. Pieper TELES PROPERTIES	310-748-2577	BBQ,Blf-Ins,Dshwshr,Grbg Disp,Micro	

<b>350 S BENTLEY AVE</b>	Open 11-2	<b>NEW</b>	
<b>\$3,795,000</b>	5+7 CAPE COD		
	<b>SPECTACULAR FABULOUS HOME</b>		
Fabulous Bentley location between Montana and Sunset, close to UCLA. This newly constructed Hampton's style family home is truly a masterpiece! The finishes and attention to detail go far beyond any home in this price range. With over 4100 square feet, the airy and open floor plan offers 5 spacious bedrooms, a charming study or office, a media loft and six and a half baths. Elegantly detailed living and dining rooms are ideal for entertaining. Great room and additional den are family perfect.			
Ron Wynn COLDWELL BANKER RESI	310-963-9944	Dshwshr,Hood Fan,Micro,Rng/Ovn,Fridg	

<b>16401 MULHOLLAND DR</b>	Open 11-2	561E7	<b>red</b>
<b>\$8,495,000</b>	6+8	TRADITIONAL	
	<b>WOW! AMAZING NEW PRICE!</b>		
This fabulous almost 3.5 acre property offers incredible potential. Gated & private, situated down a long driveway & perched on a promontory with spectacular 360 degree city & mountain views, paths & hiking trails, tennis/sports court, lawns, patios, pool & spa. The Traditional home offers just under 8,000 sq.ft. of living space with a great open floor plan, high ceilings, & large rooms. Six bedroom suites including the master suite with fireplace & large master bath.			
Jade Mills COLDWELL BANKER	310-285-7508	Blf-Ins,Dshwshr,Frzr,Grbg Disp,Hood Fan	

<b>10573 ROCHESTER AVE</b>	Open 11-2	<b>NEW</b>	
<b>\$2,175,000</b>	4+3 1sty-SPANISH		
	<b>CALIFORNIA LIVING WITH INCREDIBLE INDOOR/OUTDOOR SPACES</b>		
BEAUTIFUL 4 BED/3 BATH SPANISH STYLE, OPEN FLOOR PLAN, ABUNDANT LIGHT, SPACIOUS ROOMS, DESIGNER FINISHES AND PERFECT BALANCE OF CHARACTER, FORMAL LIVING ROOM, COVED CEILING, FIREPLACE, HARDWOOD FLOORS. DINING ROOM SEAMLESS TO A BEAUTIFUL GOURMET KITCHEN, STAINLESS APPLIANCES, CENTER ISLAND. FAMILY ROOM W/SLIDING DOORS TO GORGEOUS BACKYARD. MASTER BEDROOM HAS LARGE WALK-IN CLOSET, MASTER BATH. SEPARATE LAUNDRY ROOM. DETACHED TWO CAR GARAGE. BEAUTIFUL METICULOUS DROUGHT RESISTANT LANDSCAPING.			
Luisa Ferrante KELLER WILLIAMS RLTY	323-574-3780	Dshwshr,Grbg Disp,Rng/Ovn,Fridg	

<b>10287 OLETHA LN</b>	Refresh. 11-2	<b>red</b>	
<b>\$889,000</b>	955000 2+2 MID-CENTURY		
	<b>EXCLUSIVE HUGE REDUCTION. IDEAL FOR INVESTOR</b>		
Only showing to Brokers.			
Pamela Day PAMELA DAY	310-405-0905	Blf-Ins,Dshwshr,Dryer,Frzr,Grbg Disp	

<b>10384 ILONA AVE</b>	Open 11-2	632/E5	<b>NEW</b>
<b>\$1,329,000</b>	3+2	TRADITIONAL	
	<b>INCREDIBLY CHARMING CENTURY CITY ADJACENT 3 BED/2 BATH</b>		
Incredibly charming Century City Adjacent 3 bed/2 bath + family room Traditional. Full of character & period details. Covered front porch leads to entry w/ closet. Light & bright living room w/ crown molding, bay window & brick finished fireplace. Formal dining room w/ wainscoting opens to step-down rear family room w/ high wood beamed ceiling & sliding door to covered patio & privately landscaped tranquil backyard. Sun-filled remodeled kitchen w/ granite countertops, high-end gas			
Chad Lund TELES PROPERTIES, IN	310-801-2641	Blf-Ins,Dshwshr,Rng/Ovn	

TUESDAY

<b>2353 SELBY AVE</b>	Open	11-2	<b>NEW</b>
<b>\$999,950</b>	2+1	TRADITIONAL	




**CHARMING ORIGINAL WESTWOOD HOME READY TO REMODEL/REDEVELOP**

Charming original Westwood home ready to remodel, expand, or redevelop. LR with bay window, natural sunlight, fireplace, ceiling fan. Living room ceiling with original crown moldings & inset ceilings. Dining room with original chair railing opens to sun room/office/playroom. Sun room may not be permitted. Bright kitchen w lots of cup board space, 1940's (approx) stove. Bathroom with tub shower & window. Bathroom nicely remodeled. Laundry room with sink opens to backyard. Westwood Charter School.

MLS#15-931355  
Leslie Klein 310 795-1553  
RE/MAX ESTATE PROPER

Cing Fan,Rng/Ovn

<b>10776 WILSHIRE #1603</b>	Open	11-2	632B3	<b>NEW</b>
<b>\$2,895,000</b>	2+3	CONTEMPORARY		



**THE CARLYLE RESIDENCES**

The Carlyle Residences offers luxury Wilshire Corridor living at its finest. Residence 1603 offers 2 bedrooms & 2.5 baths in 2,772 sq ft. Direct entrance from the private elevator foyer, 11 ft ceilings with floor to ceiling glass and mountain views, oversized master with custom walk-in closet and adjacent den /office, Miele kitchen, and laundry with storage complete this home. Amenities include valet, 24hr concierge, gym, pool, Fendi Club Room, wine cellar, plus private storage and parking

MLS#15-931623  
O'Connor & Aluise 323 702 1970  
THE AGENCY & KW BH

Blf-Ins,Dshwshr,Dryer,Elvtr,Frzr,Other

<b>2210 SELBY AVE</b>	Refresh.	11-2	632/5C	<b>rev</b>
<b>\$3,499,000</b>	5+5.5	2sty-CONTEMPORARY		




**NEW DREAM HOME IN GREAT SCHOOL DISTRICT**

This brand new & beautiful Contemporary home is located on a tree-lined St, between Century City & Westwood, one block from well known & sought after "Westwood Charter School". Features include: Spacious 5BD + 5.5BA + office. Rec room + blt-in barbeque in backyard. High ceilings, recessed lighting, skylights, wet bar & fireplace in living room. Spacious master, large balcony + huge & lovely master bathroom. Gorgeous kitchen: Large island, Wolf appliance, Quartz Caracara countertops + pantry rm.

MLS#15-930555  
Shawn Sedghi 310-696-4000  
NELSON SHELTON

powerreo@hotmail.com

<b>10280 MISSOURI AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,495,000</b>	3+3.5	MEDITERRANEAN	



**HOT HOT HOT!! STUNNING NEW CONSTRUCTION**


Elegant lobby entrance w/elevator access directly into unit. HW flrs, 2 fireplaces, custom glass windows & open spacious flr plan. Gourmet 'cooks' kitchen w/center island, SS apps + Caesarstone counters. Formal dining with built-ins. Gorgeous cabinetry and finishes. Sumptuous master suite+walk-in closet, luxurious bath w/steam shower & soaking tub. 2 en-suite guest rms +office w/built-ins. Superb quality throughout! Giant private garage +xtra bonus/storage rm +grassy yard.

MLS#15-930147  
Susan Stark 3103457450  
GIBSON INTERNATIONAL

www.SusanStark.com

**05 Westwood - Century City** Condo / Co-op

<b>10776 WILSHIRE #804</b>	Open	11-2	632B3	<b>NEW</b>
<b>\$3,695,000</b>	3+5	CONTEMPORARY		



**THE CARLYLE RESIDENCES**

The Carlyle Residences offers luxury Wilshire Corridor living at its finest. Residence 804 offers 3 bedrooms and 4.5 baths in 3,535 square feet. Direct entrance from the private elevator foyer, floor to ceiling glass with views to ocean, master with his & hers baths plus dual walk in closets, gourmet kitchen, laundry with storage, plus 2 additional bedrooms with en suite baths. Amenities include valet, 24hr concierge, gym, pool, Fendi Club Room, wine cellar, plus private storage and parking.

MLS#15-931389  
O'Connor & Aluise 323 702 1970  
THE AGENCY & KW BH

Dshwshr,Dryer,Elvtr,Frzr,Grbg Disp,Other

<b>10278 MISSOURI AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,495,000</b>	3+3.5	MEDITERRANEAN	



**STUNNING NEW CONSTRUCTION PREMIERE CENTURY CITY LOCATION!**

Elegant lobby entrance w/elevator access directly into unit. HW flrs, 2 fireplaces, custom glass windows & open spacious flr plan. Gourmet 'cooks' kitchen w/center island, SS apps + Caesarstone counters. Formal dining w/built-ins. Gorgeous cabinetry and finishes. Sumptuous master suite+walk-in closet, luxurious bath w/steam shower & soaking tub. 2 en-suite guest rms +office w/built-ins. Superb quality throughout! Huge open patio for entertaining. Giant private garage +xtra bonus/storage rm w/AC.

MLS#15-930119  
Susan Stark 310-622-7450  
GIBSON INTERNATIONAL

www.SusanStark.com

<b>10776 WILSHIRE #1503</b>	Refresh.	11-2	<b>NEW</b>
<b>\$2,999,000</b>	2+3		



**LUXURY CONDO IN THE CARLYLE | SERVING SPRINKLES CUPCAKES**

The Carlyle, exclusive residence on Wilshire Corridor. Feat. oversized master ste w/walk in upgraded closet, separate tub & shower w/marble throughout. Split flr plan w/lrg den (or converted to 3rd BR) and/or office. Chefs kit w/oversized island, eat in area & private dining area. NW corner feat. city, mntn, Getty & partial ocean views. Close to Westwood Vlg, BH, movie theaters, restaurants. Full amenity bldg w/24hr valet, concierge, gym, rec rm, pool, outdoor LR & wine locker w/wine rm.

MLS#15-931069  
Nicole Contreras 310.614.4952  
NOURMAND&ASSOCIATES

www.TheCarlyle1503.com

<b>10550 WILSHIRE BLV, UNIT 703</b>	Lunch	11-2	632/C3	<b>NEW</b>
<b>\$850,000</b>	2+2	Isty-CONTEMPORARY		



**READY TO MOVE IN... COME BY FOR LUNCH**

Stunning corner single level unit with 1711SF in the full service Wilshire Thayer w/city & mountain vus. This sophisticated & chic condo features, new hardwood floors, new paint & carpet, living room/dining room w/fp & 2 balconies, updated eat in granite chefs kitchen w/breakfast bar, SxS laundry, master suite w/sitting/office area & walk in closet, master ba w/ double sinks, spa tub, stall shower & bidet, 2nd bed suite w/updated bath & large closets. The building offers, doorman, valet, concierge, switchboard & storage.

Jonathan Sands 310.704.6612  
RODEO REALTY BH

www.10550wilshire703.com

<b>10727 WILSHIRE BLV, UNIT 1705</b>	Open	11-2	<b>NEW</b>
<b>\$2,895,000</b>	3+4	CONTEMPORARY	



**GORGEOUS VIEWS IN THE SOUGHT AFTER REMINGTON!**

3BD+3.5BA condo is located on the 17th floor of The Remington. Pvt. elevator access takes you directly to this stylish condo w/ breathtaking views. The spacious open living area is ideal for entertaining, featuring a wet bar, stone fireplace, & many seating areas. A set of double doors leads to the luxurious master suite flooded with light with its own private balcony, dressing area, large walk-in closet, and dual baths. There are 2 add. en suite bdrms + powder & side by side laundry room.

Sally Forster Jones 310-691-7888  
JOHN AAROE GROUP

www.remington1705.com

<b>2219 S BENTLEY AVE #101</b>	Open	11-2	<b>NEW</b>
<b>\$599,000</b>	2+2	CONTEMPORARY	



**LOVELY AND BRIGHT CONDO IDEALLY LOCATED IN WESTWOOD**

This ideally located 2 bedroom 2 bathroom West L.A. condo welcomes you with an open floor plan that includes a lovely dining area, kitchen and step-down living room accented by French doors. The French doors open to a cozy balcony, perfect for that morning sip of coffee or evening glass of wine. The master suite is highlighted by it's own bathroom and it's own set of French doors and balcony. In close proximity to entertainment, restaurants and much more!

MLS#15-932185  
Brian K. Courville 310-622-0312  
JOHN AAROE GROUP

Blf-Ins,Dshwshr,Dryer,Grbg Disp,Other

TUESDAY

<b>1815 GLENDON AVE #206</b>	Open 11-2 632/C4	<b>NEW</b>
\$529,000	2+2 CONTEMPORARY	
	<b>GREAT CONDO IN PRIME WESTWOOD LOCATION</b>	
Crisp & clean 2 bedrm + 1.75 bathrm condo in great location just South of Santa Monica Blvd. in Westwood. Living room w/ frplc & dining area open to covered balcony. Kitchen has newer appliances w/ loads of cabinet space. Lrg mstr ste w/ plenty of closet & storage space. Additional features include stack washer dryer, A/C tandem parking. Close to Westwood Village, Century City, 405 freeway. Great courtyard building w common area exterior spa, low Home Owners Dues that include EQ Insurance.		
MLS#15-932239		
Nancy Ross/ Laura Barton 310-500-3983		Dshwshr,Dryer,Frzr,Grbg Disp,Hood Fan
PARTNERS TRUST BH		

<b>1425 N TIGERTAIL RD</b>	Open 11-2 591/E7	<b>NEW</b>
\$3,290,000	5+6.5 2sty-CONTEMP MED	
	<b>PRICED UNDER THE MARKET VALUE FOR IMMEDIATE SALE</b>	
A rare opportunity - Contemporary-Mediterranean view home. Built in 2002 this home boasts 5BD/6.5BA, guest apartment, wonderful traditional floor plan, grand formal entry, high ceilings, large master suite, formal living & dining room, modern kitchen with chef's appliances, & family room. Outside there is a sports court, large swimming pool & entertainer's deck overlooking the ocean & canyon views. Located in the architecturally controlled Crestwood Hills.		
Flora Aston 310.480.3585		
COLDWELL BANKER SM		Alarm System,Barbeque,Range/Oven


<b>1849 GREENFIELD AVE #108</b>	Open 11-2 632B5	<b>NEW</b>
\$499,000	2+2 1sty-OTHER	
	<b>END CORNER UNIT WITH GREAT NATURAL LIGHT.</b>	
End corner unit with great natural light. Entry has hardwood floors. The living room features a gas fireplace with a stone-like surface and a balcony. The dining room has another large window and hardwood floors. The kitchen has generous storage, newer appliances, Spanish tile counters and an extra alcove for appliances. Master suite includes two closets and an en-suite bath. 2nd spacious bedroom and guest bath. 2 separate parking spots and low HODs in this convenient Westwood location.		
MLS#15-931277		
Adrienne Tourtelot 3104131088		Dshwshr,Rng/Ovn,Fridg
COLDWELL BANKER BW		


<b>2265 WESTRIDGE RD</b>	Open 11-2	<b>NEW</b>
\$2,349,000	3+4 CONTEMPORARY	
	<b>AMAZING VIEWS IN THIS CHIC RETREAT</b>	
Stylish contemporary with spectacular ocean and mountain views. An abundance of natural light and decks provide great indoor-outdoor flow. A custom kitchen with breakfast area to take in the views. High ceilings and hardwood floors in the living room, dining room and family room. The master suite has a fireplace and views, and a remodeled bath. 2 other bedrooms and 2 baths, and an attached garage. Perfect to unwind in, yet minutes from town. Co-listed with Mary Beth Woods 310-571-1354		
MLS#15-930267		
Robert Winans 310-722-8456		www.2265westridge.com
COLDWELL BANKER - BW		

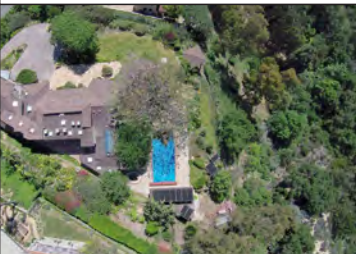
<b>2101 S BEVERLY GLEN #PH1</b>	Open 11-2	<b>rev</b>
\$995,000	3+3 CONTEMP MED	
	<b>LUXURIOUS AND BRIGHT 3BD+2.5BA PENTHOUSE W/ CITY VIEWS!</b>	
Luxury bright 3bd+2.5ba Penthouse w/ city views! Elegant newer (2006) construction condominium. Central Westwood/Century City location. Open floor plan w/ over-sized dining & living area, high-ceilings, fireplace, hardwood floors, balconies, gourmet kitchen w/ granite countertops, Italian cabinetry, tile backsplash, breakfast bar, & stainless steel appliances. Master bedroom suite has balcony, spa-like bath, soaking tub, shower, & walk-in closet. In-unit laundry, Central HVAC. 2 parking spaces.		
MLS#15-920487		
ST.JAMES+CANTER 310.704.4248		WWW.2101BEVERYGLENPH1.COM
BERKSHIRE HATHAWAY		


<b>140 S CLIFFWOOD AVE</b>	Open 11-2 631F4	<b>red</b>
\$10,995,000	5+7 2sty-MEDITERRANEAN	
	<b>HOT NEW PRICE IN BRENTWOOD PARK.</b>	
James Magni interior design. Two story entry foyer, Venetian plaster and rich espresso oak floors. Humidor in Office. Formal living opens to pergola with Spanish style water feature. Copo de oro planting abounds. Luxurious master, vestibule entry, antique f/p mantel, veranda, generous double bathrooms & closets, plus 4 spacious bedroom suites & 2 family rooms. Outdoor stone terraces, grassy grounds, sunny pool and pergola. Organic fruit trees, palms & Sycamores create a paradise in the Park.		
MLS#15-891577		
James Respondek 310-488-4400		BBQ,Blt-Ins,Dshwshr,Frzr,Grbg Disp,Other
SOTHEBY'S INTERNATIO		

**06 Brentwood** Single Family

<b>144 N WOODBURN DR</b>	Open 11-2 631H2	<b>NEW</b>
\$13,000,000	5+8 FRENCH	
	<b>FRENCH PROVINCIAL ESTATE</b>	
Newly Constructed William Hefner designed French Provincial estate. Located in the guard gated Brentwood Circle this home has been 4 years in the making. Every element of this home was masterfully thought through. The stunning pool is flanked by 6 Olive trees surrounded by a lush lawn leading to a 2 story guest house. A rare offering. Sq. ft. includes guest house		
MLS#15-923695		
Gary Gold 310.741.0505		www.soldbygold.net
HILTON & HYLAND		

<b>11351 BURNHAM ST</b>	Open 11-2 631-J3	<b>red</b>
\$1,675,000	4+3 2sty-CONTEMPORARY	
	<b>BRIGHT &amp; UPDATED 2-STORY HOME W/ GREAT FLOW IN BRENTWOOD GLEN</b>	
Spacious & inviting Living Room w/ large windows leads to open Dining Rm. Kitchen w/ SS appliances & granite. Breakfast bar looks out to Family Rm which opens to grassy yard & spa. Downstairs has 2 Beds & remodeled hall Bath w/ porcelain & Quarts. Upstairs are 2 suites w/ high ceilings & updated baths. Master Suit w/ treetop views, custom closets, double sinks, marble, separate spa tub & shower. Newly re-finished hwd flrs, skylights, plantation shutters, Laundry room off kitchen & ample storage		
MLS#15-909387		
Lisa Mansfield 310-481-4313		4 Bd + 3 Ba + Family Room + Grassy Yard
SOTHEBY'S BRENTWOOD		

<b>375 FORDYCE RD</b>	Open 11-2 631G1	<b>NEW</b>
\$10,000,000	7+8 MID-CENTURY	
	<b>UNOBSTRUCTED PANORAMIC VIEWS FROM DOWNTOWN TO THE OCEAN</b>	
1.75 acre estate lot with unobstructed panoramic views from Downtown to the Ocean Located in the very hot exclusive guard gated community of Brentwood Circle. There is unlimited potential to build up to a 20,000 foot estate on a nearly one acre flat pad contemporary home. Preliminary plans and schematics available for a 12,000 foot Villa plus a soils report and topographic survey. This could be the next great estate built in Brentwood.		
MLS#15-823405		
Gary Gold 310.741.0505		www.soldbygold.net
HILTON & HYLAND		

<b>116 N GUNSTON DR</b>	Open 11-2	<b>rev</b>
\$7,995,000	5+6 FRENCH NORMANDY	
	<b>BRENTWOOD CIRCLE ESTATE PROPERTY PERFECT FOR ENTERTAINING</b>	
featuring a state of the art chef's kitchen complete with butler's pantry, wine fridge, dual warmers, built-in Thermador wok/grill and Sub-Zero appliances or entertain outside w/ heated patio, lawn area and salt water pool with spa and cascading fountain. Appointments include an executive office of African mahogany, formal dining & living rooms, personal gym, den/crafting room, laundry room and maids quarters with a full bath.		
MLS#15-925571		
Jerel Taylor 310-795-1895		BBQ,Blt-Ins,Dshwshr,Dryer,Rng/Ovn,Other
SOTHEBY'S INTERNATIO		

TUESDAY

<b>1322 BRINKLEY AVE</b>	Open	11-2	<b>rev</b>
<b>\$3,195,000</b>	4+4	TRADITIONAL	




**MLS#15-923713**  
Simon Beardmore 310.892.6454  
SOTHEBY'S INT. RLTY

**Blt-Ins,Cbl,Dshwshr,Grbg Disp,Hood Fan**

TRADITIONAL IN POLO FIELDS. FEATURES HWD FLRS, RECESSED LIGHTING, FRENCH DRS, SKY LIGHTS, 2 WOOD BURNING FPS, SOLAR POWER, POWDER RM, LAUNDRY, DIRECT ACCESS 2 CAR GARAGE, STORAGE RM. SPACIOUS FORMAL DINING RM OPENS TO FAMILY RM. FLAT YARD W RM FOR POOL. KITCHEN W GRANITE COUNTERS, SS APPLIANCES BREAKFAST AREA. 2 BEDS W JACK JILL BATH, 3RD BEDROOM W ENSUITE BATH, MASTER W DUAL SINKS, LARGE TUB SHOWER. MINUTES FROM SCHOOLS, RESTAURANTS, HIKING TRAILS, BEACH. CANYON ELEMENTARY SCHOOL DISTRICT.

<b>11612 CHENAULT ST, UNIT 4</b>	Open	11-2	<b>NEW</b>
<b>\$699,000</b>	2+1.5	ARCHITECTURAL	



**TRANQUIL MOUNTAIN SETTING**

Tranquil Mountain Setting within the City Surrounded by Nature. 2 bedroom + 1.5 bath townhouse with approx. 1225 sqft. Open concept with indoor and outdoor living. Large tranquil garden retreat w/ fishpond and waterfall. Skylights and glass windows throughout. Open kitchen with granite and center island. www.11612Chenault.com

**Gary Limjap 310.586.0339**

<b>736 CLAYMONT DR</b>	Open	11-2	FIXER!	<b>rev</b>
<b>\$1,799,000</b>	4+3	1sty-MID-CENTURY		



**FIXER ALERT: COOL MID-CENTURY RANCH WITH "ENDLESS" POOL!**

SECOND AND FINAL BROKER'S OPEN HOUSE: Just what every buyer and flipper want right now: A mid-century fixer with loads of potential in a great part of Brentwood! Of the period's ranch style, this 1959 4BR/3BA retreat sits privately on a knoll above a quiet street. The home's one-story open floor plan makes indoor/outdoor living a reality. A large, partially flat lot accommodates a grassy yard and an "endless" pool. Bonus alert: KENTER School District. OFFERS DUE TUESDAY AT 3:00PM.

**MLS#15-923279**  
Jeff Yarbrough 323.854.4300  
KW | L.A. LUXE GROUP

**www.736Claymont.com**

<b>1000 S. WESTGATE AVE #211</b>	Lunch	11-2	631	<b>NEW</b>
<b>\$569,000</b>	1+2	MEDITERRANEAN		



**FANTASTIC BRENTWOOD CONDO! PLEASE JOIN US FOR LUNCH!!**

Fantastic Brentwood condo in beautiful resort style building. Unit features an open floor plan throughout the living and dining rooms. Unit also features gorgeous hardwood floors, a gas fire place, large balcony, recessed lights, travertine counter-tops, stainless appliance, washer/dryer inside the unit and plantation shutters. A gorgeous pool, BBQ area and lounge chairs complete the resort like feel. This one will go quickly!!

**MLS#15-931143**  
Thomas Hillal 310-486-1065  
NORMAND & ASSOCIATE

**Dshwshr,Dryer,Elvtr,Micro,Wshr**

**06 Brentwood** Condo / Co-op

<b>11636 MONTANA AVE #301</b>	Open	11-2	<b>NEW</b>
<b>\$1,195,000</b>	3+3	ARCHITECTURAL	



One of the most beautifully maintained buildings in Brentwood. There are two large bedrooms with generous closets and baths to enhance this light and bright penthouse which offers extraordinarily high ceilings. Upstairs a large loft opens to an outstanding deck. The living room opens to a lovely patio/terrace with room to dine "al fresco." The unit is in excellent condition looking to be updated to the new owner's taste and preferences. The pool and pool area is simply glorious.

**MLS#15-932169**  
Jay Solton 310-245-8828  
SOTHEBY'S INTERNATIO

**Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg,**

<b>451 S BARRINGTON AVE, UNIT 104</b>	Refresh.	11-2	631/H3	<b>NEW</b>
<b>\$524,900</b>	1+2	1sty-CONTEMPORARY		



**SLEEK & CHIC! WALKING DISTANCE TO BRENTWOOD VILLAGE!**


Over 1,000 square feet of "cool". Large 1 bedroom, 2 bath just blocks from Brentwood Village, this tasteful renovation features beautiful espresso bamboo flooring, recessed lighting with Wifi mood control, an elegantly architectural working fireplace, a private balcony overlooking lush landscaping and the pool area, an in-unit laundr and a beautiful kitchen with granite counter and stainless steel appliances. Oversized parking area w/EV charger fits 2 cars. Lunch from Lemonade!

**Champ Davenport (323) 842-1539**  
KELLER WILLIAMS

**d/w, g/d, stove, fridge, fireplace**

**06 Brentwood** Land

<b>11901 W SUNSET #208</b>	Refresh.	11-2	631	<b>NEW</b>
<b>\$765,000</b>	2+2	TRADITIONAL		



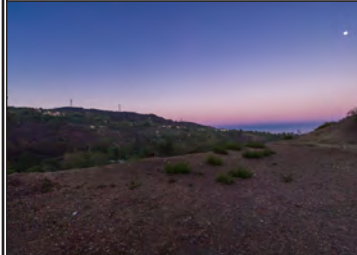
**2 BR + 2 BA 2 ACRES NO. OF SUNSET**

Lovely Garden with over 2 quiet acres of lush grounds, blooming flowers and shrubs, brick pathways and mature trees. The property feels like a Hawaiian plantation. Private stairway to 2 Bedroom and 2 Bathroom unit. Crown molding throughout mostly hardwood floors. Dining room area. Large Kitchen with stove, refrigerator, dishwasher eating area. Extensive closet space! Large gated pool area with gorgeous brick decking, covered spa area, covered entertaining area. Separate 2 car side by side garage.

**MLS#15-929481**  
DeDe & Kellie Logsdon 310-871-4415  
GIBSON INTERNATIONAL

**Dshwshr,Garbage Disp,Fridg,Stove & Oven**

<b>0 ARBUTUS DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,495,000</b>	Land		




**ENCHANTING VIEWSITE ABOVE MANDEVILLE CANYON**

Enchanting view-site on buildable lot above Mandeville Canyon. Your chance to design a custom home with sweeping canyon views and picture frame city views. Build up to 3,400 SF not including garage or basement on this almost 14,000 SF lot with approximately 4,000 SF flat. Buyer to verify. Slope Band Analysis available upon request. Sale includes two parcels: 4492-006-014 and 4492-006-016. Parcels cannot be sold separately. Total lot size for both parcels are approximately 13836 SF.

**MLS#15-928983**  
Christopher/Alicia Damon 310.230.2427  
COLDWELL BANKER-PAC.

<b>11982 KIOWA AVE #307</b>	Refresh.	11-2	631/H5	<b>NEW</b>
<b>\$745,000</b>	2+3	CONTEMPORARY		



**FABULOUS PENTHOUSE 2+LOFT + 3 BAS & SUNDECK**

Fabulous PH w/2 bd + loft + 3 bas + access to a sundeck. A sml 8 unit bldg. in Brntwd, this top flr unit is light, open, quiet & serene w/views! Sunny living rm w/soaring ceiling, FP, hwdw flrs & balcony w/city views. Dng rm has western exposure & tree views. Rmldd kit w/granite cntrs & cstm cbntry. Lrg mstr ste w/hdwd flrs & walk-in closet. Updtd mstr ba w/spa tub & grnte vanity. Loft could be 3rd bd w/full ba. Sliding glss dr leads to sundeck. Inside Indry, 2 SXS pkg, strge + HOA inc EQ ins.

**MLS#15-931869**  
Elyse Arbour 310.873.4188  
RODEO REALTY- BRNTWD

**Blt-Ins,Cbl,Clng Fan,Dshwshr,W/D,Fridge**

**ATTENTION**

The following changes to The MLS Broker Caravan™ Terms & Conditions are effective January 2012:

- 1) Only ads featuring Active and/or recently Sold properties can be placed in the front full page color and black/white sections.
- 2) Announcement ads (recruiting and company promotions) may be placed in the back full page color section, including the back cover. Statistical or performance metrics may be used in this section, but may only refer to performance within a single brokerage.
- 3) No refunds will be given for any ad that is cancelled, rejected, or not received by the published deadlines. (Deadlines are available online at TheMLS.com™).

**06 Brentwood** Lease

<b>11403 BERWICK ST</b>	Open 11-2	<b>NEW</b>
<b>\$4,995</b>	2+2 1sty-TRADITIONAL	
<b>UPDATED PEACEFUL RETREAT ON BRENTWOOD GLEN CUL-DE-SAC!</b>		
 <p>Tucked away behind lush landscaping is the bright &amp; private lower unit of super charming duplex. Spacious formal living rm w/ bay window &amp; built-ins. Formal dining rm w/ large windows. Large eat-in kitchen w/ SS appliances &amp; Quartz counters leads to laundry rm. Master suite w/ walk-in closet &amp; custom tile shower. Beautiful archways, crown moldings &amp; hardwood flrs throughout. Central A/C, recessed lights, plenty of closet space &amp; private garage w/ built-in storage. Lush landscaping &amp; grassy yard</p>		
<p>MLS#15-925441                  Lisa Mansfield 310-481-4313                  SOTHEBY'S BRENTWOOD</p> <p style="text-align: right;"><b>Feels Like a Home!</b></p>		

**07 West L.A.** Single Family

<b>2627 MIDVALE AVE</b>	Open 11-2	<b>NEW</b>
<b>\$1,599,000</b>	4+2 MODERN	
<b>STUNNING NEW MODERN 4/2 HOME IN PRIME WESTSIDE AREA!</b>		
 <p>TOTALLY REMODELED IN 2014, THIS MUST-SEE MODERN HOME HAS TOO MANY FEATURES TO LIST. 10 FT CEILINGS, CUSTOM 10" OAK FLOORS, DESIGNER TILES, BUILT-IN CABINETS, VIKING APPLIANCES, AXOR ORGANIC FAUCETS, WHIRLPOOL TUB. KEYPAD ENTRY, NEST THERMOSTATS AND SMOKE DETECTORS, CONTROL4 AUDIO, VIDEO, AND WIRELESS LIGHTING. LEGRAND ADORNE GRAPHITE TOUCH DIMMERS AND SWITCHES, USB OUTLETS, CUSTOM LOW-E WINDOWS, 12 GPM TANKLESS WATER HEATER, LED LIGHTING THROUGHOUT, AUTO SPRINKLERS. SPACE TO PARK UP TO 4 CARS</p>		
<p>MLS#15-931453                  Michael Haddad 310.430.4842                  RE/MAX ESTATE PROPER</p> <p style="text-align: right;"><a href="http://www.MichaelHaddad.com">www.MichaelHaddad.com</a></p>		

<b>2751 MIDVALE AVE</b>	Open 11-2	<b>NEW</b>
<b>\$999,000</b>	3+1 TRADITIONAL	
<p>FANTASTIC WESTSIDE LOCATION! ATTRACTIVE RESIDENTIAL STREET, CLOSE TO EVERYTHING, YET OFFSET FROM BUSY ROADS. THIS 3BD/1BA HOME OFFERS UPDATED ELECTRICAL, COPPER PLUMBING, DUAL-PANE WINDOWS, NEWER ROOF</p>		
<p>MLS#15-931305 <a href="http://www.MichaelHaddad.com">www.MichaelHaddad.com</a></p> <p>Michael Haddad 310.430.4842 RE/MAX ESTATE PROPER</p>		

<b>12120 SARDIS AVE</b>	Open 11-2	<b>NEW</b>
<b>\$929,000</b>	3+3 TRADITIONAL	
<b>SUPER CLEAN 1-STORY HOME ON CUL-DE-SAC</b>		
 <p>Recently painted inside/out. Move-in condition. Peg/groove hardwood floors in most of the house. Entry hall with guest closet. Combination living/dining room. Master bedroom with 2 large walk-in closets &amp; master bath with over-sized shower. 2 smaller bedrooms plus den/office. Dual pane windows. Open patio in spacious back yard plus lots of fruit trees. Central Westside close to Santa Monica, Venice, and Westside shopping, dining and entertainment.</p>		
<p>MLS#15-931491                  Dannie Cavanaugh 310-837-7161                  CAVANAUGH REALTORS</p> <p style="text-align: right;"><b>None</b></p>		

<b>2566 KELTON AVE</b>	Open 11-2 632C6	<b>red</b>
<b>\$1,999,000</b>	5+4 TRADITIONAL	
<b>GRACIOUS &amp; EXPANSIVE TRADITIONAL HOME</b>		
 <p>This is a unique property not just because it has a finished basement to hold up to 5 cars, a media room &amp; recreation area but because the overall size &amp; layout allows for a large family to sprawl out enjoy living on the Westside. Since the home has 3 levels it still affords a nice size backyard &amp; patio. There's a formal LR &amp; family room on the 1st floor but there's an additional family room upstairs. The master suite w/spacious bath &amp; large walk in closet w/built-ins shouldn't be missed.</p>		
<p>MLS#15-911197                  Sherri Noel 310-994-8721                  KELLER WILLIAMS-SM</p> <p style="text-align: right;"><b>Dshwshr, Dryer, Rng/Ovn, Fridg, Wshr</b></p>		


**07 West L.A.** Condo / Co-op

<b>1726 STONER AVE, UNIT 109</b>	Open 11-2 631 J6	<b>NEW</b>
<b>\$989,000</b>	3+2.5 2sty-TRADITIONAL	
<b>SPACIOUS 2,300 SQ/FT WESTSIDE TOWNHOUSE - FEELS LIKE A HOME!</b>		
 <p>Spacious 3-bed Westside townhome. Almost 2,300 sq/ft plus two large outdoor spaces. Living room w/ separate dining area leads to kitchen &amp; family room - each w/ sliding doors that open to the patio. Huge master suite upstairs w/ high ceilings &amp; three closets - including a large walk-in. Luxurious bath w/ separate tub &amp; shower. 2 addl large beds + 1 ba upstairs. Rooftop deck w/ city &amp; mountain views. 2-car garage w/ direct access. Close to Sawtelle, Santa Monica, Brentwood, UCLA, &amp; the Expo Line!</p>		
<p>Todd Nathanson 310.748.5423                  GIBSON INTERNATIONAL <a href="http://www.1726Stoner.com">www.1726Stoner.com</a></p>		

<b>1215 BROCKTON AVE, UNIT 203</b>	Open 11-2	<b>NEW</b>
<b>\$729,000</b>	2+2	
<b>AIRY AND BRIGHT, GREAT LOCATION!</b>		
 <p>First open house on Tuesday the 18th from 11-2pm. Airy, bright, clean and spacious 2 bedroom/ 2 bath in fantastic Brentwood adj. location just South of Wilshire. Secured access, 2 assigned underground parking spots. Both bedrooms are large and with walk-in closets. Central air &amp; heat, laundry room in unit. Low HOAs. Freshly painted and clean, unit is in very nice condition.</p>		
<p>Elana Fullmer 3102004890                  GIBSON INTERNATIONAL</p>		

<b>2852 SAWTELLE #8</b>	Refresh. 11-2	<b>NEW</b>
<b>\$419,000</b>	2+2 OTHER	
<b>VALUE-PRICED 2+2 WITH W/D</b>		
 <p>Beautifully upgraded 2 bed/2 bath lower level condo. Nice laminate flooring, granite kitchen countertops, brand new stainless steel fridge, new stove, new dishwasher, washer/dryer in the unit. 2 tandem parking spaces, with additional private storage area for the condo. Low rise 44-units Gated Complex conveniently located close to Santa Monica Beach, UCLA, cafes, restaurants, banks and public transportation! LOW HOA only \$220/mo. including water &amp; trash. Please contact Sabrina at SabrinaAman@KW.com</p>		
<p>MLS#15-929421                  Sabrin Aman 323-776-9398                  KELLER WILLIAMS BEVE</p> <p style="text-align: right;"><b>Dshwshr, Dryer, Micro, Rng/Ovn, Fridg</b></p>		

**08 Cheviot Hills - Rancho Park** Single Family

<b>10278 DUNLEER DR</b>	Open 11-2	<b>NEW</b>
<b>\$1,795,000</b>	3+2 TRADITIONAL	
<b>PRIME CHEVIOT HILLS LOCATION!</b>		
 <p>Beautiful street between Motor and the California Country Club area. A rare find in this location. Traditional style one-story home with center hall floor plan. Living room with fireplace. Formal dining room. Hardwood floors. 3 Bed + Den with fireplace, and 1.75 separate baths. Updated kitchen. California basement, forced air heating. Large backyard, plenty of room to expand. A nice view in the distance. Build a second story and capitalize on the view even more!</p>		
<p>MLS#15-932433                  Ron Wynn 310-621-1772                  COLDWELL BANKER RESI</p> <p style="text-align: right;"><b>Rng/Ovn</b></p>		

**Questions? Need Assistance?  
Contact our Help Desk Department!**

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

**TUESDAY**



TUESDAY

<b>2630 MANNING AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,425,000</b>	3+2	TRADITIONAL	



**MLS#15-932251**

Claire Burns  
PARTNERS TRUST

**Blt-Ins,Dshwshr,Dryer,Frzr,Grbg Disp,Oth**

Lovely Traditional home perched above the street. Living rm features a bay window, abundant natural light, fireplace, and views of the front yard. Cook's kitchen. Master suite has updated bathrm, walk in closet and French doors that open up to the backyard. Detached garage is a flex space, currently used as an additional living area with built-in storage units. Landscaping features native plants and creates areas where you can relax outdoors. Located near Overland Avenue Elementary School.

<b>1781 S GARTH AVE</b>	Open	11-2	<b>red</b>
<b>\$925,000</b>	3+2	1sty-SPANISH	



**MLS#15-925275**

Bellef/Grakal Group  
KELLER WILLIAMS BH

**Cing Fan,Dshwshr,Rng/Ovn,Fridg,Wshr**

**STUNNING & PRIVATE SPANISH HOME IN DESIRABLE CRESTVIEW**

This charming 3 bedroom, 2 bath home has an incredible open living room with wood burning fireplace & high barreled ceilings. Elegant formal dining room, charming kitchen with breakfast area with built-in cabinets. The home features spacious bedrooms, a gorgeous remodeled master bathroom, designed oakwood hardwood floors throughout, tons of natural light, curved archways, Spanish tiles, newer windows, vintage hutches & elegant ceiling design in each room.

<b>10574 BRADBURY RD</b>	Open	11-2	<b>rev</b>
<b>\$2,999,000</b>	5+5	2sty-SPANISH	



**MLS#15-911225**

Ali Rassekhi  
COLDWELL BANKER


**BBQ,Blt-Ins,Cbl,Dshwshr,Dryer,Other**

**STUNNING SPANISH STYLE VILLA**

Beautiful home with a spacious living room with an authentic Spanish style fireplace, formal dining room, kitchen with top of the line Viking & Sub-Zero appliances and a large center island and a large family room that opens out to the yard and sparkling pool & spa. One large bedroom downstairs and master suite and 3 other bedrooms including a spacious 2nd family room upstairs! Lush landscaping and great curb appeal.

**09 Beverlywood Vicinity** Income

<b>X 8867 ALCOTT ST</b>	Lunch	11-2	<b>NEW</b>
<b>\$2,850,000</b>	Triplex	TRADITIONAL	



**SANDI LEWIS**  
COLDWELLBANKER BH SO

**310 7704111**

**TRIPLEX WITH HUGE LOT FOR BLD AND KOSHER LUNCH**

GORGEOUS OLD WORLD TRIPLEX LIKE PRIVATE HOMES WITH VIEWS. PRIVATE GARAGES AND HUGE CORNER LOT FOR BUILDERS OR ADD ON TO TRIPLEX. FABULOUS CONDITION AND ALL UNITS CAN BE RENTED AT MARKET RENTS. FAB LOCATION ONE BLOCK SO. OF PICO WEST OF ROBERTSON. MUST SEE FOR INVESTMENT OR BUILDING

**09 Beverlywood Vicinity** Single Family

<b>2142 HILLSBORO AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,649,000</b>	4+3	1sty-TRADITIONAL	



**DANA ABRAMSON**  
MD PROPERTIES


**310-926-8913**

**STUNNING SHOWCASE 4 BED 3 BATH HOME IN THE DESIRABLE BEVERLYWOOD HOA**

Visit this beautiful move in ready showcase property featuring 4 bedrooms and 3 bathrooms in the Beverlywood homeowners association. Fully renovated with a marble and granite kitchen with designer appliances, custom hardwood flooring, marble bathrooms, and a custom onyx fireplace. Crown moldings and plenty of closet space. Alarm and surveillance system. Basketball court. The perfect setting for indoor/outdoor living. Attached converted garage. Don't miss this rare and fantastic opportunity!

**10 West Hollywood Vicinity** Single Family

<b>432 WESTMOUNT DR</b>	Open	11-1	<b>red</b>
<b>\$1,748,000</b>	+795000	3+2	



**Clifford Rowe**  
TELES PROPERTIES

**424-203-1890**

**PRICE REDUCED! SLEEK, REMODELED HOME IN PRIME WEST HOLLYWOOD**

Contemporary one-story on a cul-de-sac in prime West Hollywood. Gourmet kitchen w/stainless steel appliances opens to the dining room & large living room w/high vaulted ceilings & romantic fireplace. Master suite has large walk-in closet & spa-like bath w/waterfall soaking tub & rain shower. Hardwood floors throughout. French doors from both dining room & master bedroom lead to a grassy yard & patio w/ custom wall water feature. Finished 2-car garage with parking for 2 more cars in driveway.

<b>1806 S SHERBOURNE DR</b>	Open	11-2	632 J5	<b>NEW</b>
<b>\$999,000</b>	3+1.5	1sty-TRADITIONAL		

Beautifully redone 1940 Traditional-Light & bright w/hi ceilings, oak floors, updated retro kitchen and new Carrera marble baths, French doors, FDR, gorgeous deck w/pergola. lush yard. Will not last!

**Large FDR, 2 car gar, A/C,**

**Penni Ziers**      **310 780-5313**      **KELLER WILLIAMS - BH**

**10 West Hollywood Vicinity** Condo / Co-op


<b>924 PALM AVE #PH</b>	Open	11-2	<b>NEW</b>
<b>\$995,000</b>	3+2		

Prime West Hollywood Views Penthouse in 3 unit bldg Entire top floor Newer bldg Open floor plan Granite counters, Outdoor patio Master w/ private balc/views, & walk-in closet w/spa/walk-in shower

**MLS#15-919921**      **Dshwshr,Dryer,Hood Fan,Rng/Ovn,Fridg,FP**

**Larry Maiman**      **(310) 770-7256**      **KW BEVERLY HILLS**

<b>X 8819 PICKFORD ST</b>	Lunch	11-2	632-H4	<b>NEW</b>
<b>\$920,000</b>	2+2	1sty-TRADITIONAL		



**Tiffany Rochelle**  
PARDEE PROPERTIES

**310-210-2213**

**Stove, refrigerator, Washer**

**LIGHT FILLED HOME ON CORNER LOT IN PRIME NEIGHBORHOOD**

Fantastic opportunity on a great block! This beautifully maintained 2 bed/2 bath home is filled with original details! This home is filled with light and located on a great corner with terrific walkability. A leaded, stained glass bay window welcomes you into the home with peg and groove floors and lots of space for an expanding family. Mature fruit trees incl. apricot, apple and avocado in the impeccably kept front and back lawns. Updated kitchen, new attic & roof.

<b>1345 N HAYWORTH AVE, UNIT 2</b>	Refresh.	11-2	<b>NEW</b>
<b>\$749,000</b>	3+2	SPANISH	



**Martinez & Ritt**  
NOURMAND & PT BH

**323-377-0548**

**ULTRA-RARE 3 BEDROOM IN WEST HOLLYWOOD VINTAGE BUILDING!**

One of only two 3 bedroom units at The Hayworth Gardens: West Hollywood's Premier Charm & Character Building circa 1929. Original Spanish architecture in a lush courtyard setting. Beautifully remodeled front-facing unit features hardwood and polished concrete floors, 9ft coved ceilings, recessed lighting, en suite master and an entertainer's kitchen with stainless steel countertops and appliances. HOA dues include all utilities. Extra storage. 3 parking spots. In the heart of West Hollywood.

**www.1345hayworth2.com**

TUESDAY

<b>1234 HAVENHURST DR, UNIT 9</b>	Open	11-2	<b>NEW</b>
<b>\$599,000</b>	2+2	TRADITIONAL	



**WONDERFUL REDONE CONDO IN A GREAT LOCATION**

Ultra charming top floor condo in a small WH complex. This unit features hardwood floors, detailed crown moldings, newer kitchen with high end appliances, remodeled bathrooms, open living and dining area and 2 well sized bedrooms. This is a corner unit with one common wall, lots of windows and a large balcony overlooking the recently redone pool area. Laundry is also located within the unit. Great WH location and easy access to restaurants and shops. A wonderful place to call home.

Rick Llanos **323 810-0828**  
COLDWELL BANKER HP

**Small well maintained complex**

<b>1131 ALTA LOMA RD #125</b>	Refresh.	11-2	592J6	<b>rev</b>
<b>\$889,000</b>	2+2	ARCHITECTURAL		



**A REDONE 2 BEDROOM WITH CITY VIEWS & OUTDOOR TERRACE**

Welcome to the gem of Park Wellington. Stunning in every way with two split Master Suites this unit feels and looks like a private home. There are no common walls and the living rooms and Master Suite open to a tremendous out- door terrace/"living room" that has its own gardens and rear door.The only unit of this type in the sought after complex. Brazilian cherry hardwood floors & custom cabinetry,redone thruout. Gourmet kitchen w/impressive stone bar. Pool,tennis,2 spas,Fitness Center,Sec.Desk

MLS#15-906603  
Vida Namouli **310-339-9117**  
RODEO REALTY - BH

**Blf-Ins,Cbl,Dshwshr,Micro**

<b>950 N KINGS RD, UNIT 131</b>	Open	11-2	593/A6	<b>NEW</b>
<b>\$559,000</b>	2+2	CONTEMPORARY		



**AMAZING 2 BD & 2 BA CONDO IN SOUGHT AFTER COMPLEX!!!**


INCREDIBLY LIGHT & BRIGHT TWO BEDROOM AND TWO-BATH CONDO IN SOUGHT AFTER RESORT LIKE COMPLEX. THIS QUIET UNIT IS UNIQUELY POSITIONED ABOVE GROUND LEVEL WITH LUSH GARDEN VIEWS. UPDATED BATHROOMS, KITCHEN WITH HARDWOOD FLOORS, NEWER CABINETS & STAINLESS APPLIANCES. BRAND NEW CENTRAL AC AND HEAT. LOCATED BLOCKS FROM SANTA MONICA BLVD AND MELROSE RESTAURANTS AND SHOPPING. SECURE PROPERTY FEATURES POOL, SPA, SAUNA, GYM, REC ROOM, CONFERENCE ROOM/LIBRARY AND SIDE BY SIDE PARKING.

Austin Muller/Mel Sommer **(310) 909-6008**  
PARTNERS TRUST

**HEATED POOL, SPA, REC ROOM, GYM**

**10 West Hollywood Vicinity** Income

<b>1207 N DETROIT ST</b>	Open	11-2	<b>NEW</b>
<b>\$1,399,000</b>		CALIFORNIA BUNGALOW	



**WEST HOLLYWOOD TRIPLEX**

1207 North Detroit boasts more than an ideal location, large lot size (6575 sq ft) and a value add opportunity. The lot is comprised of 3 separate bungalows on 1 lot and a newly constructed 2 car parking garage. Front house is a 1910 CA Bungalow with 3 bedrooms and 2 bathrooms. Second bungalow, circa 1982, has 1 bedroom, 1 bathroom, lots of light, and additional 2 car garage below. Third bungalow, c1920's, offers a 1 bedroom, 1 bath unit with private outdoor areas. All units delivered vacant!

MLS#15-932047  
Travis Parker **310.600.2128**  
SOTHEBYS INTL REALTY

**1207NorthDetroit.com**

<b>960 LARRABEE ST, UNIT 306</b>	Lunch	11-2	592/HD	<b>NEW</b>
<b>\$445,000</b>	1+1	3sty-POST MODERN		



**POOL & ROOF DECK + LOW HOAS. TWILIGHT SHOWING TUESDAY 5-7PM**


Who says you can't have it all? Move in to this top-floor condo in the heart of WeHo. Updated, light & bright with tree-top views. Features include in-unit laundry, 2 walk-in closets, & spacious living room. Complex has pool, storage space in the garage and a roof-top deck with amazing views of the city. Walk to your SoulCycle class, enjoy a glass of bubbly at the London or grab your groceries at Trader Joe's all just blocks away in your incredible neighborhood. Low monthly HOAs. A must see!

Loveland Carr Properties **323-460-7606**  
COLDWELL BANKER HP

**960larrabee.com**

**11 Venice** Single Family

<b>716 HAMPTON DR</b>	Refresh.	11-2	<b>NEW</b>
<b>\$2,200,000</b>	4+4	2sty-HIGH TECH	



**COOL VENICE SILICON BEACH LOCATION!**

Cool Venice Silicon Beach location! This dramatic loft-style home is nestled in the vibrant heart of Venice -surrounded by countless restaurants, boutiques & galleries. Enter through a wall of vanishing glass and mahogany doors into an open-plan living area that encompasses the entire first floor. The interior pallet of natural materials - warm woods, polished concrete, high exposed-rafter ceilings - embraces the industrial aesthetic. Walk score of 90, 2 blocks to Abbot Kinney, Rose & Google.

MLS#15-932327  
CJ Cole **310-823-3129**  
VENICE BEACH LIVING

**Blf-Ins,Cing Fan,Dshwshr,Dryer,Grbg Disp**

<b>938 PALM AVE #203</b>	Refresh.	11-2	<b>red</b>
<b>\$550,000</b>	565000	2+2	



**DON'T MISS THIS DEAL!**

A phenomenally located and thoroughly updated West Hollywood property. Bldg has dessert landscaping suggesting Palm Springs. Step into the modern 2 bed/2 bath, and find a light filled upper unit. Sleek grey walls and and open kitchen create a modern feel. S/S appliances, back splash and bar makes this an ideal unit for entertaining. Close to Sunset Strip, Santa Monica Blvd, and all the other amenities of WeHo.

MLS#15-919549  
Ari Wintraub **310-428-5045**  
SOTHEBY'S

**Best Priced 2/2 in WeHo**

<b>2332 GLENCOE AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,395,000</b>	3+1.5	1sty-CALIFORNIA BUNGALOW	



**EXTENSIVELY RENOVATED CALIFORNIA BUNGALOW!**

Surrounded by lush landscaping that provides plenty of privacy, this Artist's California Bungalow has been extensively renovated from the inside - out including new landscaping, hardwood floors, remodeled Bathrooms and Kitchen. 3 bedrooms and 1 and a half bathrooms, plus a bonus room that can be used as an office or a playroom. The living room is highlighted by an artisan Silver Leaf hearth fireplace and expansive windows that stream in plenty of natural light.

MLS#15-912011  
Tami Pardee **(310) 907-6517**  
PARDEE PROPERTIES

**Range, stove, dishwasher, refrigerator**

<b>818 N DOHENY DR #803</b>	Open	11-2	<b>rev</b>
<b>\$1,350,000</b>	2+2	CONTEMPORARY	



Enjoy the breathtaking views in this stunning and completely renovated Doheny Plaza condo. Its wide-open and spacious floor plan is flooded with natural light. This unit features high ceilings, hardwood floors, recessed lighting, and spacious living room with a sliding wall of glass that opens to the balcony and its unobstructed Hollywood Hills views. Cook's kitchen and dining area have Quartzstone counter tops, stainless steel appliances and exquisite back splash.

MLS#15-912011  
Gene Bush **310-657-5050**  
COLDWELL BANKER-SUNS

**Blf-Ins,Dshwshr,Grbg Disp,Hood Fan,Micro**

**THE MLS™ .COM**

**The Source Of Real Time Real Estate™**

TUESDAY

<b>1157 PALMS</b>	Refresh.	11-2	<b>rev</b>
<b>\$1,395,000</b>	4+2	TRADITIONAL	




**COOL VENICE COMPOUND - TWO HOMES ON A LOT**

This Mid-Century Venice property is a great opportunity in Silicon Beach. There are 2 detached homes on a large lot, moments from Abbot Kinney, Rose Ave & Venice Beach. Each home offers 2 BR, modern updates & a large grassy yard. The back house is vacant. Also, there's tons of parking: a 2-car garage + 4 side-by-side spaces. So many possibilities! Live in one house & collect rent OR build your own creative compound OR just maintain it as a bread & butter investment with upside potential. Bingo!

MLS#15-916941  
Jerry Jaffe 310-403-4925  
TELES PROPERTIES

**11 Venice** *Condo / Co-op*

<b>1046 PRINCETON DR #118</b>	Open	11-2	672A6	<b>rev</b>
<b>\$840,000</b>	0+1	ARCHITECTURAL		



7 of 30 Lofts left, BANK/SELLER FINANCING Available w/ as little as 10% down payment, Why rent when you can own, loan Restrictions Apply. Work/Live spaces, select units offering SS Appliances, Italian Cabinets, Marble Counter Tops, 9'-30" Bow Truss Ceilings, Private Interior Elevator, Large Windows & Commercial roll up Doors, Skylights, Steel Beams, Large Balcony/Patio. Final CoF issued 2010, Square footage listed is rentable sf and includes the interior and exterior space. Pics are Model units, MDR Post office

MLS#15-913117  
Lee Johnson 310-892-2244  
SOTHEBY'S INTERNATIO

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

**11 Venice** *Income*

<b>906 VENEZIA AVE</b>	Open	11-2	671J5	<b>rev</b>
<b>\$1,995,000</b>	Duplex	1sty-CALIFORNIA BUNGALOW		



**VENICE WALK STREET AREA DUPLEX**

Delightful walk street area "attached" duplex tucked away in a neighborhood of single family homes. Front 1BD/1BA unit & back 2BD/1BA unit feature hardwood floors, beautifully updated kitchens w/dishwashers & vintage stoves, washer/dryers & bathrooms w/ colorful glass mosaic tiles. Detached finished garage/office w 1/2 BA at rear of property. Each unit's French doors open to private, beautifully landscaped garden w lpe deck. Live in one unit & get income from 2nd or easily transformed to SFR.

MLS#15-923867  
Jennifer Hughes 310-383-7299  
BULLDOG REALTORS

Easily Transformed to SFR

<b>1157 PALMS</b>	Refresh.	11-2	<b>rev</b>
<b>\$1,395,000</b>		MID-CENTURY	



**GREAT VENICE DUPLEX - PERFECT FOR OWNER/USER**

This Fab Mid-Century Venice duplex is perfect for an owner/user or investment play. There are 2 detached homes on a big lot, moments from Abbot Kinney, Rose & the Beach. Each has 2 BR, modern updates & a large grassy yard. The back house is vacant. Tons of parking: a 2-car garage + 4 side-by-side spaces. So many possibilities! Live in 1 house & collect rent OR build your own creative compound OR just maintain these units as a solid bread-and-butter investment with upside potential. Bingo!

MLS#15-911845  
Jerry Jaffe 310-403-4925  
TELES PROPERTIES

**12 Marina Del Rey** *Single Family*

<b>12461 GILMORE AVE</b>	Open	11-2	<b>red</b>
<b>\$935,000</b>	4+2	TRADITIONAL	



**REDUCED! SWEET AND QUAIN IN UP AND COMING DEL REY!**


Original detailing throughout this lovely 4 bedroom, 2 bathroom home Located in Up & Coming Del Rey. Upgraded kitchen w/oak & glass front cabinets, upgraded appliances & spacious laundry area off kitchen. The living room is highlighted w/recessed ceiling, bay window in dining & nicely upgraded w/double paned vinyl windows w/retractable invisible screens. Hardwood Floors run through most of the home, & the original 1950's green & yellow tiled bath in immaculate shape proves pride of ownership.

MLS#15-925631  
Tamra (Tami) Pardee 310-907-6517  
PARDEE PROPERTIES, I

Dshwshr, Dryer, Rng/Ovn, Fridg, Wshr

**12 Marina Del Rey** *Condo / Co-op*

<b>13082 MINDANAO WAY, UNIT 23</b>	Open	11-2	<b>NEW</b>
<b>\$1,050,000</b>	2+2.5	2sty-OTHER	



**BEAUTIFULLY REMODELED & DESIGNER DONE TOWNHOME**


Beautifully remodeled & designer decorated 2BD/2½BA + loft Townhome. Main floor has a step-down living rm w/ fireplace & floor to ceiling windows, sep dining rm, eat - in kit w/granite counter tops & SS appliances, powder rm, & closet. Upstairs are 2 bdms w/own baths & the loft w/cstm built-ins. Private 2 car garage. Enjoy the luxury of a guarded gated complex with tennis courts, pools & lush landscaping. Close to restaurants, shopping, & restaurants, etc. Seller will consider selling furniture.

MLS#15-915809  
Marilyn Stern 310.569.5253  
BERKSHIRE HATHAWAY H

marilynstern1@yahoo.com

**13 Palms - Mar Vista** *Single Family*

<b>3632 REDWOOD AVE</b>	Open	11-2	672A4	<b>NEW</b>
<b>\$1,499,000</b>	3+3	UNKNOWN		



**PRIVATE OASIS WITH 3 CAR GARAGE**

Nestled in "The Woods" next to Venice, this home has a very special feeling from the moment you enter the gate. The tranquil front yard, w/ an established koi pond & mature foliage set the stage for a home with a wonderful indoor/outdoor feeling. Enter the light filled space with vaulted ceiling, skylights and an open plan with formal living room and separate family room. There's even a fireplace to enjoy the cool evenings when the ocean breeze blows in.

MLS#15-915809  
Sherri Noel 310-994-8721  
KELLER WILLIAMS-SM

Dshwshr, Dryer, Micro, Rng/Ovn, Fridg, Other

<b>3034 INGLEWOOD BLV</b>	Lunch	11-2	672/B1	<b>NEW</b>
<b>\$1,495,000</b>	4+3	2sty-CONTEMPORARY		



**BEAUTIFUL MAR VISTA CONTEMPORARY**

Beautiful 4bd, 3ba contemporary in Westdale/Trousdale area of Mar Vista. Fully remodeled interior w/ hardwood floors and stunning finishes throughout. Soaring ceilings and expansive living spaces create an abundance of room for family, friends and entertaining. Stunning master suite with large walk in closet and spa like master bath. Incredibly tranquil yard with lush landscaping and plenty of room for outdoor activity while taking in the cool ocean breeze. Incredible Westside opportunity!

MLS#15-911845  
Tami Pardee 310.907.6517  
PARDEE PROPERTIES

Fridge, Range, Microwave

**REMINDER**


The MLS™ reserves the right to refuse and/or edit any ad it deems unsuitable.

No ad shall include statistical or numerical comparisons of performance between or among different real estate brokerage firms, brokers, or agents.



TUESDAY

<b>X 12027 ANETA ST</b>		Lunch 11-2 672	<b>NEW</b>
<b>\$1,245,000</b>	3+2	1sty-CONTEMPORARY	




**COMPLETE REMODEL IN DEL REY!**

Complete remodel in Del Rey! Spacious chef's kitchen with new stainless appliances. Kitchen island w/ bar seating & separate dining area. Two fireplaces. Office, family room, man cave, play room - w/ sliding doors to the private backyard. Master has walk in shower and jet tub. French doors lead to private lush backyard w/ Pergola, flat screen, firepit. Close to Playa Vista, parks, outdoor concert series, Cineplex XD, Whole Foods, the beach, marina and more!

Tami Pardee 310.907.6517  
PARDEE PROPERTIES

**New Stainless Appliances, 2 Fireplaces**

<b>12575 WOODBINE ST</b>		Open 11-2	<b>rev</b>
<b>\$1,949,000</b>	4+3	TRADITIONAL	



**2015 NEWLY REMODELED HOME**

2015 Newly remodeled 4BR,3BA Trad Mar Vista home. Located N. of Palms this custom home has it all! As you enter the hm there are beautiful oak h/w flrs, open flr plan w/ liv, din & gourmet kit that lead to the backyard. Kit includes cust cab, Carrera marble cntrs, farm sink, High end appliances. Guest BR/office en-suite complete down. Brand new sec story entails a sumptuous mstr w/ spa-like BR, double vanity w/Carrera marble & free standing bathtub, walk-in closet, 2 add Irge BR's, + Lndry.

MLS#15-929995  
Susan Kastner/E. Bregman (310) 382-8555  
PARTNERS TRUST SM/BH

**Dshwshr,Frzr,Grbg Disp,Hood Fan,Rng/Ovn**

<b>3495 ST SUSAN PL</b>		Open 1-2 672/D2	<b>NEW</b>
<b>\$1,195,000</b>	4+3	2sty-TRADITIONAL	



**2 STORY TRADIIONAL IN COVETED MAR VISTA LOCATION!**

Almost 2300 square feet, this perfect family home sits on a nice sized lot, on a quiet cul-de-sac in one of the favorite parts of Mar Vista, just across from the Mar Vista Recreation Center. Two stories with dining room, living room w/fireplace, big family room that opens out to a lovely private garden. Huge Master on the second floor. Garage has been turned into an additional work space, perfect home office or workspace for creative types

Steven Senigram 323-828-3800  
KELLER WILLIAMS

**d/w, stove, fridge, g/d, a/c**

<b>10753 QUEENSLAND ST</b>		Open 11-2	<b>rev</b>
<b>\$1,385,000</b>	3+2	TRADITIONAL	



**WESTSIDE VILLAGE TRADITIONAL W/BIG YARD & GOURMET KIT**

Turnkey 3BR/2BA sited on tree-lined street in Westside Village. Outdoor entertaining space & spacious flat lot. Gourmet Kit includes Wolf range/oven, custom cabinets & a center-island w/ bar seating. Dining area opens through French doors to patio for al fresco events. Large Master Bedroom offers dual closets w/access to terraced gardens. Soaking tub, pedestal sinks & spa shower in Master Bath have resort appeal. Short distance to Clover Elementary, parks, TJs & almost completed Expo Rail.

MLS#15-925771  
Chris Pickett 310.800.7103  
TELES PROPERTIES

**Blt-Ins,Dshwshr,Dryer,Hood Fan,Rng/Ovn**

<b>3786 STEWART AVE</b>		Open 11-2 672B4	<b>NEW</b>
<b>\$1,145,000</b>	3+2	UNKNOWN	



**ONE OF A KIND ARCHITECTURAL!**

This high style home w/exquisite surfaces is a perfect example that quality is always in fashion. The open plan helps showcase the kitchen w/stone, wood & glass accents. There's hardwood floors, dual pane windows & custom built-ins. The master suite closet has it's own fireplace w/French doors that lead to the deck & yard. The house was fully rebuilt in 2011 & the current owner completely upgraded the HVAC system, added paver stones to the yard & installed a garage door to the garage.

MLS#15-931369  
Sherri Noel 310-482-2171  
KELLER WILLIAMS-SM

**Dshwshr,Rng/Ovn,Fridg**

<b>11922 LAWLER ST</b>		Open 11-2	<b>bom</b>
<b>\$1,389,000</b>	3+2	1sty-TRADITIONAL	



**MAR VISTA'S BEST OPPORTUNITY IS BACK ON THE MARKET**

Fabulous opportunity to move in and remodel or build your dream home and enjoy the incredible city and mountain views! Located on a quiet street on Mar Vista Hill, this 3 bedroom, 1.75 bath home needs lots of TLC to make it shine but just imagine the possibilities! On a large lot with detached 2 car garage AND in the Mar Vista Elementary School district.

MLS#15-923263  
Stacy Young/DanLackey 310-367-7654  
TELES PROPERTIES

**Grbg Disp,Rng/Ovn,Fridg**

**14 Santa Monica** Single Family

<b>12937 DEWEY ST</b>		Open 11-2	<b>NEW</b>
<b>\$999,000</b>	3+2	TRADITIONAL	




**MAR VISTA OPPORTUNITY**

Attention developers and flippers! This one is just perfect for you. Mar Vista hill area, North of Palms. Never before on the market. Original Westcrest traditional home with hardwood floors. 3 bed/1.5 bath. Garage has been converted and carport added. Lots of new construction in the neighborhood. See guidelines for presenting offers in private remarks.

MLS#15-932409  
Ron Wynn 310-621-1772  
COLDWELL BANKER RESI

**Dshwshr,Rng/Ovn**

<b>1508 GEORGINA AVE</b>		Open 11-2 631/D6	<b>NEW</b>
<b>\$5,889,000</b>	4+4	COUNTRY ENGLISH	



**PRIME NORTH OF MONTANA**

Situated on one of the most coveted areas North of Montana, this Country English home sits on an oversized 12,302 Sq Ft lot with a massive grassy yard and a separate play area. Tasteful modernist enhancements (including an inspirational kitchen/dining/family room reimagining) have been undertaken. The best of Montana Avenue's shops, restaurants and fitness studios and Santa Monica's acclaimed schools are only moments away.

MLS#15-920383  
Rose | Solomon 424-400-5905  
THE AGENCY

**Dshwshr,Dryer,Frzr,Micro,Rng/Ovn,Other**

<b>X 12415 MATTESON AVE</b>		Lunch 11-2 672-C4	<b>NEW</b>
<b>\$899,000</b>	3+1.75	1sty-TRADITIONAL	



**LUNCH 11-2, TWILIGHT WINE & CHEESE 5-7**

3 bedroom 1 3/4 bath home in prime Mar Vista neighborhood. Hardwood floors throughout living room,dining room & Central Hall leading to two sun-filled bedrooms. Kitchen and family "Great Room" open to secluded backyard with covered porch, lush lawn, and gazebo... Perfect for entertaining. Master suite was added in 2007. Tastefully updated with crown molding, dual pane windows and sliding doors, Central Heat and A/C. Two-car garage with direct entry & room to park additional cars off street.

Gwen Tanguay-Arin Larson 310-390-6655  
REDWOOD REALTY

**Stove, Frig, Dishwasher, Micro, W/D**

<b>2401 CALIFORNIA AVE</b>		Open 11-2	<b>NEW</b>
<b>\$1,999,000</b>	3+2	TRADITIONAL	



**CALIFORNIA BUNGALOW ON A LOVELY CORNER LOT!**

Charming California bungalow on a lovely corner lot! Hardwood floors, built-ins and lots of natural light! 3 bedrooms, 1.75 baths- appx. 1,224 sq ft of interior space plus a detached bonus room and bath! Excellent South of Montana location in the Franklin School District! Just minutes from Douglas Park, WholeFoods, Bristol Farms and Montana Avenue!

MLS#15-922043  
John Hathorn 310-458-4024  
PARTNERS TRUST - SM

**Built-ins**

TUESDAY

<b>2820 KANSAS AVE</b>	Open	11-2	671/J1	<b>NEW</b>
<b>\$1,469,000</b>	3+4			




**\$100 GIFT CARD DRAWING!!**

Nestled in a tree-lined pocket in of Santa Monica sits this exceptional home. Rebuilt almost from scratch in 2005 with quality and integrity. Kitchen, living room, dining area and family room flow together to serve as a great room which opens to a great backyard. Custom details abound. X-lg Bonus room/ office with permitted 1/2 bath off garage. Walking distance to parks and our ever evolving Pico Bl.

Cheryl Platz 310-365-6613  
TELES PROPERTIES

<b>1222 PRINCETON ST #12</b>	Open	11-2	<b>NEW</b>
<b>\$599,000</b>	2+2	TRADITIONAL	




**BEAUTIFUL & SUNNY, TOP FLOOR CONDO!**

Beautiful sunny 2bd, 1.5ba condo close to trendy restaurants & shops. Top floor unit w/a large sunny balcony overlooking the pool & courtyard. Comes w/1 carport & community laundry. Super clean & move-in ready.

MLS#15-931839  
Brett Silver 310-458-4024  
PARTNERS TRUST SM

Built-ins

<b>650 HALDEMAN RD</b>	Open	11-2	631C6	<b>rev</b>
<b>\$4,395,000</b>	4+4	CRAFTSMAN		



**RUSTIC CANYON CRAFTSMAN**

Stately craftsman style house, perched above the street amongst trees. The primary level offers a two story open living room w/the backdrop of the exterior landscape & pool. The formal dining room extends toward the cooks kitchen & eat in breakfast area. There is a large, family room opening to the pool area also accented by an impressive fireplace. Upper level which offers a large master suite plus two add'l over sized bedrooms. Two car garage.

MLS#15-822929  
Frank Langen 3102300195  
DEASY PENNER & PARTN

Dshwshr, Grbg Disp, Rng/Ovn, Fridg

<b>2621 CENTINELA AVE, UNIT 17</b>	Open	11-2	<b>NEW</b>
<b>\$525,000</b>	2+2		

Remodeled and freshly painted condo in perfect location in Santa Monica. Building has a pool.

Ellen Conrad 424-202-3288  
TELES PROPERTIES

**14 Santa Monica** Condo / Co-op

<b>1007 6TH ST #103</b>	Open	11-2	<b>NEW</b>
<b>\$1,745,000</b>	3+3	MEDITERRANEAN	




HERE IS A GEM! BEAUTIFUL TOWNHOME NORTH OF WILSHIRE BUILT IN 2012, OPEN LIVING & DINING AREA, CHEF'S KITCHEN WITH ALL VIKING APPLIANCES AND BREAKFAST BAR, PLENTY OF OPPORTUNITY TO ENJOY THE SUNSHINE WITH 3 OUTSIDE SPACES, SECOND FLOOR HAS 2 BEDROOMS AND A SPACIOUS MASTER SUITE WITH FIREPLACE AND WALK-IN CLOSET. TOP LEVEL HAS LOFT SPACE PERFECT FOR OFFICE AREA, W/ FRENCH DOORS LEADING TO OUTDOOR PATIO. TWO-CAR SIDE-BY-SIDE DIRECT ACCESS PRIVATE GARAGE. BEAUTIFULLY APPOINTED-TOP NOTCH!

MLS#15-929581  
Tanya Memoli 310-903-7525  
PARTNERS TRUST BRENT

Dshwshr, Dryer, Micro, Rng/Ovn, Fridg

<b>1128 15TH ST #2</b>	Open	11-2	631E7	<b>rev</b>
<b>\$1,099,000</b>	2+2.5	3sty-CONTEMPORARY		



**CONTEMPORARY TOWNHOME W/LOFT**

Beautiful, bright spacious contemporary townhome w/large open living & dining areas, living room with fireplace & patio access, remodeled eat-in kitchen w/stainless appliances including 2 wine refrigerators, Caesarstone countertops w/ access to large patio, Generous sized mastersuite w/tall ceilings & remodeled bathroom, good size 2nd bedroom & bath, large loft with access to roof top deck, hardwood floors, laundry, direct access to SxS parking and more! Wonderful north of Wilshire.

MLS#15-926073  
Linda Semon 310.351.3995  
COLDWELL BANKER SM

refrigerator, washer & dryer

**14 Santa Monica** Lease

<b>202 SAN VICENTE BLV, UNIT 12</b>	Open	11-2	<b>NEW</b>
<b>\$1,258,000</b>	3+2.5	3sty-CONTEMPORARY	



**CHARMING 3BR / 2.5BA TOWNHOME ONE BLOCK FROM OCEAN AVE**

Live the California beach lifestyle in this large, charming, 1,700 sf, 2BR + Den (3rd bedroom option), 2.5BA townhome just a block from famous Ocean Avenue. Short walk to the bluffs, Palisades Park, Santa Monica beach & bike paths & Montana Avenue shops, café's & restaurants. Property has unique positioning in the complex (no neighbors directly in front or back). Views of trees, blue skies & lush gardens give it a private feel like a home. Do not miss. Rare find in Santa Monica.

MLS#15-929581  
Brian Maser 310-795-8010  
MASER CONDO SALES

www.MaserCondoSales.com

<b>438 LINCOLN BLVD</b>	Open	11-1	631D7	<b>NEW</b>
<b>\$16,500</b>	5+4.5	2sty-SPANISH		



**NEW STUNNING SPANISH HOME, NORTH OF MONTANA**

Just completed - Summer 2015 Impeccable finishes and craftsmanship. Flexible floor plan adapts for every lifestyle with 5 bedrooms, deco design staircase, chef's kitchen with top-of-the-line appliances, study, Fluid great room that opens to deck and large enclosed yard. Gracious home has 4 bedrooms and 3 baths upstairs including master suite with fireplace, sound system, walk-in closet and luxurious master bath. Near shops, beach and schools.

MLS#15-931561  
Carroll McEachern 310-918-3228  
COLDWELL BANKER

www.CarrollSells.com

**15 Pacific Palisades** Single Family

<b>1111 10TH ST, UNIT 105</b>	Open	11-2	671E1	<b>NEW</b>
<b>\$1,250,000</b>	2+2.5	3sty-MEDITERRANEAN		



**END-UNIT TOWNHOME N OF WILSHIRE**

Exceptional Mediterranean townhome built in 2001. End-unit, 2 BRs, 2.5 BAs plus an office. Entry with travertine flooring, living room is complete with refinished hardwood floors and a fireplace. The kitchen has granite countertops and ss appliances. The master has a vaulted ceiling, a balcony and a spa-like bath. The third floor has an office space and access to the rooftop patio. Inside laundry and a private 2 car garage. Enjoy this 5 unit complex and all that Santa Monica has to offer!

MLS#15-931885  
Todd Baker/A. Tourtelot 310-801-1475  
COLDWELL BANKER BW

Washer Dryer, Range, Refrigerator, DW

<b>X 1459 VIA CRESTA</b>	Lunch	11-2	630J4	<b>NEW</b>
<b>\$6,995,000</b>	5+5.5	2sty-TRADITIONAL		



**EXCLUSIVE RIDGEVIEW COUNTRY ESTATES**

Sweeping city, coastline & mountain vistas, this pristine custom built traditional set on approx. 1.25 acres with 6,200sq.ft., is located in the close to village location of the prestigious 24 hour guard-gated Ridgeview Country Estates. 5 over-sized bedrooms, including gorgeous Master suite & the option for a sixth bedroom, large media room, imported British pub, in-laws suite, large kitchen & family room open to heated outdoor living room, BBQ, fireplace, pool & spa. True California living.

MLS#15-931885  
Beverly & Kimberly Gold 310.496.5995  
GIBSON INTERNATIONAL

www.1459ViaCresta.com

<b>318 BELLINO DR</b>	Open	11-2	<b>NEW</b>
<b>\$5,495,000</b>	5+5.5	1sty-CONTEMPORARY	



**EXCEPTIONAL CONTEMPORARY WITH OCEAN VIEWS**

The perfect floor plan for entertaining and living. Newly completed, this contemporary home features an open living/dining/family room flow that's seamless. Walls of glass open to pool and patios. Master suite is separate and private from the 3 additional bedroom suites. 5th bedroom could be maids or office. Pool overlooks the serene canyon and out to the Santa Monica coastline. A Roof deck with full kitchen completes a home that has everything one could want.

A Comora/P Lester  
THE AGENCY 424-230-3746

Built ins, BBQ

<b>636 N LAS CASAS AVE</b>	Open	11-2	<b>NEW</b>
<b>\$4,195,000</b>	5+5.5	2sty-SPANISH	



**NEWLY BUILT MONTECITO-STYLE HOME IN PRIME LAS CASAS BLUFF**

Sitting on 8,402 sq. ft. of land, this elegant 4,258 sq. ft. 5 bedroom 5 1/2 bath home's exterior showcases handcrafted stucco detailing and clay tile roof. Open, bright living/dining area flows into breakfast area, family room and state-of-the-art marble/stainless steel kitchen with extensive custom cabinetry. Guest suite, laundry room downstairs; upstairs are four generous bedroom suites + bonus room. Expansive yard offers ocean and canyon/treetop room for large pool / pool-house / cabana.

Marco Rufo  
BERKSHIRE HATHAWAY 310.488.6914

Spanish Charm - Modern Luxury

<b>928 LAS LOMAS AVE</b>	Open	11-2	<b>NEW</b>
<b>\$3,825,000</b>	4+4.5	3sty-CONTEMPORARY	



**BRAND NEW CONTEMPORARY WITH OCEAN VIEWS!**

Contemporary Masterpiece, this home features 3,800 sqft of living space with 4 bedrooms en-suites with 4.5 baths, large media/bonus room with built-in bar and custom cabinetry, leads to the serene and private grassy rear yard with pool/spa surrounded by mature trees. Other features include wide plank wood floors, three fireplaces, multiple decks and enclosed private front yard. Live in a very exclusive and peaceful location of Pacific Palisades.

Marco Rufo  
BERKSHIRE HATHAWAY 310.488.6914

Contemporary Masterpiece

<b>858 FISKE ST</b>	Open	11-2	631/B5	<b>NEW</b>
<b>\$3,495,000</b>	5+4.5	2sty-TRADITIONAL		



**BEAUTIFUL PALISADES "ALPHABET STREETS" HOME**

JUST NOW COMPLETED! Designed with a light-filled flexible floorplan - 5 bedrooms, 4 up and one down (Office/Den) - wonderful Family Room open to Gourmet Kitchen and rear yard, plus formal Living and Dining, and large second floor balconies. Features include: 10-11 ft. ceilings, wide-plank floors, Sub-Zero/Wolf appl., walk-in pantry, bi-fold wall-doors opening to covered patio area and private rear yard, Cat-5 wiring, and high quality finishes. Just blocks to the village- schools, parks, & shops.

Craig Natvig  
COLDWELL BANKER-PAC. 310.880.3665

<b>14839 W SUNSET BLV</b>	Open	11-2	<b>NEW</b>
<b>\$1,525,000</b>	3+2	COUNTRY ENGLISH	



**WALK TO THE VILLAGE!**

Fall in love with this dreamy home just 3 blocks from the Village. With an wonderfully open floor plan, each room flows seamlessly to the next and connects the indoors with the out. Spacious, light & airy liv rm with high, coffered ceiling & beautiful wd flrs. This elegant open feel leads to the din rm, great for entertaining, just off of the charming kit/brkfst. Step out of the fam rm to the wood deck & outdoor kit. Secluded outdoor dining area and lounge off the private grass yard.

Michael Edlen  
CB - PAC PAL 310-230-7303

Refrigerator, stove/oven, washer, dryer

<b>15 Pacific Palisades</b>		Condo / Co-op		
<b>652 PALISADES DR</b>	Open	11-2	630/G5	<b>NEW</b>
<b>\$1,550,000</b>	3+4	3sty-CONTEMP MED		



**BRIGHT SEA RIDGE PLAN 4 W/BACKYARD**

Rare plan 4 located in the gated Sea Ridge complex on quiet side of Palisades Drive. All 3 bedrooms are on upper level. Large master bedroom with sitting area, balcony & mountain views. Kitchen with newer appliances, new floor & granite countertops. Warm & inviting living room with fireplace, balcony & mountain views. Large family room, full bath/powder room on main level. Private backyard. Storage room off the garage. High ceilings and more. Recently remodeled. Absolutely move-in condition.

Afrouz Nosrati  
COLDWELL BANKER-PAC. 310.230.2489

<b>15 Pacific Palisades</b>		Lease		
<b>16750 MARQUEZ AVE</b>	Open	11-2	630H5	<b>NEW</b>
<b>\$15,950</b>	5+5	3sty-MODERN		



**NEW 2015 MODERN WITH OCEAN, MOUNTAIN & CITY VIEWS FOR LEASE**

Beautiful newly constructed 3 story home with open floor plan & lots of light. Master bedroom has views of the ocean, mountains and city along with a large walk in closet and spacious & light master bath. Large living room and dining area open to a gorgeous cook's kitchen with a large center island and top of the line appliances. Downstairs on the first floor enjoy a media room wired and ready for connection and a separate family room with built-ins that opens to the grassy yard and patio.

MLS#15-922793

Ali Rassekhi  
COLDWELL BANKER RESI 310-359-5695

Dishwasher, Oven, Stove, Refridgerator

<b>17965 SEABREEZE DR</b>	Open	11-2	<b>NEW</b>
<b>\$15,000</b>	4+3	ARCHITECTURAL	



Completely renovated Contemporary home , located above the Getty Villa, walking distance to the beach. This divinely light, elegant and gorgeous home is perfect for entertaining. . Beautiful French Sliding doors open onto a private back yard with lush foliage and swimming pool, . There are some Ocean views from the front portion of the home looking through the breakfast area.. a large kitchen with large entertainment room. There is state-of-the-art everything, 4 Br. + 3.5 Bth Den + study.

MLS#15-922821

Nora Melamed  
FARNOUSH AMID 310-962-6672

Blt-Ins,Dshwshr,Phone Sys,Rng/Ovn,Wshr

<b>16 Mid Los Angeles</b>		Single Family		
<b>X 2400 S GRAMERCY PL</b>	Lunch	12-3	633H6	<b>NEW</b>
<b>\$1,335,000</b>	5+3	2sty-SOUTHERN COLONIAL		



**VINTAGE BEAUTY**

The Grand Dame of all Grand Dames--moved and altered before 1920'S---GORGEOUS vintage beauty restored and ready to SHOW OFF and be the trophy of some lucky buyer!!!!No expense spared in polishing up this gem--a pre-1900's Manse on large lot in Kinney Heights/Gramercy Park neighborhood.West Adams Terrace HPOZ (Mills Act eligibility--potential property tax reduction!) Amazing original features--on a grand scale!A preservationists' Dream--enhanced by fabulous amenities for today's life style.

MLS#15-930311

Natalie Neith  
JOHN AAROE GROUP 323-317-9696

Cbl,Dshwshr,Grbg Disp

**Why Advertise? Large Distribution Area**

Westside L.A., San Fernando Valley, Greater South Bay, Beach Cities, Palos Verdes, Glendale, Pasadena, Burbank, Most of LA County!

TUESDAY

<b>5706 AIRDROME ST</b>	Open 11-2	<b>NEW</b>
<b>\$929,000</b>	3+3 ARCHITECTURAL	
	<b>ONE OF A KIND STUNNER! IN HEART OF PICFAIR VILLAGE!</b>	
Truly blossoming, highly sought residential neighborhood w/ manicured lawns & great sense of community pride of ownership. Home offers a great volume of space and an abundance of natural lighting, newer systems throughout, mostly drought tolerant landscaping, NEST "Smart" Thermostat, energy efficient windows, open floor plan, & the second story bedroom seems like it could be ideal for a home office. With it's soaring high ceilings & open layout, this home is perfect for entertaining!!		
MLS#15-930319		
Jerry & Rachel Hsieh KELLER WILLIAMS RLTY	424.242.8856	<a href="http://www.JerryandRachel.com">www.JerryandRachel.com</a>

<b>653 S CITRUS AVE</b>	Open 11-2	<b>NEW</b>
<b>\$1,650,000</b>	4+3 CONTEMPORARY	
	<b>LOCATION! LOCATION! LOCATION!</b>	
Located on quiet cul-de-sac, 3rd Street school district. Built 13 years ago, original owner. Recent renovation: replace to brand new stainless kitchen appliances, wood floors throughout the house, refresh painting inside & out. New landscaping throughout. Spanish tile roof, granite kitchen counter top, high ceiling in living room w/fireplace, 1 BR + 1 BA downstairs, 3 BR + 2 BA upstairs. Attached 2 car garage. Many windows throughout house.		
MLS#15-921977		
June Ahn COLDWELL BANKER HPS	323.855.5558	Cbl,Dshwshr,Dryer,Grbg Disp,Hood Fan

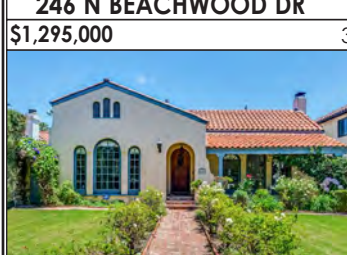
<b>1534 S STANLEY AVE</b>	Open 11-2	<b>NEW</b>
<b>\$749,950</b>	2+1 SPANISH	
	<b>CHARMING SPANISH BUNGALOW IN THE HEART OF PICFAIR VILLAGE</b>	
This home has been lovingly restored to honor its vintage roots while infusing it with a modern aesthetic. Uniquely designed front landscaping leads you into a home that is airy & light filled. The living rm boasts a vintage Batchelder fireplace. Through the dining rm & spacious kitchen you'll find a private yd w/drought resistant landscaping & unique spaces for both relaxing and entertaining. Features 2 Car Grg & wood floors. Fantastic location close to coffee shops & restaurants.		
MLS#15-931463		
Nancy Sanborn BERKSHIRE HATHAWAY	310-777-2858	<a href="http://www.SanbornTeam.com">www.SanbornTeam.com</a>

<b>402 S MANSFIELD AVE</b>	Open 11-2 633/D2	<b>NEW</b>
<b>\$1,449,000</b>	4+3.5 2sty-COUNTRY ENGLISH	
	<b>FIRST TIME ON THE MARKET IN 31 YEARS</b>	
Must see! 2 story with fantastic potential. Batchelder fireplace in the large coved ceiling living room. 3 + 2 up and 1 bedroom down plus a library and family room. 2 car garage and large yard in back.		
MLS#15-921977		
Bruce Walker RODEO REALTY	310-623-8722	sink

<b>1811 S REDONDO</b>	Open 11-2 633C5	<b>NEW</b>
<b>\$499,000</b>	2+1 SPANISH	
	<b>SPANISH COTTAGE FIXER</b>	
Spanish cottage with lots of potential. Major fixer. Living room with fireplace with tile work and large arched picture window, dining room, kitchen, and laundry room. 2nd bedroom is a walk-through room. Hardwood floors. Nice size backyard with fruit trees. Single car detached garage. Trust sale, no court confirmation. Seller will make no repairs. No termite report or clearance will be provided.		
MLS#15-932365		
Dannie Cavanaugh CAVANAUGH REALTORS	310-837-7161	None

<b>428 N ARDEN BLV</b>	Lunch 11-2 593F7	<b>NEW</b>
<b>\$1,299,000</b>	3+2 1sty-COUNTRY ENGLISH	
	<b>LARCHMONT VILLAGE ENGLISH COTTAGE</b>	
This enchanting English Cottage will charm you the moment you arrive! Loaded with all the period cues you could wish for: Vaulted living room ceiling; Peg and groove floors; Sunlit paned windows and French doors. And all the modern amenities you would expect today: Gourmet kitchen with Sub Zero frig, DCS range and custom cabinetry; Beautifully updated bathrooms; Central air and heat. A welcoming rear patio and lush garden will beckon you outdoors! All this and Larchmont Village too!		
MLS#15-921977		
James R Hutchison COLDWELL BANKER HPN	(310) 562-5907	Blt-Ins,Dshwshr,Grbg Disp,Hood Fan,Other

<b>2917 5TH AVE</b>	Lunch 11-2	<b>rev</b>
<b>\$619,000</b>	3+3 CRAFTSMAN	
	<b>BEAUTIFUL CRAFTSMAN IN HISTORICAL WEST ADAMS</b>	
Updated Craftsman In Desirable Historical West Adams- 3 Bedrooms, 3 Bathrooms, Sitting Room, Breakfast Nook and Large Backyard.		
MLS#15-930141		
Tia Hughes RODEO REALTY	310.720.0993	<a href="http://www.2917Craftsman.com">www.2917Craftsman.com</a>

<b>246 N BEACHWOOD DR</b>	Open 11-2 633/G1	<b>NEW</b>
<b>\$1,295,000</b>	3+2 1sty-MEDITERRANEAN	
	<b>BACK ON THE MARKET! NEW PRICE!</b>	
Meticulously maintained 1920s Mediterranean two blocks from Larchmont Village. Palladian windows, coved ceilings, Batchelder tile fireplace. Hardwood floors throughout. Kitchen with Viking range and stainless appliances. Master bedroom with en-suite bath. Two family bedrooms with an additional full bath. Grassy yard with brick patio and pergola. Windsor Square HPOZ.		
MLS#15-920253		
Geoffrey Borys COLDWELL BANKER BHN	310-490-3563	<a href="http://www.246beachwood.com">www.246beachwood.com</a>

**18 Hancock Park-Wilshire** Single Family

<b>159 S VAN NESS AVE</b>	Lunch 11-3	<b>NEW</b>
<b>\$3,995,000</b>	4+4.5 2sty-CRAFTSMAN	
	<b>NEW LISTING!!! NEWLY RESTORED GORGEOUS HISTORIC CRAFTSMAN</b>	
Two story craftsman w/decorative windows and trusses atop expansive corner lot. 4 large, en-suite bedrooms, plus add'l guest bath downstairs. Large entertaining spaces include a formal family room w/fireplace, a stunning dining room featuring original bay windows and an informal sitting/dining area adjacent to the kitchen. Chef's kitchen includes oversized refrigerator, six burner stovetop and griddle w/ double convection oven and large dining nook. Expansive 17,073 SqFt lot, pool & spa.		
MLS#15-921977		
John Duerler HANCOCK HOMES REALTY	(213) 924-2208	

<b>317 N VAN NESS AVE</b>	Open 11-2	<b>red</b>
<b>\$1,749,000</b>	3+3 TRADITIONAL	
	<b>GREAT NEW PRICE!</b>	
Private oasis with huge lot and new pool! Move-right-in condition. Living room with fireplace flows to media/family room. Open gourmet kitchen with sunny dining area overlooks deck, yard and pool. Powder room on first floor. 3 beds/2 new baths up - gorgeous rear facing master suite with lux bath. Legal studio/office structure with half bath and storage room. Resort scale amenities for wonderful outdoor entertaining! Central A/C, security, hardwood floors, etc... Also for lease.		
MLS#15-912199		
Lisa Hutchins CB - HANCOCK PARK	323.460.7626	#1 Agent in Hancock Park since 1994

TUESDAY

<b>801 S CITRUS AVE</b>	Open	11-2	633E3	<b>rev</b>
<b>\$2,474,000</b>	4+5	SPANISH		




Welcome to Casa de Matranga, Spanish re-creation by the Stewart-Gulrajani Design Team. Amazing details throughout this glorious home located in trendsetting Sycamore Square near shops, restaurants, Lassen's Natural Foods and MTA Station coming soon to the area.

MLS#15-900517

William Thon  
LAMERICA REAL ESTATE

Dshwshr, Grbg Disp, Micro, Rng/Ovn, Frldg

<b>320 S WILLAMAN DR #403</b>	Open	11-2	632J1	<b>rev</b>
<b>\$825,000</b>	2+2	CONTEMP MED		



Formal entry leads to open LR & dining, light & bright South facing unit w/ balcony offering nice views. Great Kit w/ granite cntns, SS appliances & brkfst bar. Two separate bdrm suites, mstr w/ amazing bath w/ separate stall shower & tub, walk in closet & balcony. Smaller bldg w/ intimate feeling in the heart of the city! Add'l features: central heat/air, wd flrs, plantation shutters, 2 individual parking in secured garage w/ storage lockers, Gst Pkg & low HOA dues.

MLS#15-923745

James Hancock  
COLDWELL BANKER RESI 310-777-6351

Bring or Send Clients!

**19 Beverly Center-Miracle Mile** *Single Family*

<b>369 N ORLANDO AVE</b>	Open	11-2	633F7	<b>NEW</b>
<b>\$1,459,000</b>	3+1.75	1sty-SPANISH		



**VINTAGE CLASSIC SPANISH! TRUST SALE!**

This is a rare offering indeed! This home has been in the same family for generations and has hardly been disturbed or altered from its original design and character. It is a 3 bed, 2 bath classic Spanish Hacienda that sits on an over 7,000 square foot lot on a most coveted street in the area. This is a Fixer, but with much of the tile, fixtures and finishings still intact! Whether you restore or rebuild, this exceptional property offers outstanding opportunities that are not to be missed!

MLS#15-931893

Mickey Kessler  
CB BRENTWOOD 310-367-2322

Original 1920's tile work and fixtures

**20 Hollywood** *Single Family*

<b>727 N CHEROKEE AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$2,750,000</b>	5+6	MODERN	



**NEW MODERN HOME IN HOLLYWOOD/HANCOCK PARK AREA**

This spectacular architectural two-story masterpiece features 5bed 5.5 baths, open floor plan with lots of windows, Fleetwood pocket doors, stone interior stairs, open designer kitchen with Miele appliances, wood floors, soaring ceilings, and an incredible Master bedroom with Master bath. This home also features a heated pool/jacuzzi, built-in barbecue, three balconies, an upstairs sun deck, camera security system, intercom, built-in speakers indoor and outdoor, "Control 4" system and many more.


MLS#15-923991

Aristide Buhoiu  
ROYAL ESTATE PROPERT 818-445-4663

BBQ, Dshwshr, Grbg Disp, Hood Fan, Micro

**19 Beverly Center-Miracle Mile** *Condo / Co-op*

<b>850 S SHENANDOAH ST #206</b>	Open	11-2	632/J3	<b>NEW</b>
<b>\$699,000</b>	2+3	1sty-CONTEMPORARY		



**STUNNING MOVE IN READY CONDO**

2+2.5 rear facing quiet condo well laid out with a split bedroom floor plan and a large rear sitting patio. Newer paint and carpet in the bedrooms, wood floors in the main living area. Kitchen has bright windows, granite counters, SS appliances and tons of cabinets. The Master suite is huge with three closets, direct access to the patio while the Master spa-like Bath has dual sinks and a separate tub and shower. The condo has in unit laundry, side by side gated parking and cozy fireplace.

MLS#15-931893

Gregg Silver  
KELLER WILLIAMS BH 310-770-0777

Dshwshr, Dryer, Frldg, Wshr

**20 Hollywood** *Condo / Co-op*

<b>1645 VINE ST, UNIT 613</b>	Open	11-2	593/F4	<b>NEW</b>
<b>\$975,000</b>	2+2	7sty-ARCHITECTURAL		



**THE BROADWAY HOLLYWOOD CONDO**

An unique corner unit facing the Hollywood Hills, Century City, the ocean & the gorgeous sunsets. Loft style 2 beds, 2 designer baths, soaring 14 ft ceilings, kitchen w/eat-in island & 2 parking spaces. NYC style building has 24hr doorman, valet parking, rooftop pool, cabanas w/Wi-Fi & gym. Near Katsuya, Trader Joe's, Metro Station, theaters & the Hollywood nightlife. Tenant occupied. This Mills Act Historical building has significant tax reductions.

MLS#15-932063

Barbara Allen  
COLDWELL BANKER HPN (323) 610-1781

Refrigerator, Stove, Range, Microwave

<b>8871 BURTON WAY #305</b>	Open	11-2	632H1	<b>rev</b>
<b>\$939,000</b>	2+3	3sty-CONTEMPORARY		



**IMMAC 2BR+DEN PENTHOUSE W/HIGH CEILINGS & HARDWOOD FLOORS**

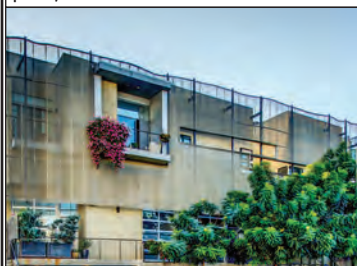
Decorator perfect, done, done, done spacious (1,816sq ft) penthouse unit w/2 Bedrooms, 2.5 Baths & Den. High ceilings, hardwood floors, balcony, kitchen w/Cesarstone counters, no common walls, inside laundry, fireplace, L.E.D. recessed lighting. Quiet 15 Unit controlled access building in desirable, convenient location. Side by side parking behind electric gates.

MLS#15-928117

Steven Geller  
COLDWELL BANKER RESI 310 777-6237

A/C, Hardwood floors, Balcony, Built-ins

<b>1523 GORDON ST #7</b>	Open	11-2	<b>NEW</b>
<b>\$799,000</b>	1+2	3sty-ARCHITECTURAL	




**URBAN LOFT LIVING IN HOLLYWOOD**

Pugh & Scarpa 1B/2B tri-level loft near Hollywood & Vine feat a bold, sculptural ext. w/urban-industrial feel. 3rd floor master boasts views of the Hwood sign, an ensuite bath & W/D. Dramatic ceiling heights & skylights create a cascade of natural light, while a floor to ceiling roll-up door transforms the space into the perfect indoor/outdoor living for LA's climate. Concrete floors & European bath on the main level and stainless sinks thruout, add to a truly unique living space. Close to 101.

MLS#15-932063


Morgan Pasco  
MORGAN REAL ESTATE 310.606.3887

Dshwshr, Dryer, Grbg Disp, Hood Fan, Micro



**Property Website & Virtual Tour**

Available for all your Active, Back-up, and Pending listings.





TUESDAY

**21 Silver Lake - Echo Park** *Single Family*

<b>X 1975 REDESDALE AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,995,000</b>	6+5	SPANISH	



**SILVER LAKE SPANISH**


Spacious and captivating Spanish style duplex estate with alluring views of the Silver Lake reservoir! Enter into an expansive entryway with over sized, authentic Spanish archways and tile flooring. Large living room with a two-sided wood-burning fireplace and extensive wooden deck, with additional private den and fireplace.

MLS#15-931241  
Jason Oppenheim 3109906656  
THE OPPENHEIM GROUP

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

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

<b>960 SANBORN AVE #7</b>	Open	11-2	<b>NEW</b>
<b>\$549,000</b>	2+2	MODERN	



**TURN-KEY SILVER LAKE CONDO!**


light floods through floor to ceiling windows in this completely remodeled, top floor, corner unit. New, sustainable strand-woven bamboo floors throughout. Modern kitchen features loads of upgrades including marble counter tops, new cabinets & matching stainless steel GE appliances. living space w/ 12 foot ceilings ideal for entertaining that opens to a balcony perched among the treetops. Both bathrooms are loaded w/ character including brand new showers & tubs, clean finishes

MLS#15-931795  
Nick Collins 310-433-4946  
RODEO REALTY - BH

Blt-Ins,Cbl,Dshwshr,Hood Fan,Micro,Other

**22 Los Feliz** *Single Family*

<b>3839 CARNAVON WAY</b>	Open	11-2	594/C2	<b>NEW</b>
<b>\$2,495,000</b>	4+4	2sty-FRENCH NORMANDY		



**SEAMLESS RESTORATION C.1939 FRENCH/NORMAN W/VIEWS & POOL**

Beautifully redesigned circa 1939 french/traditional graciously sited to capture sweeping views w/perfectly private pool, gardens and artful landscaping. Large beam ceiling living rm w/leaded glass windows, inviting fireplace and classic California indoor/outdoor floorplan w/large window scapes to capture views and greenery. Formal dining w/the city as a backdrop leads to an inspired chef's kitchen w/custom stainless appliances, marble counters, island seating and open shelves. Luxurious master.

Konstantine Valissarakos 3232529451  
SOTHEBY'S LOS FELIZ

range/oven,fridge,d/w,g/d,micro,other

<b>X 1921 N NORMANDIE AVE</b>	Lunch	11-2	593/J3	<b>NEW</b>
<b>\$1,795,000</b>	4+4	2sty-MID-CENTURY		



**MIDCENTURY MASTERPIECE RESTORED TO PERFECTION C.1960 W/POOL**

Nestled among some of Los Feliz' most renowned homes, this stunning authentic Mid-Century Modern home restoration is a triumph in design and form. Original wood beamed facade leads to private walkway and covered entryway with original oak double doors. Expansive open layout features brand new true hardwood and cork flooring with remarkable original floor to ceiling tiled fireplace and stone floating hearth, all set against a backdrop of sweeping treetop and city views giving a feeling of privacy

Konstantine/Rick Yohon 3232529451  
SOTHEBY'S LOS FELIZ

Range/Oven,G/D,Fridge,Dishwasher,Other

<b>2441 CHISLEHURST DR</b>	Refresh.	11-2	<b>rev</b>
<b>\$2,850,000</b>	4+3.5	3sty-SPANISH	




**AMAZING OPPORTUNITY! OFFER DEADLINE WEDNESDAY 8/19/15!**

REMARKABLE HEAD-ON DOWNTOWN & SOUTHERN CITY VUS FROM THIS SECLUDED, WALLED, & GATED SPANISH COLONIAL COMPOUND W/OFF-STREET PARKING GALORE. APPX 125FT FRONTAGE ON PRESTIGIOUS QUIET RD JUST N. OF LOS FELIZ BLVD. SUNLIT RMS W/WD FLRS/FRENCH DRS. 3BD UPSTRS INCLUDING MAJOR MASTER W/FP/RM-SIZE WALK-IN/LUXE BA & VUS! GUEST SUITE (4TH BD) ON LOWER LEVEL W/FAB TIKI BAR/WINE CELLAR/BA/PRIV ENTRY. EXTRAORDINARY GROUNDS W/ PATIOS/PL/SPA/FP/HIDDEN GARDENS/GROTTO. YOUR IMAGINATION WILL BE ON OVERLOAD!

MLS#15-929005  
LIBOW/HELBLING 310-285-7509  
CBRB/BHHS

[WWW.2441CHISLEHURST.COM](http://WWW.2441CHISLEHURST.COM)

<b>4119 HOLLY KNOLL DR</b>	Open	11-2	<b>rev</b>
<b>\$1,399,000</b>	4+3	MODERN	



**JUST LISTED MODERN IN THE FRANKLIN HILLS!**

Turnkey remodeled and expanded Modern in desirable Franklin Hills! Inspire your guests in an open designer kitchen. The upper levels feature dual master suites, both with walk-in closets and resort style baths. Enjoy outdoor California living with a large, flat "pool-sized" backyard. Smart features include solar panels, tank less hot water heater, and Nest thermostat. Minutes from Los Feliz village and Franklin Elementary. An amazing opportunity in today's market!

MLS#15-928635  
Reichling | Oliveira 323-395-9084  
SOTHEBY'S

[WWW.4119HollyKnoll.com](http://WWW.4119HollyKnoll.com)

**28 Culver City** *Single Family*

<b>4058 MADISON AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,295,000</b>	3+3	SPANISH	



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

New Construction!! Exquisite Spanish home in the Heart of Downtown Culver City. Authentic Spanish Colonial Revival -Old California architecture with a modern twist! The entry is covered in Spanish tile that leads to a home with an open floorplan, large living room, oak hardwood floors, recessed LED lights, lots of windows, and rustic wood beams & shelving. Chef's kitchens with custom cabinetry, large center island with quartz counters, Wolf range/oven, Sub-Zero refrigerator & Miele dishwasher.

MLS#15-932123  
Amminadab Barajas 3105602999  
KELLER WILLIAMS-SM

Open Saturday & Sunday 2-5pm 8/15-16

**28 Culver City** *Condo / Co-op*

<b>4058 MADISON AVE #A</b>	Open	11-2	<b>NEW</b>
<b>\$1,299,000</b>	3+3	SPANISH	



**NEW CONSTRUCTION HOME IN DOWNTOWN CULVER CITY**

New Construction Home in Downtown Culver City! Open Saturday & Sunday 2-5pm!


MLS#15-928233  
Todd Miller 310-923-5353  
KELLER WILLIAMS-SANT

NEW CONSTRUCTION HOME

Questions? Need Assistance?  
Contact our Help Desk Department!

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

help!!!

<b>13202 SUMMERTIME LN</b>	Open	11-1:30	672H3	<b>NEW</b>
\$365,000	1+1	2sty-TRADITIONAL		
	<b>RARE CONDO ON THE LAKE</b>			
<p>WHAT YOU HAVE BEEN WAITING FOR! On the lake, quiet, secluded corner W/LAKE FRONTAGE &amp; VIEWS!!! Greenery, sounds, beauty all around!!! Larger 1-BR floor plan at Lakeside Village, large bathroom. Freshly painted, w/upgraded kitchen &amp; bathroom. Fire place w/mounted brackets for large screen TV. Great closet space in the unit. Kitchen &amp; bathroom were remodeled a few years ago. Complex has it all, gated, guarded 24 hours, pools, spas, saunas, gym, bb-q gazebo, even a lake! 2 parking spaces!!!</p>				
<p>MLS#15-929465 Dora Rivas 310-704-4367 POWER BROKERS INTERN</p>				
Blt-Ins,Cbl,Dshwshr,Grbg Disp,Hood Fan				

<b>2204 SUMMERTIME LN</b>	Refresh.	12-2	672	<b>NEW</b>
\$325,000	1+1	3sty-CONTEMPORARY		
	<b>2ND STORY 1+1 WITH TREE-TOP &amp; GREENWAY VIEWS</b>			
<p>Quiet, bright &amp; airy one bedroom/one bath 2nd floor unit with only one connecting wall to another unit. Looks out onto the open greenway and tree-tops in a great location in the complex and in this building. Close but not too close to the elevator as well as near the laundry room. Balcony to sit and relax. Kitchen window. Upgraded with new carpet, paint, dishwasher &amp; bathroom cabinet combo w/faux marble top. Marble tiled fireplace. Walk-in closet w/organizers. 2 parking spaces w/storage.</p>				
<p>Joan Moon 310-895-0990 RE/MAX ESTATE PROPER</p>				
d/w,refrig/stove				


<b>4141 DUQUESNE AVE #5</b>	Open	11-2	672G1	<b>rev</b>
\$1,199,000	2+3	NEW PROJECT		
	<b>NEW DEVELOPMENT 7 TOWN HOMES W/ ROOF DECKS AND YARDS</b>			
<p>2 &amp; 3 bedrooms have yards and attached private garages. Inside you will discover open, light filled plans highlighted by a modern Italian kitchen with a 10 ft. long dining island, stainless steel appliances and quartz counter top. Upstairs you will be treated to a master suite with a walk in closet, vessel sink and an over sized shower with dual shower heads and seamless shower door. Above all of this, rest a secluded tile rooftop lounge. Extra area in garage could be 3rd car.</p>				
<p>MLS#15-926081 Joanne Lindsay 310-466-7892 PARTNERS TRUST BRENT</p>				
onduquesne.com				

**29 Westchester** Single Family

<b>5231 GLASGOW WAY</b>	Open	11-2	<b>NEW</b>
\$799,000	4+2.5	TRADITIONAL	
	<b>GEM IN WESTCHESTER</b>		
<p>Charming, updated 4 bedroom home on quiet street. Featuring open floorplan with a breakfast bar in the kitchen and living area with fireplace.</p>			
<p>MLS#15-930447 Brian Selem 310-442-1644 COLDWELL BANKER</p>			
Also Open Sat/Sun 2pm -5pm			

**30 Hollywood Hills East** Single Family

<b>2103 ALCYONA DR</b>	Open	11-2	<b>NEW</b>
\$2,199,000	5+6		
	<b>GORGEOUS COURTYARD MEDITERRANEAN VILLA</b>		
<p>Gorgeous Courtyard Mediterranean Villa, Custom Cabinetry, Stone Work, Wrought Iron, Refinished Beam Ceilings, Large Kitchen, Grand Living Room with Fireplace, Courtyard Entry and two Balconies, West Facing Over the Hollywood Hills, Large Master with Office or Second Bedroom, Downstairs has Family Room and Two Additional Bedrooms with Ensuite Baths. Above the Garage has Guest House/Studio with Full Bath and Kitchenette.</p>			
<p>Ladd Jackson 310.346.1744 HILTON &amp; HYLAND</p>			
www.laddjackson.com			

<b>2569 CRESTON DR</b>	Refresh.	11-2	593F2	<b>NEW</b>
\$1,645,000	3+3	SPANISH		
	<b>PRIVATE CELEBRITY RETREAT NESTLED IN THE HOLLYWOOD HILLS.</b>			
<p>Built in 1926 this beautiful Spanish features original details through out. The courtyard features an outdoor fireplace with vintage tiles, lush gardens provide a perfect setting for outdoor entertaining. Step down formal living room exudes character with wood beamed ceilings, fireplace and crafted built ins. Rooms include: lovely sun room, dining room, cook's kitchen, and a breakfast area opening to a beautiful terrace. Downstairs there are 2 ensuite Bedrooms with private baths.</p>				
<p>MLS#15-930525 Leyla Blumenfeld 310-962-9941 TELES PROPERTIES</p>				
Cbl,Dshwshr,Dryer,Grbg Disp,Hood Fan				

<b>3222 BENDA PL</b>	Open	11-2	563D7	<b>red</b>
\$3,250,000	6+5	TRADITIONAL		
	<b>GREAT ARCHITECTURAL INTEGRITY &amp; AMAZING TRADITIONAL DETAILS</b>			
<p>Meticulously maintained Paul William's estate. Marlon Brando's primary residence when he moved to LA. Became Yoga Center, LA Yoga (YI) - members - Stacy Keach, Tina Louise, Carole King. Home to other celebrities including David Carradine, Barbara Hershey, Frank Zappa. Gated/private on 2/3 of an acre. Main level has master &amp; 3 add bd, dining, living, sunroom, deck, kitchen. Lower level has 2 guest suites &amp; family room. Outdoor area has pool, 2 grassy areas, BBQ area, bamboo forest &amp; sports court.</p>				
<p>MLS#15-917575 Joseph Babajian 310-623-8800 RODEO REALTY - BH</p>				
www.3222BendaPlace.com				

<b>2338 HOLLYRIDGE DR</b>	Open	11-2	<b>rev</b>
\$1,999,500	4+4	COUNTRY ENGLISH	
	<b>DO NOT MISS! AS FEATURED IN THE WALL ST JOURNAL &amp; LA TIMES!</b>		
<p>Long time residence of Unbroken's Louis Zamperini available for the first time in over 50 years designed to take advantage of the incredible views. This English Revival evokes the picturesque cottages of rural England. Spacious living room with soaring ceiling &amp; original fireplace. The dining room opens to the sunroom which offers spectacular views of DTLA. Eat-in country kitchen w/ breakfast room. Dual master suites w/ walk-in closets. Pick up the torch &amp; create your own half a century dream.</p>			
<p>MLS#15-927151 Bryant   Reichling 323-854-1780 SOTHEBY'S</p>			
www.2338Hollyridge.com			



**homesnap PRO**  
The Power of The MLS™  
Right in Your Hands

*Now Available!* A New Way to Run Your Business Away from Your Desk!  
Stay Connected with Your Colleagues and Clients While You're on the Go!




TUESDAY

**39 Playa Vista** *Condo / Co-op*


<b>12975 AGUSTIN PL #321</b>	Open 11-2	<b>NEW</b>
\$995,000	2+2.5 CONTEMP MED	
		
<p><b>GLAMOROUS PLAYA VISTA TOWNHOME</b></p> <p>This Extraordinary luxury townhome has 2 bedrooms plus a den/office and 2.5 bathrooms. Grand kitchen and living room with stainless steel appliances. Granite kitchen counters and a fabulous center island with plenty of space for your gourmet dinners. Plantation shutters throughout the entire unit. The elegant master suite is spacious with high ceilings, and a private balcony. The master bath has a romantic soaking tub and dual sinks. Comes with 2 side by side parking spaces, and guest parking.</p>		
<p>MLS#15-928665 Barbra Stover 310-902-7122 RODEO REALTY - BH</p> <p>Dshwshr,Dryer,Grbg Disp,Micro,Rng/Ovn</p>		

**41 Park Hills Heights** *Single Family*

<b>4490 DON MIGUEL DR</b>	Open 11-2	<b>NEW</b>
\$699,000	3+3 TRADITIONAL	
		
<p><b>SPACIOUS BALDWIN HILLS TRADITIONAL</b></p> <p>Great Opportunity to own this Traditional home in Baldwin Hills. Spacious 3 bedroom 2.5 bath with 2,800+ square feet(per assessor). Large living room w/fireplace, formal dining room and an eat-in kitchen leading to family room with sliding glass doors that open up to the private yard. Two car attached garage. This home has a great floor plan and has a lot of potential. Probate sale, court confirmation required.</p>		
<p>MLS#15-932353 Nancy Sanborn 310-777-2858 BERKSHIRE HATHAWAY</p> <p>www.SanbornTeam.com</p>		


**62 Encino** *Single Family*

<b>4569 DE CELIS PL</b>	Open 11-2	<b>NEW</b>
\$1,579,000	4+3 2sty-MODERN	
		
<p><b>SOPHISTICATED MODERN WITH TRADITIONAL FLAIR</b></p> <p>Clean lines &amp; designer finishes add to the upscale sophistication of this chic California Modern. Located on a cul-de-sac in the desirable Lanai school district, this 4 bed, 2.75 bath residence offers graceful living in an inviting setting. Intended for entertaining, the flexible floor plan offers generously sized sun filled rooms that flow effortlessly into exterior spaces. A large covered patio &amp; manicured grassy lawn enhance the grounds creating a relaxed atmosphere perfect for outdoor living</p>		
<p>MLS#15-931639 Sally Forster Jones 3106917888 JOHN AAROE GROUP</p> <p>www.4727balboa.com</p>		

<b>4305 LANAI RD</b>	Lunch 11-2	<b>NEW</b>
\$1,324,000	4+4 1sty-RANCH	
		
<p><b>BEAUTIFUL RANCH-STYLE HOME IN ENCINO HILLS</b></p> <p>Amazing location in Lanai School district, Encino Hills? Come and see this spacious (2,800 s.f.) home with an ideal layout on a generous 16,000 sf lot, set up and back from the street.</p>		
<p>MLS#15-925951 Dana Rose Saffron 8183702745 WISH SOTHEBY'S INTL</p> <p>Blf-Ins,Clng Fan,Dshwshr,Hood Fan,Micro</p>		

<b>17403 SUMIYA DR</b>	Open 11-2	<b>NEW</b>
\$1,299,000	3+3 2sty-CONTEMPORARY	
		
<p><b>CONTEMPORARY VIEW HOME</b></p> <p>Located at the end of a cul-de-sac and up a long private drive behind gates, this fantastic 3 bedroom 2.75 bath home had been updated with a stylish European flair. The sun filled residence is enhanced by a flowing entertainer's floor plan with wood and Terrazzo flooring, vaulted exposed beam ceilings and walls of glass showcasing gorgeous panoramic views. A sparkling pool, wrap around Terrazzo balcony and city light to mountain views complete the rustic tranquil grounds.</p>		
<p>H. Cameron/A. Spitz 818-817-4284 BERKSHIRE HATHAWAY</p> <p>Panoramic Views, Private, Gated, Pool</p>		

<b>17310 RANCHO ST</b>	Open 11-2	<b>red</b>
\$2,375,000	4+5 CAPE COD	
		
<p><b>REDUCED OVER 100K! PRIME RANCHO ESTATES 31,506 S.F.LOT</b></p> <p>NEW PRICE and amazing opportunity for investors and end-users alike! This property has the lot, the location and a charming apx. 5000 s.f. Cape-Cod charmer!</p>		
<p>MLS#15-920343 Andrea Korchek 18183710933 WISH SOTHEBY'S INTL</p> <p>www.17310RanchoEstate.com</p>		

<b>4727 BALBOA AVE</b>	Open 11-2	561D4	<b>rev</b>
\$3,495,000	5+6	CAPE COD	
			
<p><b>GORGEOUS CAP COD BUILT AND LIVED IN BY GEORGE HARRISON</b></p> <p>Cape Cod w/ magnificent foyer sets the tone for generous rooms, great volume &amp; lots of light throughout. The formal living room flows to the family room w/built-ins, wet bar, FP &amp; French doors to the patio. Gourmet kitchen w/ soaring beamed ceilings, huge windows, high-end SS appliances, center island, lrg dining area &amp; grand stone FP. 5 bdrm suites incl. master w/high beamed ceilings, pvt. balcony &amp; bonus room. Pvt yard w/ brick patios, BBQ area, pool/ spa, grassy yard &amp; tennis court.</p>			
<p>MLS#15-931639 Sally Forster Jones 3106917888 JOHN AAROE GROUP</p> <p>www.4727balboa.com</p>			

**72 Sherman Oaks** *Single Family*

<b>3949 OAKFIELD DR</b>	Open 11-2	562A6	<b>NEW</b>
\$1,699,000	3+4	TRADITIONAL	
			
<p><b>NEW LISTING!</b></p> <p>Historic 1930's hunting lodge/celebrity compound in the hills south of the Blvd. Exceptional character home with gorgeous period details &amp; imported European fixtures. No expense spared updating to today's standards: multi-zoned heating/AC, tankless water heaters, commercial grade appliances, smart home technology, outdoor kitchen, spa. Authentic lodge aesthetic. Large, private lot, with treetop and city views from many balconies and decks. Peaceful retreat from city life, minutes to Ventura Blvd</p>			
<p>MLS#15-931145 Kira Gould 310-963-9563 GIBSON INTERNATIONAL</p> <p>BBQ,Clng Fan,Dshwshr,Grbg Disp,Rng/Ovn</p>			

<b>3510 DIXIE CANYON PL</b>	Lunch 11-2	<b>NEW</b>
\$1,479,000	4+5 OTHER	
		
<p><b>OVER 4,700 SQ FT SOUTH OF VENTURA BLVD IN SHERMAN OAKS</b></p> <p>Over 4,700 sq ft of living space South of Ventura Blvd in Sherman Oaks. 4bd/4.5ba with step down formal room boasts high tray ceilings, fireplace &amp; living room features walk behind bar. Updated kitchen w/new stainless appliances, eat-in kitchen. Master suite has fireplace, 2 walk-in closets &amp; en-suite bthrm w/dual-sink, walk-in shower, spa bath. Private elevator. Rooftop terrace has mountain views, built in BBQ, spa, firepit. Cul-de-sac. Easy access over the hill. Open House CATERED BY LEMONADE.</p>		
<p>MLS#15-932053 Bailey Cunning 310.896.5703 WISH SOTHEBY'S INTL</p> <p>Mtn.View,Spa,Elvtr</p>		


**THE MLS™ .COM**

The Source Of Real Time Real Estate™

<b>3857 CODY RD</b>	Refresh.	11-2	<b>NEW</b>
\$1,300,000	3+3	CONTEMPORARY	
	Extraordinary opportunity to own one of the best view properties on Cody Road in the Sherman Oaks hills. You are greeted by a gated motor court which lead to a two car attached garage. Inside you will find voluminous public rooms with high ceilings fireplace in great room, leading out to the back yard with explosive views to the west along with a large side yard with a fruit producing guava tree. Currently a 3 bedroom, 3 bathroom, with the 4th bedroom converted into a huge walk in master clos		
MLS#15-930473	Beverly Matus	310 990-3771	Cbl
READY PROPERTIES			

<b>3940 PACHECO DR</b>	Open	11-2	<b>NEW</b>
\$1,095,000	4+4	3sty-OTHER	
	<b>TRI-LEVEL CANYON HOME WITH GUEST HOUSE</b> South of Ventura Blvd, Serene home w/Elevator no need to carry groceries up stairs. Upper 2 levels feature Main house with 3 Bedrooms, 2 full Baths on one level. Lower level has gorgeous parquet floors in the huge living room with fireplace & family room. Large dining room, breakfast area, powder room & granite top kitchen with pretty glass display cabinets. Full 1 Bedroom/1 bath Guest unit w/complete Kitchen & washer/dryer hook ups. There is a huge media space & bonus room. Lots of Light.		
MLS#15-931631	Venessa Blair	323-646-9444	Blt-Ins,Cbl,Dshwshr,Elvtr,Grbg Disp
JOHN AAROE GROUP			

<b>6323 LONGRIDGE AVE</b>	Refresh.	11-2	<b>NEW</b>
\$528,500	3+2	TRADITIONAL	
	<b>VALLEY GLEN 3+2 W/POOL</b> Darling 1,500 SF (apx) home on 6,506 SF lot featuring 3 beds, 2 baths (huge master bath with spa tub!), living, family with gas fireplace, dining, and kitchen with pass-thru window. Tandem 3rd bed also ideal for home office. Lovely curb appeal and 3-part backyard: patio with ample room for al-fresco dining, newly painted swimming pool, and large grassy area with hammock for long summer afternoon naps. Tile floors throughout home and brand new carpeting in both bedrooms. W/D in 1-car garage.		
MLS#15-931253	Denise Rosner	310-508-9482	Dshwshr,Dryer,Frzr,Grbg Disp,Rng/Ovn,Oth
KELLER WILLIAMS BH			


<b>15490 BRIARWOOD DR</b>	Open	11-2	<b>rev</b>
\$1,670,000	4+4	2sty-CONTEMP MED	
	<b>MODERN MEDITERRANEAN WITH BREATHTAKING VIEWS!</b> Modern Mediterranean with high coffered ceilings looking for a family to enjoy. Located in the Hills of Sherman oaks near Mulholland, Bel Air, Brentwood adjacent is a Newer Home, freshly updated, open floor plan with elegant formal dining room, breakfast nook, family room, and den. All new kitchen, with Viking appliances, granite double bull-nose countertops, and a Big Bay Window over the stainless steel farmers sink gives this home a true feeling of luxury living.		
MLS#15-930635	Athena Taylor	310-871-5588	OTHER
COLDWELL BANKER BHN			


**72 Sherman Oaks** Condo / Co-op

<b>4724 KESTER AVE #209</b>	Open	11-2	<b>NEW</b>
\$458,000	2+2	CONTEMP MED	
	<b>FABULOUS CONDO IN NEWER UPSCALE LUXURY BUILDING</b> LR w/FP opens to balcony. DA w/beautiful laminated wood floors and recessed lighting throughout. Gourmet kitchen w/granite countertops & stainless steel appliances and brkf.bar. Elegant Master suite w/lg. walk-in-closet. Luxurious Master bath/w. oversized travertine shower. Bright 2nd bedroom has Berber carpet and ample closet space. The guest bathroom has tub/shower w/granite countertop vanity. Laundry in unit w/stackable washer and dryer. Premier Sherman Oaks location close to Westside		
MLS#15-931405	Alicia Keludjian	310-567-3290	Antna,Blt-Ins,Cbl,Cng Fan,Dshwshr,Other
KELLER WILLIAMS RLTY			

**73 Studio City** Single Family

<b>3775 LAUREL CANYON BLV</b>	Open	11-2	<b>NEW</b>
\$849,000	3+1.5	1sty-TRADITIONAL	
	<b>STUDIO CITY CHARMER</b> <b>WWW.3775LAURELCANYON.COM</b> Very charming SC home recently remodeled. Open beamed volume ceilings, designer tiles, re-finished hardwood floors throughout. Cozy brick fireplace & wood paneled accents add to the character of this pristine condition home. New eat-in kitchen, quartz counters, Shaker espresso cabinetry, ss dishwasher & microwave. Upgraded electric panel & central air. Amazing cabana with volume ceiling ideal for home office or studio, covered patio, alley access garage. Carpenter School District. Must see!		
MLS#15-930473	Randy Wright	310.927.6818	www.OmegaGroup.LA
KELLER WILLIAMS			

<b>3768 BERRY DR</b>	Open	11-2	<b>red</b>
\$4,495,000	4+6	ARCHITECTURAL	
	<b>NEW CONTEMPORARY WITH VIEWS!</b> This 2015 gated and private contemporary masterpiece is an absolute architectural statement! Located in the celebrity enclave in the Studio City hills and offering 16 foot ceilings, 4 bedrooms + media room, home gym, zero edge cascading salt water pool and spa, 5.5 bathrooms and great views of Studio City and mountains. Internationally recognized architect and design team Santiago Dieppa has created a wow factor throughout. This residence is a prized work of art, Total Control smart home system.		
MLS#15-913997	Tom Scrocco/Randy Isaacs	310-887-0255	www.TomAndRandyProperties.com
COLDWELL BANKER - SS			

<b>11351 DONA TERESA DR</b>	Open	11-2	<b>rev</b>
\$2,199,000	4+3	1sty-CONTEMPORARY	
	<b>SPECTACULAR SINGLE-STORY 4+3</b> Contemp hm w/sweeping city, mntn & cyn views on over 1/2 ac in the hills of Studio City. This elegant hm has been completely remodeled in the past 6 mons. Kit has a brkfst bar, blt-in microwave, wine rack, SS appl's, new cabinets, limestone flrs & granite cntrs. The mstr suite has wd beams & overlooks the pl w/incredible views. The spa like mstr ba has dbl sinks, spa tub & sep shower. An entertainer's dream, the indr/outdr flow has direct access to the lush yd w/pl & new fire pit. Many extra's		
MLS#15-921771	Julie Candice	310-801-0363	Co-Listed w/Kramer & Pruitt 310.691.2400
HILTON & HYLAND			

**73 Studio City** Condo / Co-op

<b>12026 HOFFMAN ST #203</b>	Open	11-2	<b>NEW</b>
\$699,000	3+3	MEDITERRANEAN	
	<b>BEST VALUE IN STUDIO CITY 3 BEDROOM CONDO IN NEWER BUILDING!</b> Beautiful, light 3 bedroom 3 bath unit in upscale condominium Mediterranean style condo located on a quiet side street close to CBS studios. Like new unit in move-in condition with hardwood floors, travertine and carpet in the bedrooms. Gourmet kitchen features top of the line stainless JENN-AIR appliances and granite counters with large breakfast bar. Lg open & light living room opens to covered patio and to a huge dining area. Large master suite with walk-in closet and automatic toilet.		
MLS#15-931225	Murray Weisberg	310-480-6260	Blt-Ins,Cbl,Cng Fan,Dshwshr,Dryer,Other
SOTHEBY'S INTERNATIO			

**Why Advertise? Large Distribution Area**


Westside L.A., San Fernando Valley, Greater South Bay, Beach Cities, Palos Verdes, Glendale, Pasadena, Burbank, Most of LA County!

TUESDAY


**89 Calabasas** *Single Family*

<b>3890 PRADO DE LA MARIPOSA</b> Open 11-2		<b>NEW</b>
<b>\$2,495,000</b>	5+5.5 2sty-MEDITERRANEAN	
		
<b>GATED AND PRIVATE - THE OAKS OF CALABASAS ESTATE</b>		
Mediterranean style home includes 4 bed/bath upstairs, 1 room en-suite downstairs, elegant formal living room, private study/office, dining room and outdoor dining area. Elegant chef's kitchen w/ granite counter tops, center island, and top-of-the-line appliances leads to expansive lot. Master includes sitting area and spa-like bath. Prado De La Mariposa is one of the original streets located on a tree lined cul-de-sac in the ultra-private and gated community of The Oaks in Calabasas.		
THE AGENCY 323-377-9007		Stove, Double Oven, Sub Zero, Dishwasher


**93 Eagle Rock** *Single Family*

<b>4844 HARTWICK ST</b> Lunch 11-2		<b>NEW</b>
<b>\$1,050,000</b>	3+2 MID-CENTURY	
		
<b>EAGLE ROCK-RENOVATED MID-CENTURY W/REAR GARDEN OASIS-LUNCH</b>		
Quintessential mid-century architectural residence, on a pvt cul-de-sac in Eagle Rock, combines sophisticated interiors w/a rear yd oasis. The bright & renovated open flrpln of 3+2 features entertaining deck off LR with stairs that lead to gardens, dining area, renovated kitchen with Bertozzoni stove, lwr lvl den, bonus rm, and 2 car garage. Newly Indscpd rear yd is a sanctuary w/lg terr levels, concrete tile patios, stairs, fountain, tree house, new fencing, and drought tolerant plantings.		
MLS#15-932027 Grace Gaerlan 3234289747 COLDWELL BANKER		Dshwshr,Dryer,Grbg Disp,Hood Fan,Rng/Ovn


**94 Glassell Park** *Single Family*

<b>1707 BRIDGEPORT DR</b> Open 11-2 594-J4		<b>rev</b>
<b>\$549,000</b>	3+2 1sty-TRADITIONAL	
		
<b>SO JUST ABOUT THE TIME YOU THOUGHT YOUR CHANCES FOR A SWEET</b>		
NELA 3/2 under \$600,000 were gone, open kitchen/dining/living room, master suite & Elyria Canyon's trails & adventures at the end of your block! Add a studio to capture the Mountain views & great light, laundry/work shop & a perfect place to exercise your creative home project dreams. Fresh paint in & out to move right in to contemplate your next steps or just chill while loving the access to everything that's happening on the Verdugo corridor & beyond, what new restaurant will you try next?		
Liz Johnson 323-397-6041 TELES PROPERTIES		3 + 2 + MOUNTAIN VIEW!!

**95 Mount Washington** *Single Family*

<b>1732 BRIDGEPORT DR</b> Lunch 11-2		<b>NEW</b>
<b>\$899,000</b>	3+3 3sty-ARCHITECTURAL	
		
Designers Breland & Harper present a stunning reinterpretation of this 1991 three bedroom, three bath, three story home. This modern yet rustic masterpiece offers endless views and sprawling backyard dotted with olive trees and lavender. A truly unique indoor/outdoor home that excites all the senses.		
Jessie Thurston 323.552.6662 CLINT LUKENS REALTY		

<b>409 RUSTIC DR</b> Refresh. 11-2 595B4		<b>NEW</b>
<b>\$555,000</b>	2+2	
		
<b>MOUNT WASHINGTON TREE HOUSE</b>		
409 Rustic Drive is the quintessential Mount Washington tree house. This ultra-private and unique cabin is flooded with natural light and offers incomparable views from nearly every room. A spacious living room, a built-in office nook, one bedroom, one bath, and a cozy kitchen. A few steps down from the main entrance lies a detached master suite with an open layout, private deck, and additional outdoor space.		
MLS#15-932451 Steve Clark 626-788-3013 DEASY PENNER & CLARK		DW,W/D,STV/FRD-NO FREEZER/ALARM SYSTEM

<b>349 CRANE</b> Refresh. 11-2		<b>NEW</b>
<b>\$549,000</b>	2+2 2sty-CONTEMPORARY	
		
<b>CONTEMPORARY COZY HILLTOP RETREAT</b>		
The first level of this cozy hilltop home features an upgraded kitchen, an open living room with French doors and floor to ceiling windows that look out into the canyon, and a master bedroom with a spacious en-suite bath and classic claw foot tub. The entire second level of the home is a spacious bedroom that opens out onto a second deck and features its own en-suite bath.		
MLS#15-932487 Steve Clark 626-788-3013 DEASY PENNER & CLARK		DW/STV/FRIDGE/GD

**244 Redondo Beach** *Single Family*

<b>1108 S PROSPECT AVE</b> Open 11-2		<b>rev</b>
<b>\$1,495,000</b>	4+3 2sty-SPANISH	
		
<b>EXQUISITE REDONDO BEACH HOUSE PRISTINE CONDITION</b>		
This beautiful and spacious Two-story, 4 bedroom, 3 bath home, built in 1980 with 2,724 sq. ft. of living space and 6,207 sq. ft. Features Spanish tile roof, Covered Gazebo with Hot tub and Sauna. Eat-in kitchen with granite counter top, large living and dining areas, an expansive family room with a vaulted ceiling, secluded backyard with covered patio and spa section. Secluded Yard with Mature trees.T2-minute drive to the Beacr and just a few minutes to Palos Verdes Penin. & Hermosa Beach.		
MLS#15-915635 Kim Chi Thi Hoang 323-255-2350 LANE MARSH REALTY		Refer/stove/Micro/Dishwsh/stack wshr/Dr

**280 Rancho Palos Verdes** *Single Family*

<b>15 SWEETBAY RD</b> Refresh. 11-2		<b>NEW</b>
<b>\$2,599,000</b>	4+4 1sty-ARCHITECTURAL	
		
<b>PORTUGESE BEND ESTATE</b>		
Located in gated community in Portugese Bend, this magical property is what Southern California living is all about. Vus of Pacific & Catalina + complete privacy. Recent renovation retains home's mid-century lines & adds reclaimed woods & natural stone. Open flrpln and indr/outdr flow perfect for entertaining. Huge chefs ktchn. Guest house ideal for home office or music studio. Spectacular 3/4 acre lot w/ amzg landscaping. Mins from Terranea Resort & Trump golf course.		
Geoff Clark 323-459-3845 DEASY/PENNER		See FP B/W AD

**NEW! The MLS Stats**

**Get Statistics for ANY Listing Search.**

Get statistics that really matter to you and your clients with the MLS Stats option in the Listing Search! It's Easy; Create a Listing Search, click Run Stats, select a Report, then Print or Email to create custom statistics from any Listing Search!

**300 Carson** *Single Family*

<b>X 502 E MOOREHAVEN DR</b>		Lunch	12-3	<b>NEW</b>
<b>\$465,000</b>	4+2	1sty-TRADITIONAL		
		<b>LOVELY TRADITION WITH PRETTY GROUNDS!</b>		
Recently remodeled, this 4 bedroom 2 bath home has new carpet and tile floors, and has been freshly painted. The living room has a fireplace, the kitchen offers an eat-in area, and there is a large loft area above the entry area that can be used as a family room or perfect for a home office. The grounds have been well maintained and offer a variety of fruit trees..				
Rhonda Payne RODEO REALTY - WEHO		213-503-5282		A/C


**73 Studio City** *Single Family*

<b>3812 VANTAGE AVE</b>		Open	11-2	562G6	<b>rev</b>
<b>\$2,350,000</b>	5+6	2sty-CAPE COD			
		<b>SPECTACULAR NEW SILVER TRIANGLE CAPE COD WWW.3812VANTAGE.COM</b>			
Custom home with unmatched sophistication. This beautiful home features 5 bedrooms, 5 1/2 baths, dramatic 10 ft ceilings, white oak hardwood floors throughout, grand formal living room, formal dining room, and a Chef's culinary kitchen complete with large center Island and state-of-the art Viking appliances. The huge family room with custom built-ins throughout opens to a beautiful entertainers dream yard featuring pool, spa, beautiful trees, grassy yard and large open patio area.					
MLS#15-917755		Randy Wright KELLER WILLIAMS		310.927.6818	
www.OmegaGroup.LA					

**604 Long Beach** *Income*


<b>1632 JUNIPERO AVE</b>		Open	11-1	<b>NEW</b>
<b>\$524,900</b>				
		<b>SPACIOUS LOT!</b>		
You won't want to miss out on this terrific opportunity to own a 4 unit property located in the heart of Long Beach. The spacious lot will leave you salivating with potential development ideas. Come take a look before it's too late! Info herein is not verified by agent or seller. Buyer to verify all info & rely on their own findings. Please see private remarks.				
MLS#15-931611		Joyce Essex Harvey COLDWELL BANKER		
www.EssexHarvey.com				

**73 Studio City** *Condo / Co-op*

<b>12026 HOFFMAN ST #203</b>		Open	11-2	<b>NEW</b>
<b>\$699,000</b>	3+3	MEDITERRANEAN		
		<b>BEAUTIFUL 3 BEDROOM UNIT IN NEWER BUILDING IN STUDIO CITY</b>		
Upscale condominium in desired area of Studio City. Unit features bright LR w/access to patio, high ceilings, fireplace, wood floors and is open to the large dining area. Spacious kitchen features granite counters, stainless steel JENN-AIR appliances and tile floors. The 3 bedrooms include a large master suite with walk-in closet and full bathroom with double sinks, tile floors and separate shower and bath. Unit also has curved walls, 5 inch base boards, crown molding and coved ceilings.				
MLS#15-931225		Murray Weisberg SOTHEY'S INTERNATIO		310-481-6260
Blt-Ins,Cbl,Cing Fan,Dshwshr,Dryer,Other				

**FRIDAY OPEN HOUSES**

**72 Sherman Oaks** *Single Family*

<b>X 3879 SHERVIEW DR</b>		Lunch	12-2	561H6	<b>rev</b>
<b>\$1,299,000</b>	4+3	TRADITIONAL			
		<b>MID-CENTURY WITH SWEEPING CANYON VIEWS</b>			
Desirable open floor plan flows to inviting, private, tranquil outdoor space perfect for entertaining. Entry with hardwood floors leads to living room with fireplace, family room with fireplace, and master bedroom. All of these rooms flow to a huge backyard deck with built-in raised spa. Granite counter tops in kitchen. Double garage with workbench and direct access. This bright single level-home offers real privacy. Convenient location close to the Westside and the Valley. Solar panels owned.					
MLS#15-907017		James Muske COLDWELL BANKER RESI		310-281-3901	
Blt-Ins,Cent Vac,Dshwshr,Grbg Disp,Micro					

**11635 WOODBRIDGE ST #8** *Refresh. 11-2*

<b>\$675,000</b>		2+3	CAPE COD	<b>NEW</b>
		<b>IMPECCABLE STUDIO CITY TOWN HOME</b>		
Impeccably done town home in Colfax Meadows within Carpenter Elementary school district with lots of natural light! Expansive living room complete with full sitting deck to entertain or dine all leading to a fully redesigned kitchen w/ tech friendly stainless steel appliances. A smaller building with only 8 units, this corner both bedrooms are large size and there is an exceptional amount of storage in the unit itself. The common theme of attention to detail is echoed throughout.				
MLS#15-932477		Josh G Hill KELLER WILLIAMS HOLL		213-840-0572
Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr				

**73 Studio City** *Income*

<b>4530 WHITSETT AVE</b>		Open	12-2	<b>NEW</b>
<b>\$2,650,000</b>				
		<b>INCREDIBLE OPPORTUNITY. PERFECT FOR FIRST TIME INVESTOR! OWNER WILL CARRY 60%!!! IF YOU COULD NOT QUITE QUALIFY FOR LOAN BEFORE, THIS IS THE ONE YOU HAVE BEEN LOOKING FOR!!!</b> Rare beautiful tree lined income property includes an updated & charming 5-unit (has a 6th studio apartment that is not being monetized) apartment building along with a gorgeous remodeled 4 bedroom Single Family Residence. Units are dazzling, updated and each has its own wood burning fireplace. Some with private patios.		
MLS#15-927759		Valerie Fitzgerald COLDWELL BANKER RESI		310-285-7515
Dshwshr				



TUESDAY  
FRIDAY