

TUESDAY

**01 Beverly Hills** Single Family

<b>807 N CAMDEN DR</b>	Open	11-2	592E7	<b>NEW</b>
\$12,500,000	4+5	2sty-FRENCH		




**STUNNING FRENCH STYLE HOME IN BEVERLY HILLS FLATS**

Sophisticated & stunning French style home blends period character w/contemporary lifestyle. This approx 7,500 sqft residence has been meticulously renovated & is perfect for intimate & large-scale entertaining. Upstairs is a spacious master w/ lavish his/hers baths & separate walk-ins & 3 en-suite bdrms. The nearly 17K sqft lot includes lush green lawns, swimmer's pool, covered outdoor dng & lvg spaces & gst hse w/kitchen. Amenities: 3rd floor gym & massage area, maid's quarters & 3-car garage.

MLS#14-764301	
L.May/E.Fitz/B.Rose	424.230.3700
THE AGENCY   CB BH	
Blf-Ins,Dshwshr,Dryer,Rng/Ovn	

<b>120 N PALM DR</b>	Open	11-2	632H2	<b>NEW</b>
\$4,395,000	5+6	CONTEMPORARY		




**CHIC CONTEMPORARY IN THE LA TERRASSE!**

This is a magnificent Newer Two-Story Construction House in Prime Beverly Hills, North of Wilshire Blvd. Five (5) Large Spacious Bedroom & Six (6) Baths. Enter through a very bright wrought-iron doors to an open floor-plan living & dining area with romantic fireplace & spacious downstairs maids/office/guest suite.

MLS#14-775537	
Iman Eshaghyan	(310) 600-8209
COLDWELL BANKER RESI	
Blf-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg	

<b>427 S ALMONT DR</b>	Open	11-2	<b>NEW</b>
\$1,795,000	3+2		




**BEAUTIFUL CONTEMPORARY EXTREMELY PRIVATE HOME W/ GUEST HOUSE**

Electronic Smart House w/ updated plumbing and HVAC. Remodeled Kitchen w/ new Bosch stainless steel stove top, new Fisher & Paykel Double drawer dishwasher, Ann Sacks tiles, and Cesar Stone Counter tops. Best of California living w/ outdoor dining room & newer above ground 8 person spa. BHUSD.

KJ Marmon	310.749.4995
HILTON & HYLAND	
www.kjmarmon.com	

<b>602 N ROXBURY DR</b>	Open	11-2	632E1	<b>red</b>
\$6,985,000	6+7	SPANISH		



**SPANISH COMPOUND**

Superb renovation of a Classic 1920's Spanish Style home. The perfect floor plan: Living room, dining/Family room + eat in kitchen. Master Ste w/sitting room; 2 add'l Bedrooms + office/or possible 4th that opens to Pvt patio. Yard & pool plus Separate Guest Suite and studio. 5 garage spaces plus gated motor court.

MLS#14-759871	
A Comora/P Lester	424-230-3746
THE AGENCY	
Blf-Ins	

<b>1031 COVE WAY</b>	Open	11-2	592D6	<b>rev</b>
\$6,250,000	4+5	VILLA		




**THE ULTIMATE RESORT IN PRIME BEVERLY HILLS**

Affording total privacy and seclusion, this exceptional California villa will tug at your heartstrings. 3 BR's plus maid's. Beautifully positioned around a sparkling pool and situated on one of the most desired streets in Beverly Hills, it boasts a large, luxurious LR, huge great room, formal DR, lavish master suite with elegant Brazilian marble bath, office and two additional BR's. High ceilings and expansive spaces flow easily from one to another. An exceptional California lifestyle.

MLS#14-777501	
Ron de Salvo	310-777-6233
COLDWELL BANKER-BH N	
Blf-Ins	

<b>312 S SWALL DR</b>	Open	11-2	632H3	<b>rev</b>
\$3,495,000	5+5	MEDITERRANEAN		



**EXQUISITELY REMODELED MEDITERRANEAN HOME**

LOCATION! LOCATION! Exquisitely and beautifully remodeled & expanded Mediterranean home featuring bright open spaces with wonderful flow, perfect for entertaining. This 4bd 5bth gated home has incredible pool/ spa area w/ fountains & mature greenery, and a guesthouse with full bath. Main house boasts large master wing & seating area, newly completed custom tile bathrooms with lit vanity, open kitchen with stainless appliances & breakfast area.

MLS#14-782745	
Josh & Matt Altman	323.791.9398
HILTON & HYLAND	
Cbl,Dshwshr,GrbgDisp,Hood Fan,Micro,Othr	

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

<b>447 N DOHENY DR, UNIT 105</b>	Refresh.	11-2	592/H7	<b>NEW</b>
\$1,375,000	2+3	1sty-CONTEMPORARY		




**CHIC CONTEMPORARY IN THE LA TERRASSE!**

Spacious 1950 sq ft(per appraiser) front facing corner unit with large patio. Living room and dining area features walnut colored, white oak floors. Kitchen with Viking appliances and high gloss burled walnut and sycamore cabinetry. Both bedrooms have automatic blinds and en suite bathrooms with Carrara marble tile and double shower heads. Amenities include 24-hour concierge, gym, sun terrace and media room, not to mention 3 parking spaces and 3 storage spaces, unique to this unit!

Penelope Psalliras	323-309-9680
BERKSHIRE HATHAWAY	

<b>121 N ALMONT DR #205</b>	Open	11-2	632H2	<b>NEW</b>
\$999,000	2+2	CONTEMPORARY		



**SPACIOUS AND ELEGANT**

Light filled with french doors opening to a large balcony. Polished marble floors, fireplace, wet bar. Spacious master with sitting area, walk-in closets, balcony and marble bath. Remodeled kitchen with granite and stainless. Bonus room/ small office. Washer/dryer in unit. Side by side parking. Close to Wilshire, walking distance to all.

MLS#14-785669	
Juhree Fletcher	310-801-1809
NELSON SHELTON & ASS	
Micro	

**01 Beverly Hills** Lease

<b>1050 WOODLAND DR</b>	Open	11-2	592E6	<b>red</b>
\$14,900	4+5	CONTEMPORARY		



**1050 WOODLAND DR**

Located on one of the most prestigious, tree-lined, streets in Beverly Hills this home boasts incredible high ceilings, open floor plan, lush gardens, and immense entertaining space. A home designed for the truly discerning client. This house features 4 bedrooms all with in suite bath, entertainer's bar, formal dining room, formal breakfast room, extremely large den and formal living room, and immaculately maintained grounds. Beverly Hills living at it's finest.

MLS#14-769897	
Jason Yaselli	310-486-8039
KELLER WILLIAMS BEVE	
Blf-Ins,Dshwshr,Dryer,Grbg Disp	



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TUESDAY

**02 Beverly Hills Post Office** Single Family

<b>9610 OAK PASS RD</b>	Open	11-2	<b>NEW</b>
<b>\$6,800,000</b>	4+6		



**CONTEMPORARY WITH INCREDIBLE VIEWS**

Significant M. Lewis Contemporary w/ incredible views perched on 3.8 acres (property boasts three separate lots tied together) on one of BHPO's most private, gated, sought after streets. This ultimate hillside compound is equipped w/ a movie theatre, pool, full cabana, chef's kitchen, stunning living room with floor to ceiling windows perfect for entertaining, and beautiful views from nearly every room. The potential for development is unparalleled for this property.

Andrew Cohen HILTON & HYLAND	310.892.8093
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<b>1225 BEVERLY ESTATES TER</b>	Open	11-2	592C5	<b>rev</b>
<b>\$2,695,000</b>	4+4		1sty-CONTEMPORARY	



**LOWER BHPO 1 STORY POOL VIEW REDUCED !!!!**


On a quiet cul-de-sac in lower BHPO overlooking an unobstructed canyon view sits a beautifully redone one story contemporary home .Perfect for entertaining , a spacious open floor plan combining a bright living and dining room with French doors that leads to a beautiful sparkling pool .Large master bedroom with vaulted ceiling ,fireplace, his and hers bath , 3 additional bedrooms plus a bonus room ,hardwood floors through out ,granite counter top and Viking appliances in kitchen .

Valerie Cuny COLDWELL BANKER RESI	3105295065
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CIng Fan,Dshwshr,Grbg Disp,Fridg

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

<b>9776 OAK PASS RD</b>	Open	11-2	592C2	<b>NEW</b>
<b>\$1,925,000</b>	3+4		CONTEMPORARY	




**CONTEMPORARY LOCATED IN BEVERLY HILLS POST OFFICE**

This California contemporary located in Beverly Hills Post Office offers an open floor plan that is an entertainers delight. The foyer opens to an inviting large living room with high ceilings, exposed wood beams, bar and fireplace that opens to a serene outdoor den surrounded by lush landscaping. Private office with separate bathroom. Formal dining area can accommodate large dinner parties.

David Berg / Kevin Dees PARTNERS TRUST BH	310-500-3931
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Blt-Ins,Dshwshr,Dryer,Grbg Disp,Rng/Ovn

<b>1417 N DOHENY DR</b>	Open	11-2	<b>NEW</b>
<b>\$5,995,000</b>	5+6		



**CHIC & SOPHISTICATED SUNSET STRIP HOME WITH POOL**

Stunning, just remodeled elegant Traditional Home located in prestigious lower Doheny Drive in the Sunset Strip. Entry with Hickory distressed hardwood floors. Step down living room with high ceilings, wood-burning fireplace and French doors that open on to romantic covered patio. Large scale dining room. Magnificent eat-in kitchen with Calacatta gold slab marble island, top-of-the-line stainless appliances. Sensational living in prime Sunset Strip!

Steve Frankel COLDWELL BANKER-BH N	310-281-3981
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www.stevefrankel.com

<b>1710 FERRARI DR</b>	Open	11-2	592D4	<b>red</b>
<b>\$2,095,000</b>	4+4		2sty-CONTEMP MED	




**\$200,000 REDUCTION - OVER 1/2 AN ACRE - GATED/PRIVATE**

Located in one of BHPO's most desirable neighborhoods just minutes from Sunset Bl. This tranquil & private estate is situated on over 1/2 acre & set far back from the street in a spectacular setting surrounded by mature landscaping & stunning canyon views. A long, gated tree-lined drive leads to a motor court & the dramatic entry of this Mediterranean estate. 1 bedroom suite down, master plus two bedrooms up. Great entertaining spaces, indoor/outdoor flow, pool. Also for lease \$8,500/mo.

J. Rey/M. Ficara COLDWELL BANKER BHS	310-285-7529
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www.1710ferrari.com

<b>7640 CURSON TER</b>	Lunch	11-2	<b>NEW</b>
<b>\$5,795,000</b>	2+3		




**LUNCH SERVED - AMAZING OPPORTUNITY TO CREATE YOUR DREAM HOME**

DEVELOPERS DREAM!!!! Amazing opportunity to live in or develop your dream home. This one-of-a-kind property just west of Runyon Canyon is available with full reports and development analyses with renderings! This is your opportunity in prime Hollywood Hills. This architectural masterpiece has been designed by Vantage Design Group. The feasibility analysis was prepared by Crest Real Estate. Spectacular, Southern-Facing Unobstructed Jet-Liner Views from Downtown Los Angeles to the Pacific Ocean.

Josh & Matt Altman HILTON & HYLAND	323.791.9398
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www.thealtmanbrothers.com

<b>1441 SUMMITRIDGE DR</b>	Open	11-2	592D5	<b>rev</b>
<b>\$4,495,000</b>	4+5		MODERN	




**REDUCED! NEW CONSTRUCTION INCREDIBLE VALUE**

Stunning architectural with breathtaking views! Perfect for entertaining with open floorplan, spacious living and dining rooms, 12 ft. high ceilings,French oak hardwood floors throughout. Master suite/ lux master bath, designer finishes and walk-in closet. 3 additional en-suite bedrooms, office, media/theater room with surround sound. Modern kitchen with Thermador appliances, glass countertops, custom cabinets. Rooftop deck, firepit, gated courtyard entry. Huge basement. Great BHPO location!

Dominique Jeramaz CITY REAL ESTATE	310-531-2910
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Cbl,Dshwshr,Frzr,Micro,Rng/Ovn,Other

<b>1488 N KINGS RD</b>	Lunch	11-2	593A5	<b>NEW</b>
<b>\$3,295,000</b>	4+5		2sty-CONTEMP MED	



**DECORATOR FURNISHED PACKAGE DEAL!**

BETTER THAN A 5-STAR HOTEL! UBER-CHIC FURNISHED & SEXY MODERN MEDITERRANEAN HOME IN THE HEART OF THE SUNSET STRIP! REDONE W/FINE TASTE & MATERIALS. SUNLIT RMS W/DRK WD FLRS, MLDNGS, FRENCH DRS. 3 BD SUITES UP & CONV DEN/OFFICE DOWN. LG HI CLNG LIBRARY W/BLT-INS/BEAMS. HUGE DRAMATIC MASTER W/FP, WALK-IN, DECK W/CITY VUS! AMAZING MASTER BA W/INFINITY SPA TUB. BIG CENTER-ISLE KITCH W/TOP BLT-INS. PRIV & CUSTOM LOWER LEVEL SCREENING ROOM! KITCH, DINING, & CONV DEN OPEN TO YARD W/PL/PATIOS/DECKING.

MICHAEL J. LIBOW CB - BHS	310-285-7509
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www.1488kings.com

<b>3114 ABINGTON DR</b>	Open	11-2	592C1	<b>rev</b>
<b>\$3,950,000</b>	4+5		VILLA	

30,000+ square foot flat lot. Beautiful, romantic, private, resort-like tennis court estate with stunning attention to detail.

MLS#14-778359	Blt-Ins,Cbl,Dshwshr,Dryer,Grbg Disp	
Kay Pick	310 617 0900	COLDWELL BANKER BHN

<b>1438 N DOHENY DR</b>	Open	12-2	592H5	<b>NEW</b>
<b>\$3,199,000</b>	4+6		3sty-CONTEMPORARY	



**BEAUTIFUL CONTEMPORARY**

Remodeled 4 BR + maid's, 6 BA & over 4,000 sq ft, 2-story entry, open flow, hw floors & custom details throughout. Gourmet kitchen, center island & top appl. Dining rm w/ French doors. Lush grounds, pool & spa. Lite & brite formal living rm w/ hi ceilings & FP. Master suite w/ hi ceilings, lrg walk-in closet, lovely bathroom w/ tub, dual sinks & steam shower. Downstairs entertainment rm w/ wet bar & French doors that open to patio & fountain. Also available for lease \$13,500 mo.

Judy Ross-Bunnage COLDWELL BANKER BH S	310-285-7504
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BBQ, Blt-ins, Dshwshr, Frzr, Disp, Other

**OPEN HOUSE STATUS LEGEND**

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

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



TUESDAY

<b>1774 N ORANGE GROVE AVE</b>	Open	11-2	593B4	<b>NEW</b>
<b>\$2,150,000</b>	4+3	SPANISH		



**PRIVATE SHANGRI LA**

This 1923 Spanish has been lovingly maintained by the owner. It offers explosive views and magical outdoor spaces. The living room features a fireplace and wood beam ceilings. The kitchen is open to the dining/family room, ideal for contemporary living. The romantic master features a stone fireplace and a gracious sitting/dressing room. The outdoors include a lounge area with built in banquette, a waterfall and another fireplace. A second level features an ozone spa, sauna and a lounge area.

MLS#14-770443  
Eric Lowry 213-507-0950  
COLDWELL BANKER

**Blt-Ins,Cent Vac,Dshwshr,Rng/Ovn,Fridg**

<b>6910 PASEO DEL SERRA</b>	Open	11-2	<b>NEW</b>
<b>\$899,000</b>	2+1.75	CONTEMPORARY	



**HOLLYWOOD HEIGHTS MID-CENTURY HOME**

Nestled in the heart of the "Hollywood Heights" hills, this wonderfully detailed mid-century home affords captivating city and canyon views from within the home, as well as from its expansive deck. Located on a quiet, highly desirable double cul-de-sac, this home captures the essence of Hollywood Hills living while also granting the luxury of a quiet, peaceful location.

MLS#14-770443  
Kyle Eisenhart 310.867.0563  
RODEO REALTY

<b>2473 CREST VIEW DR</b>	Refresh.	11-2	592H2	<b>NEW</b>
<b>\$1,899,000</b>	2+3	1sty-VILLA		



**1 STORY VILLA WITH CANYON VIEWS**

NEW LOOK-NEW PRICE. Spacious, Approx. 3000 SQ FT., remodeled w/ quality & style. 2 separate Bd. suites +3rd Bd/den.. Deck & terraces surround private sunny pool & spa w/canyon views. Family/media room w/ fireplace & bar. Large Cooks kitchen w/ 8 burner cook top, dbl ovens & dishwashers, wine cooler & beverage refrigerators, granite counter, bar & large breakfast area. Motor court +2 car garage. Walking distance to the Mulholland Tennis Club, minutes to Sunset Strip, BH & Studio City.

MLS#14-784301  
Barbara Palmer 310-713 1772  
KELLER WILLIAMS BEVE

**Ref, W/D, DW, Builfins, BBQ,Wine Ref.**

<b>8407 KIRKWOOD DR</b>	Open	11-2	593A4	<b>NEW</b>
<b>\$849,000</b>	3+2	COTTAGE		




**QUINTESSENTIAL CANYON BUNGALOW**

Quintessential Canyon bungalow with hardwood floors, garage and great storage. This rustic 3 bedroom, 2 bathroom home with just under 1,200 sq. ft. of living space is the perfect canvas for Buyers & Developers looking for a great project in the hills. Great bones and well sited on the lot, set back and above the street with off street parking and a generous back yard. Centrally located to the cafes, shopping and nightlife of the world famous Sunset Strip, Hollywood and Highland & Ventura Blvd

MLS#14-784551  
Brian Ades 3105038080  
SOTHEBY'S SUNSET STR

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

<b>3043 NICHOLS CANYON RD</b>	Open	11-2	<b>NEW</b>
<b>\$1,685,000</b>	4+3	1sty-MID-CENTURY	



**ED FICKETT MID CENTURY POST AND BEAM WITH POOL**

Stunning property in the Colony. Edward H Fickett FAIA designed post and beam is a mid-century lovers dream. Expansive and open floor plan unites indoors with out. 4 bedrooms / 3 baths, large and private swimming pool. Huge 8700 square foot flat lot with tremendous privacy and lush landscape. Won't last! See HollywoodHills.com for more details and photos

MLS#14-784301  
Stephen Parisi 310.488.7653  
DEASY/PENNER/PARTNER

**Nichols Colony Enclave, upper Nichols**

<b>8017 HIGHLAND TRL</b>	Open	11-2	593B3	<b>red</b>
<b>\$1,550,000</b>	3+4	CONTEMPORARY		



**PRICED TO SELL**

New look and new price! Space, light and volume define this contemporary villa in the lower Hollywood Hills. Expansive main level has a large great room with fireplace, spacious dining area and custom designed kitchen. Balconies overlook the City. Private master with walk-in closet, updated spa-style bath, and large private sun deck. Large scale second bedrooms. Oversized two car garage with direct access and additional off street parking. Welcome home to this turnkey house.

MLS#14-785409  
Sam Plouchar 3107523133  
THE AGENCY

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

<b>2535 NICHOLS CANYON RD</b>	Open	11-2	<b>NEW</b>
<b>\$1,395,000</b>	3+2.5	2sty-CONTEMPORARY	



**CHIC CONTEMPORARY HOME WITH CANYON VIEWS**

Beautifully updated contemporary home. Private gated patio entry. Open living room with high ceilings, and sweeping views of the canyon. Chef's kitchen with stainless steel appliances and marble countertops. A large dining room, perfect for entertaining. Gracious master suite, with chic bath and 2 walk in closets. There are also 2 additional guest bedrooms, all with views of the canyon. Tow car garage, plus an additional area for more parking. Serene living in the canyon!

MLS#14-780629  
Steve Frankel 310-281-3981  
COLDWELL BANKER-BH N

**www.stevefrankel.com**

<b>1551 VIEWSITE DR</b>	Open	11-2	592J4	<b>rev</b>
<b>\$9,495,000</b>	5+5	ARCHITECTURAL		



**STUNNING MODERN COMPOUND HOVERING OVER THE SUNSET STRIP**

Stunning Modern compound hovering over the sunset strip w/ 60' ft infinity pool and spa overlooking back drop of LA w/ explosive city views stretching all the way to the pacific ocean. Enter the gated estate and experience a warm contemporary architectural masterpiece w/ soaring 12' high ceilings stepping into a 50' open dining and living room. This chic home infuses deep rich organic woods w/ sliding doors to create a sexy indoor-outdoor vibe positioned on a 20,000 ft lot w/ large grass yard.

MLS#14-780629  
Brick Williams 310.776.0733  
HILTON & HYLAND

**Blt-Ins,Cbl,Dshwshr,Elvtr,Grbg Disp,Othr**

<b>2937 WESTBROOK AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,195,000</b>	3+3	2sty-TRADITIONAL	



**HOLLYWOOD HILLS HOME WITH POOL FOR GREAT PRICE!**

A private gated cul-de-sac bestows a tranquil home with guest apt and large saltwater pool surrounded by colorful, lush landscaping on a large lot. This two-story traditional home features light-filled rooms with a great entertainment flow. The first floor features a living room w/ fireplace, galley kitchen, laundry area, wet bar, and powder room. The second floor features 3 bedrooms with hardwood floors and loads of light. The master bedroom has double closets, gas fireplace.

MLS#14-780629  
Shawn Kormondy 323-638-7567  
KELLER WILLIAMS BH

**Fridge, Oven, Dishwasher, W/D, BBQ**

<b>2401 JUPITER DRIVE</b>	Open	11-2	<b>rev</b>
<b>\$3,779,000</b>	4+4	CONTEMPORARY	



**REINCARNATED CONTEMPORARY WITH CANYON & CITY LIGHT VIEWS**


Absolutely stunning, this home is blessed with an abundance of natural light & an Open-Flowing floorplan. European kitchen features Bauformat cabinets, Caesarstone counters & Miele appliances. Spectacular living room w/ dual seating areas plus step down family room w/ fireplace. Glass staircase trimmed in stainless. Four Seasons Master Suite w/ elevated sitting area, dual European closets & spa-like bath. Resort like rear yard & pool w/ swim up bar/BBQ. Finest quality & craftsmanship thru-out.

MLS#SR14139786CN  
Ellen Model/Lana Petrosi 818-933-2400  
BERKSHIRE HATHAWAY

**WWW.2401JUPITER.COM**



<b>X 7550 MULHOLLAND DR</b>		Lunch	11-2	593B1	<b>rev</b>
<b>\$2,475,000</b>	4+5	3sty-ARCHITECTURAL			




**SEE FULL PAGE B/W AD AREA# 3. LUNCH SERVED!!!**

Hollywood Hills homage to modern, organic architecture. Sleek steel & fogged glass gate to lg. motor ct. + 6-car garage. Multi-level home w/soaring ceilings & expanses of windows w/garden, cyn. & hills views. LR & FR w/FPs. Master Ste. w/FP, office area, private deck, 2 walk-in closets & lg. spa-like bath. Gourmet Kit. w/stainless apps., center island & granite counters. DR w/wall of windows. Media rm. w/Fr. doors to a deck. Lush landscaping, fire pit & room for a pool.

MLS#14-782033  
AARON MONTELONGO 310-600-0288  
SOTHEBY'S

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



**SWEPTING 180 DEGREE CITY LIGHT VIEWS - PARK LIKE GROUNDS**

Absolutely Charming 2BD + 2BA home hidden up a Long, Gated Driveway in a Magical Setting with Sweeping 180 Degree City Light Views and a Lush Garden with mature Trees and Breathtaking Views. There is also a view of the Hollywood Sign from the Master Bedroom and the brick patio. Ideal artist's hide-away. Quick commute to Warner Bros, Universal, Disney, Sunset-Gower, and Paramount. Walking distance to Runyon Canyon Park. Move-in condition! Room for a Pool.

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

<b>8590 WONDERLAND AVE</b>		Open	11-2	592J3	<b>rev</b>
<b>\$849,000</b>	2+2	CONTEMP MED			



**SPANISH CONTEMPORARY IN LAUREL CANYON!**

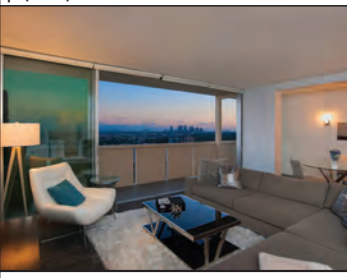
Laurel Canyon Span Jewel in Mtn Setting! Open Living w/ Spanish pavers & adjoining Dining Area opening to priv patio & yd - perfect for entertaining! Updated Kit w/ maple cabinets, ss appliances & vu to the exterior. Totally Priv Bkyd w/ raised patio, spa, BBQ, & gas fire pit. 2+2, mstr w/ excellent closets & tree top vus. Add'l features include: Wd flrs, Span Paver Tiles, Central Heat/Air, 2 car gar w/ add'l 3 off-street prkg, & sep Indry rm. Wonderland Elementary School District.

MLS#14-780763  
James Hancock 310-777-6351  
COLDWELL BANKER-BH N

**Bring or Send Clients!**

**03 Sunset Strip - Hollywood Hills West** Condo / Co-op

<b>8787 SHOREHAM DR, UNIT 1209</b>		Refresh.	11-2	<b>NEW</b>
<b>\$1,649,000</b>	2+2	CONTEMPORARY		



**UBER-LUXE SHOREHAM TOWERS DOUBLE UNIT. VIEWS! VIEWS! VIEWS!**

The ultimate contemporary residence at the exclusive, full-service Shoreham Towers with jaw-dropping city-to-ocean views! The two front-facing, combined units were just remodeled with sensational style. This 2BD/2BA with 2 balconies luxe home, offered fully furnished, features a living/dining area with floor-to-ceiling, sliding glass wall, connecting out to the stunning views. The building amenities include: 24-hour security, valet, concierge, pool, spa & gym. Located right above Sunset Blvd

ST.JAMES + CANTER 310.291.1029  
BERKSHIRE HATHAWAY

**WWW.8787SHOREHAMDRIVE1209.COM**

<b>1940 N. HIGHLAND AVENUE #40</b>		Open	11-1	593E3	<b>NEW</b>
<b>\$498,000</b>	2+2	CONTEMPORARY			




**NEWLY RENOVATED HOLLYWOOD HILLS BUILDING 2+2 CONDO MUST SEE!**

This beautiful 2 bedroom and 2 bath condo is located at the base the Hollywood Hills. Walking distance to Hollywood Blvd and The Hollywood Bowl! Condo features an elegant entrance hall; open kitchen; stainless appliances, lots of storage thru out; gas fireplace; slate & hardwood floors; balcony. Laundry in unit. The building has just undergone a 1.8 million renovation! Very well manicured and very quiet building. Intercom systems, gated parking garage & lots of guest parking!

MLS#14-781545  
Lynn Crausman 310-497-1007  
KELLER WILLIAMS

**Dshwshr,Dryer,Intrcm,Rng/Ovn,Other**

<b>03 Sunset Strip - Hollywood Hills West</b>		<i>Lease</i>			
<b>1260 ST IVES PL</b>		Open	11-2	592H5	<b>NEW</b>
<b>\$60,000</b>	5+8	2sty-VILLA			




**FULLY FURNISHED MEDITERRANEAN VILLA IN LOWER DOHENY**

This Hollywood Glam Mediterranean Villa showcases magnificent & dramatic views from nearly every room. Situated at the end of a private cul-de-sac on a promontory, it's got the best jetliner, Downtown, city & ocean views in lower Doheny/Bird Streets. Designer details & high end furnishings thruout including a vintage Steinway piano. Walking distance to Sunset, shops, entertainment, restaurants & nightlife. Fully Furnished; lease term negotiable.

MLS#14-782099  
Natalie Elias 310-439-3412  
WEA

**Blt-Ins,Dshwshr,Dryer,Elvtr,Frzr,Other**

<b>04 Bel Air - Holmby Hills</b>		<i>Single Family</i>		
<b>1101 STRADELLA ROAD</b>		Open	11-2	<b>NEW</b>
<b>\$3,699,900</b>	3+4	CONTEMPORARY		



**VIEWS FROM SANTA MONICA TO RANCHO PALOS VERDES TO CATALINA!!**

If an unmatched, unparalleled, panoramic ocean and city view is something that is important to you, then look no further... You have found the home of your dreams. Situated high up in the hills of Bel Air, this custom built masterpiece is as classy as it is elegant. Step into the home and on to beautiful mahogany hard wood floors, but be prepared; your eyes will be drawn outside where the incredible views are pulled in from nearly every window in the home. This is beauty refined.

MLS#OC14133075MR  
Rob Magnoffa 714-478-1478  
FIRST TEAM ESTATES

<b>2524 ANGELO DR</b>		Open	11-2	592B2	<b>NEW</b>
<b>\$1,247,000</b>	3+3	TRADITIONAL			




**AMAZING OPPORTUNITY IN BEL-AIR RIDGE**

C plan with 3 bedrooms and 2.5 bathrooms. French doors, hardwood floors, updated kitchen, large front and rear patios with plenty of natural light. Community include Clubhouse, 2 pools, fully equipped gym, 7 tennis courts with pro instructor, 24/7 security patrol car.

MLS#14-784691  
Barbara Tenenbaum 310.858.5468  
HILTON & HYLAND

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

<b>2337 N BEVERLY GLEN</b>		Open	11-2	592A3	<b>NEW</b>
<b>\$998,000</b>	2+3	3sty-CONTEMP MED			



**DESIGNER DONE 2+DEN W/ PEACEFUL CANYON VIEWS**

Minutes to the Westside or Valley! 2+2.5+DEN with designer finishes throughout -- distressed hardwood floors, custom window treatments, new windows & doors. Soaring ceilings & fabulous natural light in all entertaining rooms. Spacious upstairs den could easily be a 3rd bedroom. Sprawling master suite with gas fireplace, walk-in closet, & sumptuous bath. Quiet & private guest bedroom with en suite bath. Outdoor deck overlooking the trees and canyon. 2-car garage & loop driveway for easy exiting.

MLS#14-759943  
Frieden/ Kaptain 310-887-0226  
CB SUNSET/ KWBH

**beautifully done, canyon views, location**

<b>290 STRADA CORTA RD</b>		Open	11-2	592B7	<b>red</b>
<b>\$11,950,000</b>	6+9	MID-CENTURY			



**AN UNBELIEVABLE OPPORTUNITY! MAJOR PRICE REDUCTION!**

MAJOR REDUCTION! An incredible opportunity! Enveloped in privacy, gated, & approached via a long circular drive, this 6+8.5 authentic mid-century is located in the best part of lower Bel Air, encompassing a huge area of usable land. Every room is oriented to take advantage of the incredible landscaping & setting. 2 add. ensuite bedrooms, 2 staff rooms, + detached 1+1 GH. Private grassy yard complete with sparkling pool & patio areas + 4-car garage & motor court.

MLS#14-762015  
Sally Forster Jones 310-691-7888  
JOHN AAROE GROUP

**www.290stradacorta.com**



TUESDAY

<b>1323 MORAGA DR</b>	Open	11-2	591H6	<b>rev</b>
<b>\$9,950,000</b>	5+6	COUNTRY ENGLISH		



**LOCATED IN THE PRESTIGIOUS GATED COMMUNITY OF MORAGA**

Located in the prestigious gated community of Moraga stands this terrific 9,538 Sf Country English estate. Situated on over 9 acres of privacy with an extensive flat grassy yard and tennis court, this 6 bed room 5.5 bath home is loaded with charm and detail throughout. The gracious floor plan is formal yet inviting w/ spacious public rooms & numerous intimate quiet areas making it perfect for formal entertaining or casual gatherings.

MLS#14-783937  
A Lascano, B Farrugia 424.253.5489  
HILTON & HYLAND

Blt-Ins,Dshwshr,Frzr,GrbgDsp,HoodFn,Othr

**05 Westwood - Century City** *Single Family*

<b>10307 EASTBORNE AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,495,000</b>	3+2.5	2sty-SPANISH	



**STUNNING SPANISH IN COMSTOCK HILLS**

Stunning 3 bd/2.5 ba Modern Spanish in Comstock Hills. Gated courtyard entry, 2x volume living room with fireplace, eat-in cook's kitchen with stainless steel appliances and huge center island, great room, grassy backyard with finished garage, formal dining room and master with Century city view.

Jamie Thompson 310.430.4307  
DOUGLAS ELLIMAN

www.DwellinLA.com

<b>1949 COMSTOCK AVE</b>	Open	11-2	632D4	<b>NEW</b>
<b>\$1,349,000</b>	2+2	2sty-MONTEREY COLONIAL		



**CLASSIC MONTEREY COLONIAL**

Charming 1930s Monterey Colonial. Entry foyer & staircase; bdrm (or den) + bath; service room; and attached 2-car garage. Upper level: stunning beamed-ceiling living room w/ FP opens to front balcony and rear patio. Classic kitchen and a charming breakfast room w/corner cabinets. Large dining w/French doors overlooking the patio and grassy yard.

Bret Parsons 323-315-7453  
JOHN AAROE GROUP

www.1949Comstock.com

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

<b>10668 EASTBORNE AVE #305</b>	Open	11-2	632C4	<b>NEW</b>
<b>\$875,000</b>	2+2	2sty-TRADITIONAL		



**STUNNING WESTWOOD TOWNHOUSE!**

2 bed/2 bath elegant, top-floor unit w/HIGH CEILINGS! Formal dining, spacious living/family room jeweled with hardwood floors and balcony w/views. Bedrooms are separate & private. Over-sized, Master Bedroom boasts soaring ceilings, cozy bath, and enormous walk-in closet! Take the winding staircase to an ample loft/office space. PRIVATE roof-top deck w/downtown, mountain & ocean views. Bonus generous storage, built-ins, new windows, plantation shutters...Fairburn Elementary School.

MLS#14-784731  
Roger Perry 310-600-1553  
RODEO REALTY - BH

www.RogerPerry.com

<b>865 COMSTOCK AVE #7E</b>	Open	11-2	632D2	<b>NEW</b>
<b>\$839,000</b>	2+2	MODERN		



**REAR FACING, REDONE CONDO IN THE COMSTOCK**

Dynamic, precise and sophisticated rear facing condominium at The Comstock. Redone by world-famous celebrity/architectural photographer, Firooz Zahedi and renowned art collector Beth Rudin DeWoody, this condo features superior quiet exposure & redone finishes throughout. A spacious formal, wide entry leading to very generous open plan loft-like spaces w/dark teak wood floors, top notch,Bosch kitchen, w/new cabinets, stone counters, tremendous storage & laundry. Approx 1,699 s.f.

MLS#14-785629  
T. Rustad P. Maurice 310.623.8825  
RODEO REALTY - BH

Comstock7e.com

<b>1870 VETERAN AVE, UNIT 117</b>	Open	11-1	632	<b>NEW</b>
<b>\$795,000</b>	2+2.5	Isty-CONTEMPORARY		

Corner Front Facing Unit w/ Patio. High Ceilings, HW & Carpet, Kitchen & Baths Remodeled, Shower/Tub., Lg Master, Living & Dining. Inside Laundry, Side x Side Parking, EQ Ins. Pool, Gym, Roof Deck.

Fireplace, Dishwasher, Range/Oven

RHONDA KOHN 310-482-2233 KELLER WILLIAMS

<b>1842 GREENFIELD AVE #301</b>	Open	11-2	632B5	<b>NEW</b>
<b>\$740,000</b>	2+2	CONTEMPORARY		

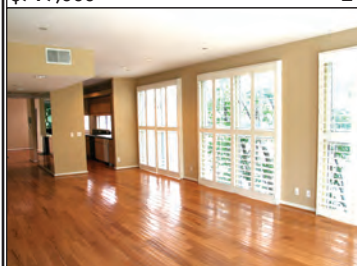


Beautifully updated light, bright and airy FRONT upper unit with 2BD, 2BA + den. New bathrooms and redone kitchen with granite countertops & brand new Stainless Steel appliances. Freshly painted, recessed lighting, spacious ensuite master bedroom with a balcony and his & hers closets. Only 2 units per floor. excellent Westwood location near UCLA, Century City, shops & restaurants and in the Westwood Charter Elementary School District. HOA dues include earthquake insurance. Ready to move in!

MLS#14-783947  
Shiva Niku 310-713-9356  
NELSON SHELTON ASSOC

Antena,Dishwashr,Elvtr,Grbg Disp,Intrcm

<b>1927 GLENDON AVE #202</b>	Lunch	11-2	632C5	<b>NEW</b>
<b>\$719,000</b>	2+2	2sty-ARCHITECTURAL		



**MODERN & REMODELED WESTWOOD GEM**

Light lunch of Grand Casino empanadas & refreshments! 1 block east of Westwood Blvd between Missouri & LaGrange.

MLS#14-784049  
Hooman Ghaffari 310-993-7600  
HOOMAN GHAFFARI

Dryer,Fridg,Wshr

<b>11033 MASSACHUSETTS AVE #23</b>	Open	11-2	632B4	<b>NEW</b>
<b>\$689,000</b>	2+3	CRAFTSMAN		




**CHARMING CRAFTSMAN TOWNHOUSE**

Rare Bentley facing unit in much sought after complex. The sunlit living room with high ceilings faces a large front patio. Step up dining room has floor to ceiling french doors that open on to a private used brick atrium perfect for barbecues and entertaining. Hardwood floors throughout the downstairs area. Two bedrooms each with their own bath plus powder room. Master bedroom with large walk in closet is two stories with a loft that opens on to a private roof top deck.

MLS#14-784369  
Laurie Kradin 310.806.0969  
TELES PROPERTIES, IN

<b>10433 WILSHIRE #1206</b>	Open	11-2	632C2	<b>red</b>
<b>\$895,000</b>	2+2	TRADITIONAL		



**MAJOR REDUCTION - TRUST SALE - NO COURT CONFIRMATION-\$895**

2,420 SQ.FT. with spectacular unobstructed views of the beautiful mountains. Wood floors, moldings and gracious appointments throughout. Master bedroom has a private sitting area with private patio and ample closets, bath with separate vanity area. Grand living room with panoramic views. Formal dining room. Separate den, large Kitchen, stainless appliances. Full service- 24 hour concierge, HOA includes ALL utilities

MLS#14-747617  
Carolyn Johnson 310-261-4526  
BERKSHIRE HATHAWAY H

Rng/Ovn



**THE MLS.com**

The Source Of Real Time Real Estate™



TUESDAY

<b>10590 WILSHIRE BLVD #1504</b>	Open	11-2	632C3	<b>bom</b>
<b>\$950,000</b>	2+3	ARCHITECTURAL		



**TRUST SALE. 2+2.5+DEN. SPRAWLING OPEN FLOOR PLAN ( 2,400 SF)**

Elegant corner unit with unobstructed views of Westwood. Enter through a formal foyer with marble floors to an enormous open living space ( approx 2,400 sf) open floor concept in living, dining, den areas. Living room with limestone fireplace, high-end custom mahogany built-ins and wraparound balconies. 2 bedroom suites, 2.5 baths. Guest bath with Carrara marble counters. Marble floors in entry, bathrooms and kitchen. A spacious and luxurious master suite, has a fireplace. All amenity Building

MLS#14-761647  
Martha Freeman 310 963 4006  
NELSON SHELTON ESTAT

Blt-Ins,Dshwshr,Dryer,Elvtr,Grbg Disp

<b>12221 FALKIRK LN</b>	Refresh.	11-2	631G4	<b>red</b>
<b>\$2,998,000</b>	3+95000	4+5	2sty-CAPE COD	



**JUST REDUCED- SPACIOUS 2,908 SQFT CAPE COD HOME+GUEST HOME!**

COME ENJOY LUNCH & see this spacious 4bed+4.5bath w/ open floor-plan, hardwoods throughout, living rm w/handsome fireplace & built ins + adjacent dining area. Island kitchen complete w/granite counters, stainless steel appliances, wine refrigerator & walk in pantry. Guest bedroom w/full bathroom downstairs+spacious secondary bedrms with en-suite bathrms up. Large master w/custom walk in closet & balcony overlooking mature landscaped backyard & private 2stry, 1bedrm guest hm. Your dream come true!

MLS#14-774185  
Clifford Rowe 424-203-1890  
TELES PROPERTIES

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

**06 Brentwood** Single Family

<b>2287 MANDEVILLE CANYON RD</b>	Open	11-2	631-D1	<b>NEW</b>
<b>\$3,000,000</b>	4+2.5	2sty-TRADITIONAL		



**OPPORTUNITY AWAITS IN PRIME MANDEVILLE CANYON LOCATION**

Charming East Coast Traditional in coveted lower Mandeville Canyon location. This 'classic' home has excellent frontage and a lot-size of approx. 18,931 sqft. The well-kept interior boasts four bedrooms & three baths including a downstairs master suite. There is a formal living & dining room, an eat-in kitchen and a rear-facing family room with vaulted ceilings and fireplace. This 'diamond-in-the-rough' is ready for the buyer to move-in, remodel, add-on or build the estate of their dreams.

Nicolas Beauvy 310-573-7473  
COLDWELL BANKER-PPAL

www.2287mandevillecanyon.com

**06 Brentwood** Condo / Co-op

<b>11863 DARLINGTON AVE #308</b>	Open	11-2	631H4	<b>NEW</b>
<b>\$1,099,000</b>	2+3	MEDITERRANEAN		




**EXQUISITELY UPDATED CONDO OVER 1900 SQ FT IN PRIME BRENTWOOD**

Elegant, newly updated to perfection, very spacious corner unit in one of the most desirable newer bldgs just 2 blks away from Brentwood Village. Upscale look is achieved by sophisticated finishes: wide plank light French Oak hwd flrs, crown mldgs, gas fp, new carpet & paint, windows w/wooden shutters, ss appliances, granite countertops, travertine bathrm flrs. Low HOA dues incl. weekdays concierge, EQ ins, 2 SxS parking, 16 gst pkg spots, Gym, Conf rm, Pvt storage, Crtyrd garden, Rooftop deck.

MLS#14-784955  
Galina Blackman 310-281-3642  
COLDWELL BANKER-BH S

Blt-Ins,Dshwshr,Grbg Disp,Hd Fan,Intrcm

<b>2171 MANDEVILLE CANYON RD</b>	Open	11-2		<b>NEW</b>
<b>\$2,420,000</b>	3+3			



**STUNNING AND SERENE ARCHITECTURAL GEM**

Up a private driveway in lower Mandeville sits an architectural gem that is nestled among mature oak trees and breathtaking canyon views. This site specific designed home has been renovated to incorporate nature and a sense of calmness from every room. The high ceilings and walls of glass frame the views and bring in streaming natural light. The large living and dining areas open to the yard and pool. Outstanding quality throughout this very private tranquil residence.

Wendy and Shel Kirshner 310.573.0076  
RODEO REALTY

<b>750 S BUNDY DR, UNIT 304</b>	Refresh.	11-2	631/64	<b>NEW</b>
<b>\$999,000</b>	2+2.5	2sty-CONTEMPORARY		



**STUNNING 2-STORY PENTHOUSE (QUIET REAR UNIT)**

Sophisticated 2-Story Penthouse in the heart of Brentwood. Over 2250 SF w/ 2-BR, 2.5-Baths + Loft . Dramatic 2-Story Living Room remodeled w/ Fine Marble Floors & Flooded w/ Light. The kitchen has Stainless Appliances,Granite Counters & Breakfast Area.Large Master Suite w/ High Ceilings, Fireplace & Balcony.Beautiful Marble bath.Separate Tub/Shower. 2nd En-Suite Bedroom w/ Marble Full Bath. Large Loft w/ FP. Pvt Roof-Top Terrace. Pool,Spa & Gym.SxS parking +12 Guest + Storage.Quiet Rear Unit

Adriane Westland 310 403 5535  
RE/MAX ESTATE PROPER

2-Story Penthouse w/ over 2250 SF

<b>337 S MEDIO DR</b>	Open	11-2	631/F4	<b>NEW</b>
<b>\$2,298,000</b>	3+2	2sty-TRADITIONAL		



**NEW LISTING!**

This charming 2 story home, reminiscent of the Cotswalds, features 3 Bedrooms + 2 Baths. Step down into the gracious living room featuring a fireplace, built-in bookcases, and leaded glass windows. The formal dining room opens through French doors to a flagstone patio, ideal for al fresco entertaining. There is an eat-in kitchen, separate laundry room, and two car garage. Gleaming wood floors throughout. Also features a separate office.

Melissa Alt 424-202-3232  
TELES PROPERTIES

<b>11657 CHENAULT ST #206</b>	Refresh.	11-2	631H3	<b>NEW</b>
<b>\$999,000</b>	3+3	CONTEMPORARY		




**URBAN LIVING IN BRENTWOOD**

Collection of 22 stunning residences located on a quiet cul-de-sac street in the heart of Brentwood. Ultimate in urban living and a stone's throw away from vibrant attractions of San Vicente Blvd shops Chenault Flats offers everything sought after by today's urban professionals: high-end contemporary finishes, designer kitchens with custom cabinetry, quartz counter tops with glass tile back splash, Bosch appliances, Fisher Paykel refrig. Living and dining areas with open floor plan. Pool + Gym.

MLS#14-774835  
Irene Arathoon 310 285 7584  
COLDWELL BANKER RESI

Blt-Ins,Dshwshr,Dryer,Grbg Disp,Micro

<b>3990 MANDEVILLE CANYON RD</b>	Lunch	11-2	591C1	<b>NEW</b>
<b>\$1,595,000</b>	4+3	2sty-CALIFORNIA BUNGALOW		



**MAJESTIC BRENTWOOD CANYON**

Majestic setting at top of Mandeville Canyon. 1.35 acre lot with private driveway above street. Four ample bedrooms with access doors to outside patio upstairs and lower bedrooms have access to garage . Huge sunny Living room with fireplace, surrounding windows and sliding door to large front balcony, Perfect for dining and entertaining. Home sits high on a knoll above the street providing extreme privacy. Walk or bike your own hiking trail on a enormous lot. Vacant ,easy to show by app

MLS#14-785129  
Joanne Mckenzie 310 888-3742  
SOTHEBY'S INTERNATIO

Cbl,Dshwshr,Grbg Disp,Hood Fan,Micro

<b>809 S BUNDY DR #110</b>	Open	11-2	631G4	<b>NEW</b>
<b>\$635,000</b>	2+2	1sty-TRADITIONAL		



**QUIET, 2BD/2BA INTERIOR UNIT IN GREAT BUILDING!**

Great location in great building! Quiet, 2BD/2BA interior unit. Step out to the pool from your living room w/ patio, fireplace & wet bar. Kitchen w/ breakfast bar. Bedrooms on opposite sides of the unit. Master has large walk-in closet & a good size bathroom. Wood floor in living area. Kitchen with breakfast bar looks out to pool area. The building features a grand double-story lobby, gym, spa and rec room. HOA dues include Earthquake Insurance, water and cable TV with HBO & Showtime.

MLS#14-782841  
Valerie Nickerson 310.595.5275  
BERKSHIRE HATHAWAY

Blt-Ins, Cbl, Dshwshr, Grbg Disp, Micro.



TUESDAY

<b>289 S BARRINGTON AVE #A210</b> Open 11-2 631H3		<b>NEW</b>
\$499,000	1+1 TRADITIONAL	
		
<p><b>RESORT-STYLE LIVING IN THE HEART OF BRENTWOOD!</b></p> <p>Beautifully updated 1BR/1BA features open floor-plan w/ spacious living room, dining room &amp; bright bonus area w/ wall-to-wall sliding-glass doors. Extensively updated kitchen w/ designer finishes incl. tile backsplash, granite countertops &amp; SS appliances. Graciously proportioned BR w/ walk-in closet &amp; built-in shelving. Situated on approx. 4 acres, property boasts grassy park area, two swimming pools, spa, koi pond &amp; beautifully manicured gardens. Gated entrance w/ secure access &amp; guest parking.</p>		
MLS#14-785667		
Dana Cataldi 310-804-9207		
PARTNERS TRUST BW		www.289barrington210.com

<b>11750 W SUNSET #422</b> Open 11-2 631G2		<b>NEW</b>
\$469,000	1+2 CONTEMPORARY	
		
<p><b>PRIME BRENTWOOD LOCATION</b></p> <p>Spacious well-lit top-floor condo in Brentwood. This one bedroom and den/one and a half bathroom unit comes with parking for two cars and is located next to Brentwood Village. Large living room and updated attached kitchen give the home an open feel. Balcony allows for a nice retreat with a courtyard and fountain view. Master bedroom boasts ample closet space and a private bathroom. Amenities include a pool, sauna, sun deck, and laundry room.</p>		
MLS#14-785379		
David/Anna Solomon 424-400-5905		
THE AGENCY- BR		www.11750Sunset.com

<b>11826 DOROTHY ST #101</b> Open 11-2 631H4		<b>red</b>
\$899,000	2+3 CONTEMP MED	
		
<p><b>NEW PRICE REDUCTION!!</b></p> <p>This 2 beds. 2.5 baths front unit offers an open floor plan ideal for entertaining. The living room features an inviting fireplace &amp; French doors that open to the balcony. Kitchen w/ stainless steel appliances, granite counters &amp; ample cabinet space. Large master bedroom offers cozy fireplace w/ en-suite bathroom w/ large shower, relaxing tub &amp; dual sinks. Second bedroom is spacious w/ its own private full bath. This unit is steps from trendy shops, restaurant, farmers market and the beach.</p>		
MLS#14-768081		
Santiago Arana 424-231-2400		
THE AGENCY		

<b>530 S BARRINGTON AVE #108</b> Open 11-2 631H3		<b>red</b>
\$525,000	1+2 1sty-TRADITIONAL	
		
<p><b>ONE BEDROOM PLUS DEN (2ND BEDROOM)</b></p> <p>Stunning and Move-in ready! Extra Large 1 bedroom + Den/Office (possible 2nd BD) and 2 baths located on the quiet side of a well maintained building. Freshly painted with plantation shutters, crown molding, new HVAC units, fireplace, recessed lighting and bamboo flooring throughout. Master has en suite bath and dressing area with abundant closets and storage. Kitchen features stainless steel appliances including new dishwasher and granite counter tops. Installation of W/D allowed by HOA.</p>		
MLS#14-769041		
Laura Marie 310-887-0250		
COLDWELL BANKER - SS		All Appliances

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

<b>2544 TILDEN AVE</b> Open 11-2 632C6		<b>NEW</b>
\$1,195,000	2+2 SPANISH	
		
<p><b>COMPLETELY RENOVATED SPANISH STYLE HOME</b></p> <p>Home features tiled wood floors downstairs, gourmet kitchen with granite countertops, Viking stainless steel appliances and an adjacent laundry room. Dining room looks out to a wonderfully landscaped backyard and has a wet bar. Upstairs offers a large entertaining room; enjoy views of Century City and the mountains. Spacious master bed room with en suite bathroom that has a frameless shower door and oversized soaking tub.</p>		
MLS#14-785435		
Steve Sawai 310.899.3584		
COLDWELL BANKER RESI		Dshwshr, Dryer, Rng/Ovn, Fridg, Wshr

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

<b>11544 W NATIONAL BLV, UNIT 101</b> Open 11-2 672B1		<b>NEW</b>
\$865,000	Prjct 2sty-MEDITERRANEAN	
		
<p><b>THREE BEDROOM MODERNIZED TOWNHOME</b></p> <p>6 impressive 2 &amp; 3 bedroom townhomes are highlighted by dark wood floors throughout, a LR boasting an elegant stone fpl and a clean-lined, contemporary gourmet kitchen, complete with quartz counter tops, glass-tile backsplash, ss appliances and picturesque breakfast area. Upstairs, the master suite offers generous walk-in closets(most units), dual sinks, modern tile and frameless shower doors, while the downstairs level reveals a private, direct access garage and adjacent bonus/gym.</p>		
Joanne Lindsay 310-500-1413		
PARTNERS TRUST		www.3000federal.com

<b>3000 FEDERAL, UNIT 102</b> Lunch 11-2 672B1		<b>NEW</b>
\$820,000	Prjct 2sty-MEDITERRANEAN	
		
<p><b>TWO BEDROOM MODERNIZED TOWNHOME</b></p> <p>2 &amp; 3 bedroom townhomes are highlighted by dark wood floors throughout, a LR boasting an elegant stone fireplace and a clean-lined, contemporary gourmet kitchen, complete with quartz counter tops, glass-tile backsplash, stainless steel appliances and picturesque breakfast area. Upstairs, the master suite offers generous walk-in closets(most units), dual sinks, modern tile and frameless shower doors, while the downstairs level reveals a private, direct access garage and adjacent bonus/gym</p>		
Joanne Lindsay 310-500-1413		
PARTNERS TRUST		www.3000federal.com

<b>2486 S CENTINELA AVE #203</b> Open 11-2 672A1		<b>NEW</b>
\$689,000	2+2.5 CONTEMPORARY	
		
<p><b>STUNNING WESTSIDE SINGLE LEVEL CONDO</b></p> <p>Beautiful condo in the heart of the Westside. Built in 2007, this stunning single level seems like new. High ceilings &amp; striking dark wood floors give this home a feeling of grace &amp; light. Gourmet kitchen with stainless steel appliances, granite countertops, cherry cabinets &amp; plenty of storage. Large master suite with generous closet &amp; gorgeous bathroom with exquisite finishes. Located on the border of Santa Monica in a secure building with easy access to all!</p>		
MLS#14-783941		
Tina L. Cameron 310-622-7428		
GIBSON INTERNATIONAL		

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

<b>10328 BANNOCKBURN DR</b> Open 11-2 632/F6		<b>NEW</b>
\$1,819,000	3+2 2sty-TUDOR	
		
<p><b>AIKEN GEM IN CHEVIOT HILLS</b></p> <p>Masterfully crafted Edmond Aiken 2-story Tudor in "Old Cheviot." Constructed in 1932, this 3BR/2BA home of approximately 2,043 sq. ft. has been thoughtfully updated to preserve the original period look. The home features a formal LR and DR w/ wood-beamed ceilings, cozy den w/ fireplace, downstairs BR/BA and an updated gourmet kitchen w/ custom cabinetry &amp; center island. Upstairs Master BR, additional BR &amp; updated BA.</p>		
Nora & Peter Wendel 310.979.3913		
COLDWELL BANKER - BW		www.10328Bannockburn.com

**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™).



TUESDAY

**09 Beverlywood Vicinity** Single Family

<b>1225 S BEDFORD DR</b>	Refresh. 11-2	<b>NEW</b>
<b>\$2,225,000</b>	4+3.5	TRADITIONAL

**BEAUTIFUL TRADITIONAL**

Beautiful sun-filled traditional with a great floor plan, this home is close to BH, Roxbury Park and places of worship. Hardwood floors, crown molding and lots of closets and storage. The state of the art kitchen features stainless steel appliances. The breakfast room is open to a big family room which has french doors leading to the beautiful yard. There is 1 bedroom with bath downstairs and 3 bedrooms upstairs. French doors lead to grassy yard. The garage was converted to an office/bdrm.

Cathy Greenly COLDWELL BANKER-BH S	310.850.4512	
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<b>1431 S BEDFORD ST #6</b>	Open 11-2	<b>NEW</b>
<b>\$529,000</b>	2+2	2sty-CONTEMPORARY

**FRONT FACING TOWN HOUSE**

Welcome to this dramatic light and bright front facing Town home with views of the Hills. Top floor entry opens to a cheerful living room with fireplace, high ceilings; slider opens to a balcony and has light streaming through large windows. Open floor plan, speakers and crown molding. Separate entry to bedroom level completes this 2 bedroom 2 bath home. Updated Master Bath Conveniently located to public transportation and stores .

Blanche A D'Souza KELLER WILLIAMS RLTY	310 990 0087	Blt-Ins,Dshwshr,Elvtr,Micro,Rng/Ovn,
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**1973 PREUSS RD** Refresh. 11-2 632H5 **NEW**

<b>\$1,049,000</b>	4+6	2sty-TRADITIONAL
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**THIS BEAUTIFULLY RENOVATED 2 STORY HOME HAS SO MUCH TO OFFER**

Renovated 2 story home w Spacious living rm and dining rm. Kitchen is open to the Grt Rm and flows out to the backyard and pool with a bonus rm and hlf bath. Kitchen has stainless steel appliances, ceasar stone countertops, farm sink. 3 bedrooms upstairs,1 bedroom (Office) dwnstrs each with its own ensuite bth!! The Mster bdm has dble doors, a large walk in closet and recess lighting. The Master bth has double sinks with Caesar stone counters and a stunning shower. 2 car garage. Must See!!!

Steven Aaron KW BEVERLY HILLS	3104326588	Blt-Ins,Dshwshr,Micro,Fridg
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**10 West Hollywood Vicinity** Single Family

<b>832 N CRESCENT HEIGHTS BLV</b>	Refresh. 11-2	<b>NEW</b>
<b>\$1,399,000</b>	3+3	SPANISH

**PRIVATE, GATED SPANISH HOME FEATURING STUDIO, POOL & SPA**

Discover This Private & Gated Remodeled 3 Bed, 2 Bath, Spanish Home W/ Detached Pool House W/ 1 Bath & Backyard W/ Sparkling Swimming Pool & Spa, & Lush Mature Landscaping. This Property Offers A Rare To Find Complete Package. Hardwood Flooring Throughout, Gourmet Kitchen W/ Wood Cabinets, Granite Countertops, & Tile Back Splash, Remodeled Bathrooms, Master Suite Opens Out To The Rear Covered Patio & Private Grass Yard W/ Pool. Amazing Location Close To Melrose, The Grove, & Beverly Center.

ST. JAMES + CANTER BERKSHIRE HATHAWAY	310-704-4248	<a href="http://www.832crescentheights.com">www.832crescentheights.com</a>
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**9207 CATTARAUGUS AVE** Lunch 11-2 632G6 **NEW**

<b>\$899,000</b>	3+2	TRADITIONAL
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**UPGRADED TRADITIONAL HOME - DESIRABLE BEVERLYWOOD AREA!**

Beautiful one-story traditional home offers 3 spacious bedrooms, 1½ baths, bonus room. Wonderful floor plan featuring light & inviting living room w/ decorative fireplace opening to dining room. Master Bedroom w/ 2 closets. Remodeled kitchen has designer cabinets & butcher block counters. Features hardwood floors, central A/C, security system w/ video & dual pane windows. Lg prvt backyard. Great central location west of Robertson Blvd in award winning Castle Heights Elementary School District.

Joel & Dorit Cooper BERKSHIRE HATHAWAY H	310-968-2401	Don't wait to tour this home!
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**1208 N MCCADDEN PL** Lunch 11-2 593E5 **NEW**

<b>\$919,000</b>	3+4	MODERN
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**INTRODUCING THE HOLLYWOOD COLONY 2 - 10 NEW MODERN HOMES!**

Introducing The Hollywood Colony 2, a collection of 10 new architectural homes w/3 beds + 3.5 baths with incredible rooftop decks w/iconic city views, direct access garage & open floor plans! Featuring designer kitchens & baths w/Modulo Cucine Italian cabinetry, hardwood floors, approx 10 ft ceilings, large windows & abundant natural light. Huge master bedrooms, beautifully tiled baths, solar ready, controlled access & wired for whole home automation on a gated, private street.

Grant Linscott KELLER WILLIAMS RLTY	323-300-1174	Dshwshr,Grbg Disp,Hood Fan,Micro,Rng/Ovn
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**09 Beverlywood Vicinity** Condo / Co-op

<b>1167 ROXBURY DR #201</b>	Open 11-2	<b>NEW</b>
<b>\$749,000</b>	2+2	TRADITIONAL

**LOCATION: 1/2 BLOCK FROM BEVERLY HILLS AND ROXBURY PARK**

LOCATION-LOCATION-LOCATION: 1/2 block from Beverly Hills and Roxbury Park. 2 blocks to a gourmet market and drug store. Brand new carpets & fresh paint. Private gated garage with 2 parking spaces and plenty of storage. Pool and sundeck. Beautiful tree lined street. Great opportunity to own a one story condo.

Bucky Hazan TELES PROPERTIES, IN	310-963-7522	Dryer
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**855 N KILKEA DR** Open 11-2 593A6 **red**

<b>\$3,750,000</b>	5+7	2sty-MODERN
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**NU PRICE. SEXY MODERN NU CONSTRUCTION WITH VIEW.**

Unparalleled Cutting Edge Entertainers Dream home in WeHo w/4 en-suite bdrms, loft/flex 5th bd, 6.5baths & 4FP. Once inside, you see the lg light grey porcelain Italian flr tiles, high ceiling & thru the back glass sliding doors the gazebo w/big screen TV & ¼ ba. There is a loggia to enjoy al fresco dining, pool, spa & grassy yard. Phenomenal gourmet chef's kitch w/lg Island. Huge rooftop deck w/wet bar, wine & beverage coolers & FP where one can relax & enjoy the spectacular views of the city.

Rosalie Klein ENGEL & VOLKERS BH	3239358680	<a href="http://www.MyKilkeaHome.com">www.MyKilkeaHome.com</a>
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**1457 REEVES ST #104** Open 11-2 632G4 **NEW**

<b>\$749,000</b>	2+2	CONTEMPORARY
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**COMPLETELY UPDATED 2 BEDROOM CONDO!**

2 BR/2 BA unit with remodeled kitchen and redesigned baths. This front facing nearly 2,000 sq ft condominium is located in a pristine building with 2 large BRs, hardwood floors in the living areas, beautiful crowned moldings, central air and a cozy living room fireplace. In-unit laundry plus a brand new kitchen that offers stainless appliances, granite countertops, a designer tile backsplash and a vast array of storage space. A large balcony is accessible from both the kitchen and dining room.

Benjamin S. Lee COLDWELL BANKER	310-858-5489	Dishwasher,Grbg Disp,Range/Oven,Fridge
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**8741 ROSEWOOD AVE** Open 11-2 592J7 **rev**

<b>\$3,195,000</b>	4+5	CONTEMPORARY
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**COMPLETELY REMODELED! CHIC & SOPHISTICATED MODERN SPANISH**

This 4bd+4.5ba Modern Spanish has been completely taken down to the studs & loaded w/character & style. Luxuriously decorated w/designer furnishings & all may be purchased at a pre-negotiated discounted price. The designer kitchen opens to an inviting family room. Enormous master suite w/ walk-in closet, luxe bath & large balcony. Seamless indoor/outdoor living! Luxury finishes & landscaped to perfection w/ mosaic tile pool, waterfall & loggia! One of WEHO's most popular neighborhoods!

Sally Forster Jones JOHN AAROE GROUP	310-691-7888	<a href="http://www.8741rosewood.com">www.8741rosewood.com</a>
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TUESDAY


<b>7312 WARING AVE</b>	Open	12-2	593C6	<b>rev</b>
<b>\$748,990</b>	2+1			



This is a Gorgeous 1920's Spanish Bungalow that has been recently remodeled, in the Prime Melrose Village area. There are Newer hardwood floors, the living room has barreled ceilings & a fireplace, the kitchen has granite and stainless appliances, there is laundry inside, the deck and patio/Bar b-q area is private and quiet. The roof is 3 yrs old, there are new windows and 4 new sliders so the house is bright and very open. There is a 1 car garage.

**MLS#14-779175**  
 Ron Thomas 310 650 7115  
 KELLER WILLIAMS HOLL  
 Dshwshr,Dryer,Frzr,Grbg Disp,Micro,Other

<b>1037 N LAUREL AVE #20</b>	Open	11-2	593B6	<b>rev</b>
<b>\$1,195,000</b>	2+2	ARCHITECTURAL		



**OPEN TUESDAY 11 AM TO 2 PM**

Dramatic corner loft in this architectural building. 2 bedroom & 2 bathroom plus loft, that makes for separate office level. Private patio and approximate 400 sf. roof top deck with 360 degree views, perfect for entertaining. Master suite includes a sitting area & spa style Waterworks bathroom. Designer finishes throughout include, two story zebra wood closets, chef's open kitchen includes limestone counters, designer stone tile and S.S appliances. Also available for lease at \$5400 per month.

**MLS#14-768425**  
 Jill Epstein 310-888-3355  
 NOURMAND & ASSOCIATE  
 Dshwshr,Grbg Disp,Micro,Rng/Ovn,Fridg

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

<b>925 N GENESEE AVE, UNIT 4</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,099,000</b>	2+2.5	ARCHITECTURAL	




**ULTIMATE WEST HOLLYWOOD ARCHITECTURAL PENTHOUSE WITH VIEWS**

Uber-Sexy West Hollywood Architectural Penthouse Condo With Breathtaking Views Of Century City & Hollywood Hills! Unparalleled Loft-Like Dynamic 2050 SqFt 2Bd + 3Ba + Den + Large Terrace Is An Entertainer's Dream Residence. Located In A Stylish Newer Construction 4 Unit Building (Completed In 2009), It Boasts Stunning High-End Finishes That Include Bauformat Kuchen Kitchens, Bosch Appliances, Latoscana & Kohler Fixtures & Vanities, Custom Tile & More! A Very Rare Offering. Centrally Located.

**ST. JAMES + CANTER** 310-704-4248  
 BERKSHIRE HATHAWAY  
 www.925Genesee4.com

**10 West Hollywood Vicinity** *Lease*

<b>658 N LAUREL AVE</b>	Open	11-2	593B7	<b>NEW</b>
<b>\$7,900</b>	4+4	SPANISH		



**GORGEOUS & PRIVATE 4 BR SPANISH OASIS W/ POOL FOR LEASE**

Beautiful, fully furnished Spanish charmer avail for lease w/ impeccable finishes. Gleaming hardwood floors, beamed ceilings, custom tiles, arched doorways, french doors, custom sound system. Prime Beverly Grove location - walled & gated. Cook's kitchen w/ high-end appliances, eat-in breakfast area, vaulted ceiling living rm w/ fireplace. Main house is 3BR/2BA. Shimmering pool & spa. Det'd structure w/ 2 car garage on 1st level & addl 1.5 baths & large 2nd level versatile living space.

**MLS#14-785461**  
 The Kostrey Collection 213.215.2563  
 KELLER WILLIAMS RLTY  
 BBQ,Blf-Ins,Cbl,Clng Fan,Dshwshr,Other

<b>1400 N HAYWORTH AVE #20</b>	Open	11-2	593B5	<b>NEW</b>
<b>\$448,000</b>	1+1	2sty-POST & BEAM		



**PALM SPRINGS IN WEHO!**

1bedroom + 1bath, top floor contemporary unit with exposed beams + central HVAC + vaulted ceiling + open kitchen (stainless) + Views of Hollywood Hills in the historically designated "Hollywood Riviera," an Edward Fickett (AIA) Mid-Century (1954), Post & Beam Architectural. Featuring an expansive sun-deck + sparkling pool w/Palm Springs resort feel. Appearing in numerous movies + located 1/2 block from the famous Sunset Strip, abundant with shops, restaurants + entertainment. Gated parking (1)

**MLS#14-785565**  
 Thomas Magazeno 3107211835  
 COLDWELL BANKER RESI  
 Rng/Ovn

<b>8709 ROSEWOOD AVE</b>	Open	11-2	592J7	<b>red</b>
<b>\$9,450</b>	9995	3+3	2sty-CONTEMPORARY	




**CUSTOM BUILT 3+2 W POOL & SPA CONT. SPANISH**

Custom built & spacious newer 2-story, 3 bed, 3 bth contemporary in much sought after West Hollywood neighborhood. Close to the boutiques of Melrose, Beverly and Robertson Blvd, shopping and nightlife on the Sunset Strip, and West Hollywood neighborhoods with gourmet kitchen, granite counters, a walk-in pantry & breakfast bar, a family/great room combo that opens to a pool, spa, and large patio/lounge area with water feature, soaring ceilings, grey washed custom hardwood floors, & fireplace.

**MLS#14-761147**  
 Brian Mazurkiewicz 323-315-7426  
 JOHN AAROE GROUP  
 Available NOW

<b>1250 N KINGS RD, UNIT 209</b>	Open	11-2	593A5	<b>NEW</b>
<b>\$369,500</b>	1+1	1sty-CONTEMPORARY		




**FANTASTIC MOVE-IN CONDITION IN THE HEART OF THE CITY**

Renovated unit & bldg. Light & bright luxurious open floor plan with private patio that opens directly out to the pool. Move-in condition with wood-like floors throughout. Updated chef tile kitchen. dry bar. Separate tub and shower. Large walk-in closet in the bedroom suite. 2 additional closets in the hall, and large closet in the entry. The unit feels larger than tax records says. Amazing gym, sauna, and gracious pool area.

**www.JORYBURTON.com** 310-860-4515  
 SOTHEY'S BH  
 www.1250Kings209.com

<b>36 30TH AVE</b>	Lunch	11-2	671/H7	<b>NEW</b>
<b>\$2,695,000</b>	3+3.5	CONTEMP MED		



**OCEAN VIEWS- GORGEOUS WALK STREET HOME!**

Ocean views abound from this spacious walk street home in the heart of Venice Beach! Completely re-done w/ sleek and stylish finishes that keep the house modern but timeless! Open floorplan where elevated ceilings, gleaming dark hardwood floors, w/ windows and skylights that infuse the home w/ light and ocean breezes. Chef's kitchen has stainless steel Viking appliances. 3rd floor has a bar and roof top deck in the game room/media-amazing ocean views! Do not miss!

**Tami Pardee** 310-907-6517  
 PARDEE PROPERTIES  
 Refrigerator, dishwasher, range/oven

<b>1100 ALTA LOMA RD #505</b>	Open	11-2	592J6	<b>red</b>
<b>\$1,999,000</b>	2+3	CONTEMPORARY		



**MAGNIFICENT REDONE SOUTH CITY VIEW CONDO REDUCED 400K**

CALL LISTING AGENT DIRECT TO SEE THE MOST EXQUISITE CONTEMPORARY CONDO WITH CITY LIGHTS VIEWS AT THE FULL SERVICE EMPIRE WEST. THE OPEN FLOOR PLAN HAS A CUSTOM EUROPEAN KITCHEN WITH GAGGENEAU APPLIANCES, A NOVU REMOTE SOUND SYSTEM, A MEDIA ROOM WITH 120" PROJECTION SCREEN & BAR, REMOTE CONTROL WINDOW TREATMENTS & LIGHTING, DARK HDWD. FLRS., MASTER BDRM. WITH HUGE WALK-IN CLOSET & SPA LIKE BATH, 2ND. BDRM. JUST AS NICE, POOL, TENNIS CT., GYM, 24HR. SECURITY/ CONCIERGE/GUEST & RESIDENT VALET PKG.

**MLS#14-750963**  
 Guy Fedele 310-770-4444  
 GOLD STAR REALTY  
 BBQ,Blf-Ins,Cbl,Dshwshr,Frzr,Other

<b>2472 LOUELLA AVE</b>	Lunch	11-2	672/A5	<b>NEW</b>
<b>\$2,195,000</b>	4+4	ARCHITECTURAL		



**LIGHT INFUSED CALIFORNIA ARCHITECTURAL W/ SPARKLING POOL!**

Located in a prime Venice location, this 4 Bdrm/4 Bath California architectural encompasses warm/modern details and finishes. Enjoy abundant space & high-end finishes for refined modern living w/ frictionless indoor/outdoor Southern California lifestyle. Complete w/ architectural details & environmentally friendly materials, this home offers it all & leave nothing to the imagination! Soak in the ocean breezes & entertain guests in the beautiful landscaped backyard w/ sparkling swimming pool!


**Tami Pardee** (310) 907-6517  
 PARDEE PROPERTIES  
 Refridgerator,range/oven,other



TUESDAY

<b>X 249 WINDWARD AVE</b>		Lunch	11-2	671-H6	<b>NEW</b>
<b>\$1,950,000</b>	4+3	2sty-CRAFTSMAN			
		<b>OLD WORLD CHARM WITH MODERN UPGRADES</b>			
<p>Classic Venice two story Craftsman Style residence near the Windward Circle. Walking distance to beach, shops &amp; restaurants of Abbot Kinney. This warm and bright gem has 4 bedrooms and 3 bath. Master bath upgraded with tumbled marble. 2 fireplaces, dining room, country kitchen, high ceilings, stained glass windows &amp; interior brick courtyard. A beautiful rooftop sundeck that is perfect for entertaining. Currently used as a vacation rental, grossing over \$108,000/year.</p>					
Peter & Ty Bergman BERGMAN/GIBSON INTL		310-821-2900		Valet Parking & Lunch Served!!	

<b>2467 LOUELLA AVE</b>		Refresh.	11-2	672A5	<b>rev</b>
<b>\$2,295,000</b>	4+4	2sty-CALIFORNIA BUNGALOW			
		<b>ENCHANTING VENICE BUNGALOW</b>			
<p>Picture an enchanting bungalow in Cape Cod. This exquisite new property has an inviting open floor plan warmed by abundant light, white oak floors &amp; lovely garden views. Open &amp; expansive living, dining &amp; family rooms flow seamlessly into delightful outdoor living spaces - perfect for year round entertaining &amp; peaceful relaxation. Moments away from the excitement of Abbot Kinney, Rose &amp; Venice Beach, yet tucked in a peaceful Venice neighborhood. Co-listed w/Alex Morgan - Re/Max Estate Properties.</p>					
Jerry Jaffe TELES PROPERTIES		310-403-4925		Central Air, Attached 2-car Garage	


<b>712 HAMPTON DR</b>		Open	11-2	671G5	<b>NEW</b>
<b>\$1,499,000</b>	2+1	1sty-CALIFORNIA BUNGALOW			
		<b>MIXED USE LOT</b>			
<p>One of the only residential streets in Venice with a C2-1 Zone. Cute Spanish Bungalow with lots of development possibilities! Currently is 2 beds, 1 bath, two private patios and one with Fire pit. Galley Kitchen opens to Living room, Remodeled bath and updated kitchen. This property offers off street parking and garage in back with alley access. Walk to Gold's Gym and Rose &amp; Abbot Kinney Restaurants. 2 Blocks from Beach.</p>					
Suzanne Frank ABBOT KINNEY REAL ES		310/396/2600		Blt-Ins,Dshwshr,Rng/Ovn,Fridg	

<b>618 6TH AVE</b>		Refresh.	11-2	671H5	<b>rev</b>
<b>\$2,200,000</b>	4+4				
		<b>CUSTOMIZE THIS INTO YOUR DREAMHOME - IN THE ROSE CORRIDOR</b>			
<p>Located in the heart of the Rose Corridor! Enter into an open floor plan w/ gleaming hardwood floors. Ocean breezes &amp; light flow through windows &amp; sliding glass doors create that perfect Southern California lifestyle. Master suite w/ a fireplace, jetted tub, large walk in closet &amp; private balcony. 3 add'l beds &amp; 2 updated baths + flex area for a home office.</p>					
Tamra (Tami) Pardee PARDEE PROPERTIES		310-907-6517		CIng Fan,Dshwshr,Grbg Disp,Micro,Rng/Ovn	

**11 Venice** Condo / Co-op

<b>X 563 RIALTO AVE</b>		Lunch	11-2	671	<b>NEW</b>
<b>\$995,000</b>	2+1	CALIFORNIA BUNGALOW			
		<b>STYLISH &amp; CHARMING VENICE BEACH BUNGALOW</b>			
<p>Stylish Venice bungalow just off Abbot Kinney in the heart of everything! Enter into this 2 BD/1 BA home w/ open floor plan flooded w/ natural light. Enjoy gleaming hardwood floors, skylights, arched doorways &amp; kitchen w/ beautiful cabinetry, built-in stainless steel appliances &amp; ample counter space. The perfect bedrooms w/ an oversize bath finished in gorgeous tile detail &amp; freestanding tub. This is your chance to live at the beach- grab your surfboard, pack your bags and move right in!</p>					
Tami Pardee PARDEE PROPERTIES		310-907-6517		Refrigerator, Washer/Dryer, Oven/Range	

<b>102 OZONE #C</b>		Open	11-2	<b>NEW</b>
<b>\$1,550,000</b>	2+3	3sty-CONTEMPORARY		
		<b>MODERN 2+3 LOFT/TH STYLE CONDO 1 BLK TO BEACH</b>		
<p>3-Story Modern 2BR + 3BA Loft style townhome in prime Silicon Beach. Beautifully updated hip Venice vibe w/open floor plan, an abundance of natural light and ocean breezes throughout. Home is very large with the ability to set it up as live/work space easily w/separate entrance. Each level of living space has its own private balcony or patio. Secure and roomy 2 car parking. Rare opportunity to live within 1 block of the beach, Rose Ave, Main St, Shops, Restaurants, Google and more!</p>				
Ren Smith TELES PROPERTIES		3105675704		102OzoneAve.com

<b>1308 PACIFIC AVE</b>		Refresh.	11-5	671G6	<b>red</b>
<b>\$2,645,000</b>	2945000	4+5	ARCHITECTURAL		
		<b>REDUCED- AMAZING VALUE FOR PRIME VENICE NEW CONSTRUCTION!</b>			
<p>REDUCED- AMAZING VALUE FOR PRIME VENICE NEW CONSTRUCTION! Ocean views abound from this stunning new Bill Adams architectural home in the heart of Venice, just seconds to the Beach &amp; Abbot Kinney. Play on the beach during the day, then take in the sunset while relaxing on your roof-top deck with ocean views. This home is the ultimate beach house with all the luxuries!</p>					
Tamra (Tami) Pardee PARDEE PROPERTIES, I		310.907.6517		Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg	

<b>1046 PRINCETON DR #212</b>		Open	11-2	672A6	<b>rev</b>
<b>\$645,000</b>	0+1	ARCHITECTURAL			
		<b>ASSUMABLE SELLER FINANCING AVAILABLE</b>			
<p>19 of 30 Lofts left, ASSUMABLE SELLER FINANCING Available, Restrictions Apply. Silicon Beach Lofts in the Oxford Triangle of Venice near shopping and entertainment.Work/Live spaces, select units offering SS Appliances,Italian Cabinets,Marble Counter Tops,9'-30' Bow Truss Ceilings,Private Interior Elevator,Large Windows &amp; Commercial roll up Doors,Skylights,Steel Beams,Large Balcony/Patio. Final CoFo issued 2010. Pictures are of Model units, Marina Del Rey post office</p>					
Lee Johnson SOTHEBY'S INTERNATIO		310-892-2244		Blt-Ins,Cbl,Dshwshr,Grbg Disp,Micro,Oth	

**11 Venice** Income

<b>917 NOWITA PL</b>		Open	11-2	671J5	<b>rev</b>
<b>\$3,995,000</b>	4+3	2sty-ARCHITECTURAL			
		<b>SPECTACULAR 4BR/3BA + OFFICE ON PRIME VENICE WALK STREET</b>			
<p>Sophisticated residence - 3,000+ sq ft of living space plus private rooftop deck w unobstructed 360° views. Impressive 2 story entry, open 1st floor illuminated by 16-foot stacking glass wall, extraordinarily landscaped, generous yard w fire &amp; water features. Exceptional interior: white rift oak &amp; walnut cabinetry, solid 5-inch white oak bleached floors &amp; Italian plumbing fixtures. Cook's kitchen: 13-foot island finished w honed statuary marble, Dornbracht faucet, Wolf range &amp; 48-inch Sub-Zero.</p>					
Jennifer Hughes BULLDOG REALTORS		310-383-7299		www.917nowita.com	

<b>X 38 DUDLEY AVE</b>		Lunch	11-2	671/G5	<b>NEW</b>
<b>\$1,795,000</b>		2sty-CALIFORNIA BUNGALOW			
		<b>INVESTMENT OR OWNER/USER OPPORTUNITY SECONDS TO THE SAND!</b>			
<p>Venice Beach walk street treasure! Amazing investment or Owner/User opportunity! Craftsman-style beach cottage originally built in 1921 and located on charming Dudley Avenue just steps from the sand, this gem is waiting for a fabulous restoration or more! Single-family home sits in front with a two bedrooms and one bathroom both upstairs and down. 4 tenant occupied units in back. Rare opportunity to own prime income property right at the beach!</p>					
Tami Pardee PARDEE PROPERTIES		(310) 907-6517		Refridgerator,range,oven,other	



TUESDAY

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

<b>4050 GLENCOE AVE, UNIT 410</b>	Open 11-2	<b>NEW</b>
<b>\$779,000</b>	2+2 CONTEMPORARY	



**BEAUTIFUL TOP FLOOR UNIT!**

Rare top floor unit w/ vaulting ceilings, incredible views, cozy fireplace and an ample den which could be used as an office. Open cooks kitchen completely outfitted with Viking stainless appliances. Both bedrooms are light and bright at opposite ends of the unit. Master has a step out balcony with views to the ocean and the hills. Tons of interior storage and a large laundry room. Also 2 Side by side parking spaces & guest parking. Fully secured w/ easy access to shops, restaurants & beach!

Dan Schott 310-279-2727  
RODEO REALTY, INC. WWW.4050GLENCOE.COM

**13 Palms - Mar Vista** Single Family

<b>3605 MAY ST</b>	Open 11-2	<b>NEW</b>
<b>\$1,679,000</b>	4+4 1sty-MODERN	



**Organic Modern in Mar Vista.** All new contemporary living in this loft-like, newly done 4 bedroom on desirable May St. Enter your own botanical front garden w/zen fountain, redwood detailing, and generous gardens. Dramatic entry opens to front living/media room. Gallery hallway leads spectacular great room w/plank floors, vaulted ceilings, open plan living, dining, kitchen flowing to patio and yard. Luxurious master w/striated marble tiled bath, freestanding tub, and private patio. Wow!

Alice Plato 310-704-4188  
COLDWELL BANKER

<b>4091 TIVOLI AVENUE</b>	Open 11-2	<b>NEW</b>
<b>\$1,049,000</b>	3+2 CRAFTSMAN	



**UPDATED SFR ON A CORNER LOT-MARINA ADJACENT**

Beautiful single family home on a corner lot welcoming you with lush mature landscaping in the gated front yard. The living room features plenty of windows bringing in the natural light & dining room is just off the updated kitchen. The master bedroom boasts vaulted ceilings & the updated master bathroom features a jacuzzi tub and an oversized steam & rain head shower. Hardwood floors throughout the home as well as all 3 bedrooms featuring newer Pella aluminum clad wood sliding doors.

Brittany Burford 310-897-8228  
RE/MAX ESTATE PROP. www.4091tivoli.com

<b>12600 STANWOOD PL</b>	Open 11-2 672B2	<b>NEW</b>
<b>\$975,000</b>	3+1 TRADITIONAL	



**WONDERFUL MAR VISTA!**

Here is a West of Centinela home on a wonderful treelined street, Stanwood Place (one of the area's prettiest). This property has been in the family since the 1960's and now it can be yours. Bright and breezy home with great natural light. Minutes from the Ocean, Century City and Westside Finest Shopping and Restaurants. Lot according to assessor plot map 5,940 sq.ft. Offers to be submitted by August 20th 3pm.

Keith Endow 310 722-2562  
BERKSHIRE HATHAWAY H Dshwshr,Rng/Ovn,Fridg

<b>1830 WALGROVE AVE</b>	Open 11-2 672A4	<b>NEW</b>
<b>\$799,000</b>	3+2 CALIFORNIA BUNGALOW	




**A MODERN SLANT ON THE CLASSIC BEACH HIDEAWAY!**

Welcome to your own secret sanctuary! Hidden behind a high privacy hedge sits this updated 3bed/2bath bungalow. Renovated to maximize the hip interior space for comfortable modern living. Natural light floods in through triple-pane windows. Bright & breezy living rm, private master suite, birch hrdwd flrs, contemporary color palette. Grassy yard, nice rear deck, ideal for outdoor entertaining. Great Mar Vista location, close to Venice, the Marina, the beach, everything the Westside has to offer!

Pete Castro (310) 482-2100  
KELLER WILLIAMS www.1830walgrove.com

<b>12480 GREENE AVE</b>	Open 11-2 672D5	<b>NEW</b>
<b>\$787,500</b>	2+1 CALIFORNIA BUNGALOW	



Charming California Bungalow with 4 bedrooms and 2 bathrooms with amazing possibilities to expand, rebuild or update. Also includes separate guest house and 2 private yards. Incredible location central to Culver City and Venice.

Jeeb O'Reilly 310.907.6517  
THE AGENCY Rng/Ovn

<b>3468 ROSEWOOD AVE</b>	Refresh. 11-2 672A3	<b>red</b>
<b>\$1,965,000</b>	2049000 4+4 ARCHITECTURAL	




**AMAZING VALUE FOR THIS STUNNING, MODERN ARCHITECTURAL**

Amazing value for this stunning, modern architectural home in a prime neighborhood! Enter through the peaceful outdoor sitting area & the oversized statement piece front door where your eyes are immediately drawn to the grand steel staircase flooded with natural light. The abundance of sliding doors give this home plenty of indoor outdoor living space - perfect for entertaining. The elegant master suite includes a cozy gas fireplace, over-sized patio, & luxurious bathroom - the ultimate retreat.

Tami Pardee 310.907.6517  
PARDEE PROPERTIES Bll-Ins,Dshwshr,Dryer,Grbg Disp

<b>4273 LINDBLADE DR</b>	Open 11-2 672D5	<b>red</b>
<b>\$749,000</b>	769000 2+1 TRADITIONAL	



**UPGRADES - UPGRADES - UPGRADES!!**

Reduced for a quick sale! This is a turnkey home waiting for new owner. Home has 2 bedrooms, 1.5 bathrooms with a detached garage. Upgrades include a remodeled bathroom, remodeled kitchen with new refrigerator and new stove/oven, new kitchen cabinets, new kitchen counters and kitchen island. Newly painted interior and exterior. Located near shops, entertainment, and an up and coming "Restaurant Row" just around the corner. This is a very popular area and great home!

Gerardo Reyes 310-871-6421  
KELLER WILLIAMS LARC Cng Fan,Rng/Ovn,Fridg

**13 Palms - Mar Vista** Lease

<b>3459 MEIER ST</b>	Open 11-2 672B3	<b>NEW</b>
<b>\$8,995</b>	5+4 2sty-ARCHITECTURAL	



**GROUP F BUILDERS - ARCHITECTURAL IN MAR VISTA HILLS**

Contemporary home. Expansive living spaces and over-sized windows combine brightness with outdoor flow. The main level, consists of a living room with central hearth, formal dining, open den/library, kitchen with separate breakfast area, along with two guest bedrooms or media and bonus room, baths and laundry. A steel staircase anchors the center of the home. Upstairs master suite with in suite bath and walk in closet, two additional guest bedrooms and bath, along with an office nook.

Josh Gaunya/Sara Clephan 310-275-1000  
DEASY/PENNER Panoramic Rooftop

**14 Santa Monica** Single Family

<b>440 15TH ST</b>	Open 11-2 631D6	<b>NEW</b>
<b>\$5,395,000</b>	5+6.5 2sty-TRADITIONAL	




**GORGEOUS BRAND NEW CONSTRUCTION!**

Brand new construction East Coast Traditional. Ideal floor plan w/5 en-suite bedrooms upstairs. Light & bright w/walnut hardwood floors, center hall, high ceilings. Gorgeous cook's kitchen w/Viking appliances & center island, family room leads to lovely back patio. Sophisticated master suite w/large balcony, high ceilings, luxurious oversized spa bath. Backyard is perfect for entertaining w/large covered patio & fireplace wired for an outdoor "media room." Franklin School District.


Loraine Silver 310-458-4024  
PARTNERS TRUST SM Built-ins




TUESDAY

<b>1019 FRANKLIN ST</b>	Open 11-2 631-G5	<b>NEW</b>
<b>\$2,995,000</b>	3+2.75 2sty-CONTEMPORARY	
	<b>FRANKLIN HILL, LARGE LOT, &amp; OCEAN VIEW!</b>	
This late 50s Contemporary home features 3 bedrooms & 3 baths on a 10000+ sq ft. lot. Original, one owner home on the market for the first time! Granite kitchen, atrium & linai. Beautiful backyard. Tremendous opportunity to remodel or rebuild in the Franklin School District.		
Todd Mitchell (310) 899-3521	67' x 150' lot size	
CB MONTANA AVENUE		

<b>1018 4TH ST #201</b>	Open 11-2 671D1	<b>NEW</b>
<b>\$1,295,000</b>	2+3 CONTEMPORARY	
	<b>LOCATION, LOCATION, LOCATION...</b>	
Exquisite, light, bright, front facing unit north of Wilshire. This 2BR/2.5BA condo boasts spacious living/dining room with high ceilings, beautiful wood floors and fireplace. Step out through French doors to large terrace looking to tree-top views. The open kitchen offers granite counter tops, stainless appliances and breakfast bar. There are two bedroom suites both with new carpet. The master offers walk-in closet, crown moldings and bath with dual sinks, shower and claw foot tub.		
MLS#14-785219	Blt-Ins,Cbl,Dshwshr,Grbg Disp,Hood Fan	
Jeanne Valvo 310 625 4777	JOHN AAROE GROUP	

<b>2621 25TH ST</b>	Open 11-2	<b>NEW</b>
<b>\$1,448,000</b>	3+2 TRADITIONAL	
	<b>LOVELY MOVE-IN READY HOME IN SUNSET PARK</b>	
Designer kitchen w/custom cabinets, granite counters, built-in stainless fridge, Viking stove & ovens, wine cooler & center island. Dining room/living room w/ bay window & fireplace. Family room w/ surround sound & French doors to patio. Master suite w/ vaulted ceiling & skylights. Master bath w/ separate walk-in shower & spa tub. New bamboo floors, dual paned windows/doors, recessed lighting & plantation shutters throughout. 2-car garage w/ finished walls, floors & window-used as office now.		
Megan Whalen 310-613-1102	Visit <a href="http://www.262125th.com">www.262125th.com</a>	
GIBSON INTERNATIONAL		

<b>1504 BERKELEY ST #A</b>	Open 11-2 631H6	<b>NEW</b>
<b>\$885,000</b>	2+3 OTHER	
	<b>RENOVATED TOWNHOM IN THE HEART OF SANTA MONICA-AMAZING VALUE</b>	
Beautifully remodeled 2 BD/2.5 BA town home located in Santa Monica! This fresh, 3 story, corner unit offers air conditioning, 2 car private garage, only attached by one wall & is flooded w/ natural light from 4 balconies. A gorgeous Carrera marble fireplace is the center focus of the spacious living room. Both bdrms offer baths en suite featuring Caesar stone counters & white subway tile. Enjoy the walk-in closet & loft in the master suite. This townhome is perfect - don't miss this opportunity!		
MLS#14-785391	Dshwshr, Micro, Rng/Ovn, Fridg	
Tamra (Tami) Pardee 310-907-6517	PARDEE PROPERTIES	

<b>2638 32ND ST</b>	Open 11-2 672A1	<b>NEW</b>
<b>\$1,349,000</b>	2+2 TRADITIONAL	
	<b>CHARMING SUNSET PARK TRADITIONAL</b>	
Updated Traditional Sunset Park home w/modern amenities, texture & charm. Enter through a gated courtyard to a sun-washed liv rm w/adj open plan dining/kit feat built-in seating, vintage O'Keefe & Merritt stove, expansive storage & access to the yard. Dark hardwood, crisp white walls, recessed lighting & flexible floor plan featuring 2 bd + modest office space, 2 ba, detached gst hse w/ 3/4 ba & pvt outside entry, A beautifully updated, light & bright home, in the coveted Grant School district.		
MLS#14-785601	2638ThirtySecond.com	
T. Rustad P. Maurice 310.623.8825	RODEO REALTY - BH	

<b>1024 5TH ST, UNIT 1</b>	Open 11-2	<b>NEW</b>
<b>\$785,000</b>	2+2 1sty-TRADITIONAL	
	<b>SWEET 2 BED/2 BATH IN PRIME NORTH OF WILSHIRE LOCATION!</b>	
Spacious ground floor condo with private entrance off beautiful, palm tree lined 5th St. New wood floors/paint throughout. Crown molding/recessed lighting/balcony. Central heat/air. Kitchen and one bathroom recently remodeled. Small, charming 10 unit building. HOD only \$275.00! 2 side by side parking spaces in secure subterranean garage. Prestigious north of Wilshire location between California and Washington Avenues, just blocks to the beach and 3rd St Promenade. Roosevelt Elementary district.		
Caroline Weaver 310.498.6923	BULLDOG REALTORS	
Stove,dishwasher,fridge,microwave		

<b>241 19TH ST</b>	Open 11-2 631D5	<b>rev</b>
<b>\$4,995,000</b>	5+6 3sty-COUNTRY ENGLISH	
	<b>NEW REMODELED 3-STORY COUNTRY ENGLISH!</b>	
Gorgeous Country English three-story home w/pool & spa. Newly remodeled- bright & totally move-in condition- appx. 6,465 sq ft that couldn't be replicated today! Very high ceilings, hardwd floors, skylights & wainscoting thru-out. Step-down living room w/fireplace & French doors , oversized dining leads to chef's kitchen w/stone counters & top-of-line stainless appliances. Sophisticated backyard - sparkling saline pool & spa, grassy yard, water feature & patio w/fire pit. Franklin district.		
MLS#14-780561	Built-ins	
Loraine Silver 310-458-4024	PARTNERS TRUST SM	

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


<b>122 OCEAN PARK #407</b>	Open 11-2 671F4	<b>NEW</b>
<b>\$1,449,000</b>	2+2 CONTEMPORARY	
	<b>BEAUTIFULLY REMODELED UNIT IN THE PRESTIGIOUS SEA COLONY III</b>	
Two bedroom, two bathroom unit with partial ocean views. Open living room with fireplace, totally remodeled kitchen with granite counter tops, stainless steel appliances and custom cabinets. Spacious master bedroom with walk-in closet and en suite bath that features a stand alone shower, large soaking tub and dual sinks with custom finishes. Additional features include a patio that offers an ocean breeze, two parking spaces and separate storage area.		
MLS#14-785253	Blt-Ins,Dshwshr,Dryer,Grbg Disp,Rng/Ovn	
Steve Sawali 310.899.3584	COLDWELL BANKER-MONT	

<b>2629 ARIZONA AVE</b>	Open 11-2 631G6	<b>NEW</b>
<b>\$735,000</b>	2+1.5 2sty-TRADITIONAL	
	<b>GREAT PRICE GREAT LOCATION.</b>	
Gorgeous bright 2 story townhome in desired Santa Monica neighborhood. Great floor plan with large dining area that opens to a lovely patio and cozy living room with fireplace. Features include hardwood flooring, recess lighting, French doors and stainless steel appliances. Enjoy nice sized bedrooms plus den with newer ceiling fans and plantation shutters. 2 Covered parking spaces included.		
MLS#14-784935	Dshwshr,Grbg Disp	
Elen Conrad 424-202-3288	TELES PROPERTIES, IN	



TUESDAY

<b>2417 34TH ST #18</b>	Open	11-2	672A1	<b>NEW</b>
<b>\$620,000</b>	2+3	CONTEMP MED		




**QUIET COURTYARD TOWNHOUSE IN SUNSET PARK NEAR EVERYTHING**

Vibrant townhouse located in quiet rear of lush crtyd in sunny Sunset Pk. Fully upgraded w/hdwd floors thruout, down find a hndsm half BA, kitchen w/granite & new appli. (incl). Living room facing west has wdbr FP, built-ins and flows into dining, leads to tiled patio. Up are 2 BR suites w/vaultd ceil., each w/renov BA. Patio off one BR is perf for morning coffee, afternoon tea. Enjoy sunsets fr Mstr BR & 2 clos, BA w/showr sauna. A gracious home. Sec. gated cmplx. w/SxS gar. Huge storage.

MLS#14-785637  
Ruth Shari 310-442-1646  
COLDWELL BANKER RESI

Blt-Ins,Dshwshr, W/D,Grbg Disp,Micro

<b>16670 LINDA TER</b>	Open	11-2	630H5	<b>NEW</b>
<b>\$1,695,000</b>	2+2	1sty-CONTEMPORARY		



**BEAUTIFUL OCEAN AND COASTLINE VIEWS**

Located in the Marquez Knolls this Mid Century has outstanding panoramic ocean views. Mostly original with some upgrades in the 80's Build or make this your dream home.

Tracey Hennessey 310-779-6375  
GIBSON INTERNATIONAL

**15 Pacific Palisades** Single Family

<b>1075 RAVOLI DR</b>	Open	11-2	631C5	<b>NEW</b>
<b>\$2,995,000</b>	3+4	CRAFTSMAN		



**LOCATED IN THE CANYON CHARTER ELEMENTARY SCHOOL DISTRICT**

High-end craftsman charmer with stunning polo field & canyon views!! This one-story beauty boasts 3 bedrooms + office, 3.5 baths, gorgeous aged walnut floors, security system, & surround sound throughout. The state of the art kitchen, with top of the line appliances and farm sink, opens to the family room with custom built-in cabinetry & reclaimed wood beams. Absolutely perfect!! California living at it's finest!! A must see!!

MLS#14-784157  
Cynthia Ambuehl 310-500-1423  
PARTNERS TRUST BRENT

Blt-Ins,Dshwshr,Hood Fan,Rng/Ovn,Fridg

<b>16701 W SUNSET BLV</b>	Open	11-2	630H5	<b>NEW</b>
<b>\$1,495,000</b>	3+1.5	1sty-TRADITIONAL		



Sparkling turn-key traditional charmer tastefully & recently updated w/exclnt. finishes, light, floor-plan, yard,& privacy. Featuring newer kitchen, baths, double-paned windows, doors, heat, lighting & landscaping. Attractive traditional details inc. wood floors, Fr. Doors, moldings, lovely FP & more! Extra off-street parking & well shielded with mature hedge from street. Close to schools & shops!

Laurie Hudson 3102303754  
BERKSHIRE HATHAWAY H

<b>1348 GOUCHER ST</b>	Lunch	11-2	631/B4	<b>NEW</b>
<b>\$2,250,000</b>	4+4.5			



**STUNNING OCEAN VIEWS!**

Situated in the foothills on a quiet cul-de-sac above the Alphabet Streets this 4bd/4.5ba enjoys unobstructed Ocean & Village views. Great floorplan in approx 3,683 sq/ft of living area (per assr) with an abundance of natural light. The Master suite is graced w/ spectacular ocn vus & priv balc. 2 add'l upstairs bedrooms, one downstairs bedroom. Kitchen opens to fam room, din area & rear yrd. The liv rm & adj study/office have direct ocn vus. Charming yard w/ small grassy area, patio & brick FP.

Dan Urbach 310.230.3757  
BERKSHIRE HATHAWAY

www.1348Goucher.com

<b>656 N LAS CASAS AVE</b>	Open	11-2	630H5	<b>red</b>
<b>\$1,799,000</b>	1+89500	3+3	CONTEMPORARY	



**HUGE PRICE REDUCTION!**

Beautiful contemporary home in the wonderful Palisades Bluff area. Light, bright and open with flexibility in floorplan. There are breezes & views from both the kitchen & the master bedroom areas. Sit out on the patio or bedroom deck & look out over canyons to ocean. The home flows from inside to both an outdoor side patio & a generous rear yard grassy area. Built on multiple levels, there is the potential to create your own spaces. Large family room to rear yard.

MLS#14-773711  
Scott Gibson/Pat Heller 310-622-7401  
GIBSON INTERNATIONAL

Dshwshr,Micro,Rng/Ovn,Fridg

<b>1016 ILIFF ST</b>	Open	11-2	631B5	<b>NEW</b>
<b>\$2,095,000</b>	4+3	TRADITIONAL		



**CHARMING MOVE-IN READY HOME IN THE ALPHABET STREETS**

Move right in or renovate. 3 bed, 2 bath, 1,939 sq ft home on a 6,500 sq ft lot has hardwood floors, fireplace and the kitchen has been tastefully updated with top of the line stainless steel appliances. Private master bedroom overlooks the emerald backyard with room for a pool. The garage has been converted into a gorgeous living area with a ¾ bath.

Anthony Marguleas 310.293.9280  
AMALFI ESTATES

<b>1315 GOUCHER ST</b>	Open	11-2	631B4	<b>rev</b>
<b>\$2,695,000</b>	4+3	CONTEMPORARY		

Stunning ocean and city views grace this 4 bedroom, 3 bath contemporary home which is conveniently located near village schools, shops and restaurants.

MLS#14-778303  
John Closson

Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg  
BERKSHIRE HATHAWAY

<b>811 JACON WAY</b>	Lunch	11-2	630	<b>NEW</b>
<b>\$1,895,000</b>	4+3	2sty-TRADITIONAL		



**BEAUTIFULLY UPDATED PALISADES GEM**

This beautifully remodeled 4bd 3ba Traditional home is located in very desirable lower Marquez Knolls. The cooks kitchen offers stainless steel appliances, maple cabinets, granite counter tops, center island and breakfast area. Open living/dining room with high ceilings and fp. Large split level mster ste. with partial ocean views and spa tub. French doors lead to covered patio and private grassy backyard. Add'l features include: wood floors, HVAC, alarm system, laundry room & 2 car garage.

Brett Duffy 3102303716  
BERKSHIRE HATHAWAY

Stainless Steel Kitch.Washer/Dryer.HVAC

<b>3437 CLOUDCROFT DR</b>	Refresh.	11-2	630E5	<b>rev</b>
<b>\$1,995,000</b>	4+3	2sty-CONTEMPORARY		



**TROPICAL OASIS!**

Beautifully remodeled, Hawaiian style, designer quality oasis in tropical setting. 4 bedrooms, 3 bathrooms plus office/den Contemporary on a quiet cul de sac street in Sunset Mesa. Wonderful granite kitchen with Maple cabinetry & Viking stainless steel appliances, opening to family room & breakfast bar. Custom finished Venetian walls, light wood & slate floors. The backyard features a new mosaic tiled mini pool/spa with Beadcrete surface, built in BBQ move in ready. Malibu school district.

MLS#14-780051  
Gwen Fritzing 310-622-7421  
GIBSON INTERNATIONAL


BBQ,Dshwshr,Grbg Disp,Hood Fan,

**REMINDER**

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<b>3641 SURFWOOD RD</b>	Open	11-2	630E5	<b>rev</b>
<b>\$1,599,000</b>	3+2.5	1sty-CONTEMPORARY		
	<b>GREAT SUNSET MESA HOME!</b>			
Desirable one level floor plan home in sought-after Sunset Mesa neighborhood. Kitchen with granite counters and bay window. Mountain, Santa Monica Bay, Queen's Necklace views from dining area, kitchen and back yard. Enclosed, flat back yard. Easy access to Santa Monica, Palisades and Malibu centers. Move right in or bring your designers and builders and enhance to its full potential.				
MLS#14-777009				
Marta Samulon 310-230-2448		Blt-Ins,Cbl,Dshwshr		
COLDWELL BANKER-PAC.				

<b>16315 AKRON ST</b>	Open	11-2	630J5	<b>bom</b>
<b>\$1,579,000</b>	3+2	RANCH		
	<b>CLASSIC ONE STORY RANCH</b>			
First time on market in 35 years! Traditional one story Ranch, a terrific floor plan for easy indoor/outdoor California living. 3 family beds all together: master with bath & two other beds with a bath. Parquet floors thruout. Kitchen has been architect remodeled with a big breakfast rm & Saltlino tiles; center island & a large pantry. Large side yard, red brick patio with lovely trees, good privacy. Direct access 2 car garage. Marquez School. Sold as is. A great opportunity to remodel.				
MLS#14-778547				
Mary Beth Woods 310 571 1358		Grbg Disp,Hood Fan,Rng/Ovn,Fridg		
COLDWELL BANKER RESI				


**15 Pacific Palisades** Condo / Co-op

<b>654 PALISADES DR</b>	Open	11-2	630G5	<b>NEW</b>
<b>\$1,395,000</b>	3+3	MEDITERRANEAN		
	<b>GORGEOUS, GATED &amp; PRIVATE</b>			
Exquisite Sea Ridge town home! Home-like appeal w/ soothing color palette & custom details including 5" pecan wd flrs, crown moldings & baseboards, wrought iron stair railing, leaded glass window, gourmet cooks kitchen w/ granite counter top, hand painted cabinets & stainless steel appliances. Large master bedroom w/ separate sitting area/office. Luxurious limestone "wet area" in mstr bath. Perfect for entertaining. 2-car private garage attached. Community pool & BBQ area. Easy to show.				
MLS#14-781663				
robbie sikora 310-710.5214		www.654palisades.com		
GIBSON INTERNATIONAL				

**16 Mid Los Angeles** Single Family

<b>2035 S CURSON AVE</b>	Refresh.	11-2	633B6	<b>NEW</b>
<b>\$649,000</b>	3+2	CONTEMPORARY		
	<b>COMPLETELY MODERNIZED MID-CITY CHARMER</b>			
Gorgeous Remodel on one of the most desirable streets in Mid-City. Located just North of Washington Bl. on the corner of Bangor & Curson, this Home is Close to All that Culver City has to Offer. Three Bedrooms and Two Bathrooms are featured in this charming and lovingly remodeled house; other Features include New Range and Dishwasher, stunning Wood Floors throughout, Kohler Stainless Steel Kitchen Sink, Private Backyard with Mature Avocado Tree, and Oversized 2+ Car Garage.				
MLS#14-784117				
John Duerler 213-924-2208		Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn		
HANCOCK HOMES REALTY				

**16 Mid Los Angeles** Income

<b>2645 S HARVARD</b>	Lunch	12-3	633H7	<b>NEW</b>
<b>\$590,000</b>	Duplex	2sty-VICTORIAN		
	<b>HISTORIC WEST ADAMS GRANDE DAME --2 UNITS!</b>			
Historic West Adams 1907 Grande Dame-- hwd floors, turn of the century detail--shaded lot, mature vegetation, cozy backyard with off-street parking in the back. Near Western and Adams, freeway close and not far from Expo line. USC Faculty and staff take note--In the Incentive zone!!! Updated Electrical. 1 BR+1Ba down, 2 BR+ 1 Ba up. This one really IS Fabulous waiting to happen! Currently 2 units with downstairs, and have income from the upstairs unit! Owners MOTIVATED!!!!				
MLS#14-782835				
Natalie Neith 323 317-9696		Rng/Ovn,Fridg		
JOHN AAROE GROUP				

**18 Hancock Park-Wilshire** Single Family

<b>129 N NORTON AVE</b>	Open	11-2	633/G1	<b>NEW</b>
<b>\$2,575,000</b>	4+5	2sty-SPANISH		
	<b>TROPHY WINDSOR SQUARE SPANISH</b>			
Meticulously restored 4 bdrm/4.5 bath home. Formal LR, FDR, family room, cook's kitchen w/ high end appliances, guest bedrm w/ private bath & separate private rm. Upstairs, master suite w/ sitting rm, luxurious bathrm & lrg walk-in closet. 2 additional bedrms/bathrms round out the 2nd level. French doors from family rm & kit provide great indoor/outdoor flow opening to lrg patio overlooking yard & pool. Permitted guest house/cabana & bathroom in addition to large converted garage.				
Pete Buonocore 323-762-2561		www.COREGROUPLA.COM		
KW - LARCHMONT				

<b>147 S PLYMOUTH BLVD</b>	Open	11-2	633G1	<b>NEW</b>
<b>\$2,475,000</b>	5+3	2sty-COUNTRY ENGLISH		
	<b>COUNTRY ENGLISH ON PRIME BLOCK IN WINDSOR SQUARE</b>			
Trust sale - no court. Sold as-is! Located just blocks from Larchmont Village. Owned by the same family for 60 years. Fantastic potential so bring your contractor and create your dream home. Classic center hall entry leads to large living room with fireplace, beautiful ceiling moldings and sliding doors to generous patio. Formal dining room. Kitchen with butler's pantry. Breakfast room or cozy library. 2 maid's rooms w/bath down. 3 bed/2 baths up.				
MLS#14-785043				
Lisa Hutchins 323.460.7626		#1 Agent in Hancock Park since 1994		
CB - HANCOCK PARK				

<b>850 S BRONSON AVE</b>	Open	11-2		<b>NEW</b>
<b>\$1,295,000</b>	4+2.5	2sty-OTHER		
	<b>WILSHIRE PARK COLONIAL REVIVAL CIRCA 1922P</b>			
WILSHIRE PARK COLONIAL REVIVAL CIRCA 1922. GORGEOUS VINTAGE RESTORATION WITH GENEROUS SIZED 4 UPSTAIRS BEDROOMS, 1.5 BATHS IN THE MAIN HOUSE. ORIGINAL BACHELDER TILE FIREPLACE IN THE LIVING ROOM, BEAUTIFUL RE FINISHED MOLDINGS & TRIM ON THE MAIN LEVEL, THE LIBRARY HAS ORIGINAL BOOKCASES. HARDWOOD FLOORS THROUGHOUT. A FORMAL DR NEXT THE EAT IN KIT. ADJOINS A LGE COVERED DECK W A VIEW OVER LOOKING THE FENCED GRASSY YARD, POOL & SPA, GAZEBO. SEP GST HOUSE / STUDIO SPACE HAS A FULL BA & STONE FLRS.				
jeffrey Young 213 819.9630		pool, converted garage bonus & area's		
SOTHEBYS SUNSET				

<b>124 S ROSSMORE AVE</b>	Open	11-2	633-F1	<b>rev</b>
<b>\$5,999,000</b>	7+8	2sty-MEDITERRANEAN		
	<b>MAJESTIC MEDITERRANEAN</b>			
Architectural beauty done to perfection in Hancock Park, completely renovated in 2008. 7BR 8BA (6,020 S.F.) in main house + two story (2,000 S.F.) guest house w/ 2BR 2BA including 2 car garage, sweeping rotunda entry w/ spiral staircase, state of the art kitchen w/ top of the line appliances & custom cabinetry leads to lushly landscaped garden. Sparkling swimming pool, gazebo with fireplace. Almost all windows were recently reinstalled w/ double paned glass. Surveillance camera in entire house.				
MLS#14-744537				
June Ahn 323-855-5558		Blt-Ins,Dshwshr,Rng/Ovn,Fridg		
COLDWELL BANKER HPS				



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TUESDAY

<b>107 N LUCERNE</b>	Open	11-2	633F1	<b>rev</b>
<b>\$1,649,000</b>	3+2	TRADITIONAL		



Close to Larchmont Village, Charming traditional home with large living room convenient dining room and central family room. Master plus two. Location and charm aptly describe this traditional 3 bed, 2 bath house in Windsor Square next to Hancock Park. Only one block from fabulous Larchmont Village, this house is close to delicious restaurants, shopping and Chevalier's book store to browse in. A wonderful community to live in, close to the Studios, the City and Beverly Hills.

MLS#14-767903  
Diana Knox 3236405473  
PARTNERS TRUST BEVER

Cbl,Dshwshr,Dryer,Grbg Disp

<b>134 N HOBART</b>	Open	11-2	633J1	<b>rev</b>
<b>\$1,095,000</b>	4+4	CRAFTSMAN		



**OUTSTANDING RENOVATION 1911 CRAFTSMAN**

Ender Enterprises presents this thoroughly renovated, perfectly appointed 1911 craftsman home. The current owner/builder fell in love with the inherent details and charm of the woodwork, casement windows, and the natural open flow of this style of architecture. But it was not a viable house when he purchased it, so he renovated EVERYTHING!. This house could not be replaced at this price! Guest house too!

MLS#14-782547  
Elizabeth L. Le Claire 323-219-4480  
KELLER WILLIAMS LARC

Blf-Ins,Dshwshr,Dryer,Grbg Disp

**18 Hancock Park-Wilshire** Condo / Co-op

<b>637 WILCOX AVE, UNIT 3F</b>	Open	11-2	593E7	<b>NEW</b>
<b>\$599,000</b>	1+1.5	CONTEMPORARY		



**DELIGHTFUL LARGE 3RD FLOOR UNIT**


This beautiful unit features many designer touches. A spacious, light filled living room & master bedroom open to a private terrace w/ stunning tree-top views. The gorgeous, updated kitchen has custom cabinets and tile work. A spa-like master bath & ample closets. Features incl: double-door entry, crown moldings, recessed lighting, built-in entertainment center & computer work station, powder room, in-unit laundry, and A/C. 24 hr sec, pool & spa. HODs incl: cable, internet, water, on-site mgr.

J Hutchison/P Bartenetti 323-460-7637  
COLDWELL BANKER HPN

Blf-ins,dis,dryr,frzr,ref,micw,rng,ovn

**18 Hancock Park-Wilshire** Lease

<b>222 S ORANGE DR</b>	Lunch	11-2	633/D1	<b>NEW</b>
<b>\$6,300</b>	3+2	2sty-MEDITERRANEAN		



**THE FEELING OF PROVENCE IN THE HEART OF L.A.**

Romantic upper level unit duplex available starting October 1st. Large scale living room with stenciled beamed ceilings, wood burning fireplace, period sconces and hardwood floors. Generous formal dining opens to a covered patio through French doors is ideal for morning coffee, cocktails or a conference call. Large, open kitchen with dining area and laundry. 3 bedrooms and 2 baths with good storage space. Blocks from Trader Joes, Ralphs, shops and restaurants on La Brea. 1 covered parking space.

Loveland Carr Properties (323) 460-7606  
COLDWELL BANKER

www.222SouthOrange.com

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

<b>6661 COLGATE AVE</b>	Open	11-2	633A1	<b>NEW</b>
<b>\$3,299,500</b>	4+5	2sty-MODERN		



**COOL ON COLGATE!!!**

Swimming pool "wrapped around" in white Italian Marble Slabs creating the beauty of natural stone w/the living olive trees. Great room, formal dining room, and the gourmet Scavolini chef's kitchen w/Grigio Italian Marble slab counters & Miele appliances flow smoothly into the backyard for Bar-B-Qing, al fresco dining, soaking in the spa or swimming, enjoying the modern fire pit & water works. Spa-like Master suite w/dual walking closets & sitting room. Lutron & Nest environmental system.

MLS#14-783739  
Rosalie Klein 3239358680  
ENGEL & VOLKERS BH

www.MyColgateHome.com

<b>6252 DREXEL AVE</b>	Open	11-2	633-B2	<b>NEW</b>
<b>\$2,950,000</b>	5+5.5	2sty-CONTEMPORARY		



**STUNNING NEW CONTEMPORARY IN BEVERLY GROVE!**

Contemporary home featuring state-of-the-art kitchen with Thermador appliances & Italian cabinets, open living room with glass pocket doors leading to private entertainer's backyard with covered dining area & fireplace, pool & zero-edge spa. 1 en suite bedroom/office downstairs and 4 en suite bedrooms upstairs (including media/flex space/5th bedroom) & 3 balconies, master suite with expansive balcony, Italian vanities, porcelain tile, oak floors, Crestron automation, central VAC & 2 AC systems.

Allison Schwarz 310-433-0056  
COLDWELL BANKER SUNS

WWW.6252DREXEL.COM

<b>6242 DREXEL AVE</b>	Open	11-2	633B2	<b>NEW</b>
<b>\$2,895,000</b>	4+4.5	2sty-CONTEMPORARY		



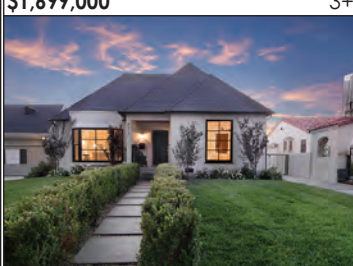
**WARM CONTEMPORARY NEW CONSTRUCTION**

Entertainer's dream home in prime Beverly Grove. This new and innovative home features nearly 4000 sq feet of luxury living spaces, complete with state-of-the-art Leicht designer kitchen, Miele appliances, stone counters, stunning hardwood floors, volume ceilings, amazing window scapes and skylights which flood the house with natural light. Amazing 576 sq ft roof top patio with panoramic views of the city. Close to popular restaurants, shops and entertainment.

MLS#14-785479  
Omega Group-Ron Keinan 310.779.5348  
KELLER WILLIAMS

www.OmegaGroup.LA

<b>921 S SIERRA BONITA AVE</b>	Open	11-2		<b>NEW</b>
<b>\$1,699,000</b>	3+3.5	TRADITIONAL		



**COMPLETELY REMODELED! SOPHISTICATED & MODERNIZED!**

Done! Done! Done! 3bd+3.5ba, remodeled from the ground up! Perfect blend of contemporary upgrades & a warm, inviting vibe. Each aspect contributes to the meticulously designed aesthetic down to the stylish furnishings which may be purchased at a pre-negotiated discounted rate. Bright open floor plan; living room, den, new kitchen & designer baths. Master suite w/ dual walk-in closets & deluxe bath. Romantic rear deck, pvt. grassy yard & finished garage. So many upgrades! Come & fall in love!

Sally Forster Jones 310-691-7888  
JOHN AAROE GROUP

www.921sierrabonita.com

<b>1227 S SPAULDING AVE</b>	Open	11-2	633/B4	<b>NEW</b>
<b>\$1,250,000</b>	3+2	1sty-TUDOR		



**AN OASIS IN THE CITY**

Richly appointed and updated 20's English Tudor in Wilshire Vista! Wood beams accent the valtd ceiling w/stencil detail thruout the LR. Formal DR and breakfast nook w/ built-in seating. Sunny kit. features recessed lgthg, stainless appl w/ custom hood w/ warmer & pass-thru. All 3 bed are tucked away in the rear. Bkyrd is a private oasis w/ stunning in-ground heated pool & spa w/ light & water effects, convrted grge w/ wired office & next-door storage and parkway dbles as addtl patio space.

Morgan Pasco 310.606.3887  
MORGAN REAL ESTATE

Pool/Spa, Water Purification Sys, HVAC



**M&G Civil Engineering & Land Surveying**

**CIVIL ENGINEERING, GRADING & DRAINAGE PLAN**  
LAND SURVEYING SERVICES: TOPOGRAPHY, ALTA/ACSM, BOUNDARY & CONSTRUCTION SURVERY & LOT LINE ADJUSTMENTS

347 South Robertson Blvd.  
Beverly Hills Ca. 90211

www.mglandsur.com  
EMAIL: Info@mglandsur.com

TEL: (310) 659-0871 | FAX: (310) 695-0845




TUESDAY

<b>1081 STEARNS DR</b>	Open 11-2 633A3	<b>NEW</b>
\$1,195,000	3+2 COUNTRY ENGLISH	
	<b>STATELY COUNTRY ENGLISH IN PRIME CARTHAY SQUARE</b>	
Stately Country English, with gated courtyard and very generous grounds, in prime location in Carthay Square location. Formal entry leads to massive liv rm & spacious formal dining, both w/vaulted tray-ceilings, original leaded glass, carved corbels & warm hwdw flrs. Very generous master, inc lge walk in, plus 2 additional guest bds. Redone period tile bath, plus original 3/4 bath, accessed from the main hall, allowing both secondary beds individual access, a rare feature for a period home.		
MLS#14-785675	1081Stearns.com	
P. Maurice T. Rustad 310.623.8819 RODEO REALTY - BH		

<b>6311 DREXEL AVE</b>	Refresh. 11-2 633B2	<b>rev</b>
\$1,495,000	3+3 SPANISH	
	<b>RENOVATED BEVERLY GROVE SPANISH</b>	
Beautifully Renovated 1920s Beverly Grove Spanish, updated with every contemporary comfort. Three generous bedrooms, including a grand master, spacious den & three stylishly redone bathrooms. Features high ceilings, recessed lighting, hardwood floors, fireplace, a remodeled kitchen with granite counter, breakfast bar & handsome cabinetry. This home has curb appeal, a wonderful floor plan & a private backyard with mature landscaping. A real gem on a charming tree-lined, double-wide street.		
MLS#14-781449	www.6311Drexel.com	
Adam Carr 310-600-6987 JOHN AAROE GROUP		

<b>1546 ELLSMERE AVE</b>	Open 11-2 633B4	<b>NEW</b>
\$759,000	3+2 TRADITIONAL	
	<b>REMODELED IN PICFAIR!!!</b>	
"Done to the Nines" Stunning Picfair Village Home. This is a beautifully remodeled 3 bed & 2 bath. Upgraded w/impressive materials. Wide plank wood & tile flooring throughout. Spacious kitchen w/new cabinets, marble cnttrps & designer back splash, new stainless steel appliances. Great open floor plan, Bathrooms rebuilt with new vanities, mosaic & oversized tiled showers, high end multiple fixtures w/ custom glass enclosures. Custom crushed glass fire pit in your private enclosed back yard.		
MLS#14-785067	Dshwshr,Grbg Disp,Rng/Ovn,Fridg	
Gina Schabes 310-498-9633 KELLER WILLIAMS BH		

<b>1154 S POINT VIEW ST</b>	Open 11-2 633A3	<b>rev</b>
\$1,465,000	4+3 CONTEMP MED	
	<b>CARTHAY SQUARE 4 BED, 3 BA DUPLEX</b>	
Delightful and meticulously maintained Carthay duplex centrally and conveniently located in the prestigious quiet historical Carthay Square. Includes Mediterranean & contemporary touches w/3 bd, 2 ba in main house & sunny attached 1 bd, 1 ba guest house overlooking private, romantic garden. Dazzling skylights illuminate the revitalized interiors w/French windows & ceiling fans that welcome an ethereal breeze. Close to the Grove.		
MLS#14-773687	1154SouthPointView.com	
Greenberg/Weinstock 310.968.0605 BERKSHIRE HATHAWAY		

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

<b>1106 S OGDEN DR</b>	Open 11-2 633B3	<b>red</b>
\$1,549,000	3+2 SPANISH	
	<b>SPECTACULAR OLD WORLD SPANISH [REDUCED!!]</b>	
Gated courtyard entry w fountain. Gorgeous liv rm w hi ceilings, wood floors & tall fireplace. Big formal dining room, large kitchen, separate breakfast area, bedroom & bath complete the downstairs. Upstairs master bedroom & bath, + guest bedroom & sitting area, both w ornately detailed dressing areas. Sweeping palms, plantings & greenery envelop the property & enhance the backyard pool, spa & entertaining areas - keeping true to its genuine Spanish charm. Wilshire Vista District.		
MLS#14-778341	Blf-Ins,Grbg Disp,Rng/Ovn,Fridg	
Sally Aminoff 310 409 8900 COLDWELL BANKER-BH N		

<b>125 S SWEETZER AVE, UNIT PH3A</b>	Refresh. 11-2	<b>NEW</b>
\$899,000	3+3 CONTEMPORARY	
	<b>3 BEDROOM + 3 BATHROOM PENTHOUSE WITH CITY VIEWS!</b>	
Contemporary 3Bd+3Ba Penthouse W/ City Views In Elegant Newer 9 Unit Building. Living & Dining Area W/ Wood Floors, Kitchen W/ Italian Venge Cabinetry, Upper Glass Cbnts Doors, & Viking Stainless Steel Appliances, Caesar-Stone Counter Tops & Designer Tiles. Luxe Mstr Suite W/ Wlk-In Clst. Gorgeous Mstr BA W/ Caesar Stone Counters, Italian Lacquered Cbnts, Double Vanities W/Kohler Sinks, Separate Tub & Shower. Furnished Common Roof Top Deck W/ Panoramic Views. Ideal Location.		
ST. JAMES + CANTER 310-704-4248	www.125sweetzerph3.com	
BERKSHIRE HATHAWAY		

**19 Beverly Center-Miracle Mile** Lease

<b>6617 LINDENHURST AVE</b>	Open 11-2 633A2	<b>rev</b>
\$3,095,000	5+5.5 2sty-CONTEMPORARY	
	<b>SPECTACULAR NEW DESIGNER HOME WWW.6617LINDENHURST.COM</b>	
Exceptional cutting edge new construction design in prime Beverly Grove location. Expansive open plan with nearly 4000 sq ft of stunning designer finishes and attention to detail, this home features a stunning custom kitchen, 5 spacious bedrooms, 5.5 designer bathrooms, private bedroom balconies, gorgeous sun drenched living spaces and all the amenities expected by today's lifestyle buyer. Private entertainer's backyard, pool and spa. This is a must see property!		
MLS#14-784361	www.OmegaGroup.LA	
Omega Group-Todd Michaud 310.429.8191 KELLER WILLIAMS		

<b>1153 POINT VIEW ST</b>	Open 12-2 633A3	<b>NEW</b>
\$5,900	3+2.5 1sty-CONTEMPORARY	
	<b>GREAT LOCATION ON A PEACEFUL &amp; CHARMING STREET</b>	
Fabulous updated single family home. Gleaming hardwood floors throughout.Great kitchen with breakfast area. Elegant formal dining rm. Gorgeous leaded glass windows, fireplace and soaring barrel ceilings in living room. Master suite with custom walk-in closet and private bathroom. Powder room. Separate laundry room.Tons of storage. Beautiful large private yard, delightful for a backyard BBQ or entertaining a crowd!		
MLS#14-780513	Blf-Ins, Cing Fan,Dshwshr,W/Dryer,Other	
Cheryl Kaupp 323-841-2437 NELSON SHELTON		

<b>6276 DREXEL AVE</b>	Refresh. 11-2 633B2	<b>rev</b>
\$2,999,000	5+5 CAPE COD	
	<b>STUNNING BRAND NEW CAPE COD!</b>	
Stunning new construction East Coast Traditional Masterpiece! over 3,700 sf gorgeous coiffured ceilings, wainscoting, and custom wood work & moldings. Chef's kitchen with custom cabinetry, huge center island, marble counters and high end stainless steel appliances. The kitchen opens up seamlessly into the family room overlooking the sparkling outdoor pool/spa and built in BBQ area. Just outside the Master Suite sits a beautiful sun drenched den with built in cabinetry and shelving.		
MLS#14-773639	BeverlyGroveCapeCod.com	
Milstein/Silver 310.867.5598 KELLER WILLIAMS BH		

<b>1108 STEARNS DR</b>	Open 12-2 633A3	<b>NEW</b>
\$5,200	3+2 1sty-SPANISH	
	<b>FABULOUS NEIGHBORHOOD! BEAUTIFUL HOME!</b>	
Fall in love with this updated and meticulously maintained Spanish home. Beautiful low water California gardens in front and back. Enter through the enchanting courtyard into the light-filled living room with high ceilings, hardwood floors and French doors that open to make an indoor-outdoor entertainment area. Sunny & large eat-in kitchen w/Sub-Zero. Fabulous redone bathrooms with unique tile work, soaking tub & stall showers. Good closets throughout. Great neighborhood. Must see!		
MLS#14-765665	Dshwshr., Wash/Dryer,Refrdg,Grbg Disp	
Cheryl Gussman Kaupp 323-841-2437 NELSON SHELTON		



TUESDAY

**20 Hollywood** *Single Family*

<p>✕ <b>1206 N MCCADDEN PL</b> Lunch 11-2 593E5  <b>\$889,000</b> 3+4 ARCHITECTURAL</p>	<p><b>NEW</b></p>
<p><b>INTRODUCING THE HOLLYWOOD COLONY 2 - 10 NEW MODERN HOMES!</b></p> <p>Introducing The Hollywood Colony 2, a collection of 10 new architectural homes w/3 beds + 3.5 baths with incredible rooftop decks w/iconic city views, direct access garage &amp; open floor plans! Featuring designer kitchens &amp; baths w/Modulo Cucine Italian cabinetry, hardwood floors, approx 10 ft ceilings, large windows &amp; abundant natural light. Huge master bedrooms, beautifully tiled baths, solar ready, controlled access &amp; wired for whole home automation on a gated, private street.</p>	
<p>MLS#14-785489                  Grant Linscott 323-300-1174  <b>KELLER WILLIAMS RLTY</b> Dshwshr,Grbg Disp,Hood Fan,Micro,Rng,Ovn</p>	

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

<p>✕ <b>6250 HOLLYWOOD #12H</b> Lunch 11-2 593F4  <b>\$1,970,000</b> 2+2.5 MODERN</p>	<p><b>rev</b></p>
<p><b>BREATHTAKING VIEWS AND LUXURY LIFESTYLE. JOIN US FOR LUNCH!</b></p> <p>Floor to ceiling glass wraps the living/dining rooms and kitchen offering commanding views of LA from your private terrace. Barclay Butera furnished this two bedroom and two and a half bathroom Penthouse with a Hollywood lifestyle in mind. The Residences at W Hollywood offer full-service luxury condo living in the heart of the new Hollywood. Exclusive and private residential-only 24-hour valet and concierge service, spectacular \$1m rooftop park with party deck, pool, fitness center, dog park.</p>	
<p>MLS#14-762691                  Michelle Montany 3234761826  <b>POWERPLAY DEST. PROP</b> Blt-Ins,Dshwshr,Elvtr,Frzr,Grbg Disp</p>	

<p>✕ <b>6250 HOLLYWOOD BL #7A</b> Lunch 11-2 593F4  <b>\$1,299,000</b> 2+2.5</p>	<p><b>rev</b></p>
<p><b>ICONIC VIEWS ATOP HOLLYWOOD &amp; VINE. JOIN US FOR LUNCH &amp; WINE</b></p> <p>Ne corner suite with a loft-like feel and breathtaking urban views including: iconic Hollywood signage, Capitol Records and Griffith Observatory. Poliform kitchen systems, wine cooler, and large island kitchen perfect for entertaining. The Residences at W Hollywood offer full-service luxury condo living in the heart of the new Hollywood. Exclusive and private residential-only 24-hour valet and concierge service, spectacular \$1m rooftop park with party deck, pool, fitness center, dog park.</p>	
<p>MLS#14-738997                  Lytel Young 323-476-1859  <b>POWERPLAY DEST. PROP</b> Blt-Ins,Dshwshr,Frzr,Grbg Disp,Hood Fan</p>	

<p>✕ <b>6250 HOLLYWOOD #10N</b> Lunch 11-2 593F4  <b>\$1,200,000</b> 2+2.5 OTHER</p>	<p><b>rev</b></p>
<p><b>LAST OF ITS KIND WITH SWEEPING CITY VIEWS. LUNCH SERVED!</b></p> <p>Enjoy spectacular views of Century City and the Hollywood hills in this spacious and light-filled home. 2 bedrooms with separate terraces flank an expansive living/dining room space. The open kitchen is ideal for entertaining guests. The Residences at W Hollywood offer full-service luxury condo living in the heart of the new Hollywood. Exclusive and private residential-only 24-hour valet and concierge service, spectacular \$1m rooftop park with party deck, pool, fitness center, dog park.</p>	
<p>MLS#14-732331                  Laurel Turner 3234761858  <b>POWERPLAY DEST. PROP</b> Cbl,Dshwshr,Elvtr,Frzr,Grbg Disp,Other</p>	

# TITLE 365

## BUILD ON TRUST & PERFORMANCE

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

<p>✕ <b>4015 DEL MAR AVE</b> Refresh. 11-2 594  <b>\$739,000</b> 2+2 1sty-CALIFORNIA BUNGALOW</p>	<p><b>NEW</b></p>
<p><b>VINTAGE VOGUE DESIGNER BUNGALOW</b></p> <p>Replete with Style, Charm &amp; Updated Systems. Solid Vintage Stained Wood Doors, Matching Wood Accents around Windows. Open California Kitchen with Eat-in Bar, Exposed Beams, Shabby Chic Accessories, Spa Like Baths, Designer Touches Throughout. This Sunset-Junction Pied-à-terre is Move-In Ready and Features Real Out Door Entertaining with Off Street Parking. Located in the Coveted walking neighborhood of the Sunset Junction section of Silverlake.</p>	
<p>Frank Barbano 323-394-2447  <b>BARBANO REALTY</b></p>	

<p><b>2336 EDGEWATER TER</b> Open 11-2 594  <b>\$669,000</b> 2+1 1sty-CALIFORNIA BUNGALOW</p>	<p><b>NEW</b></p>
<p><b>RESERVOIR ADJACENT, DONE, CHARACTER BUNGALOW FOR \$669,000!!!</b></p> <p>Charming Spanish on quiet cul-de-sac w/genuine walkability! Classic 1920's 2 bed/1 bath bungalow has high ceilings, French windows, hardwood floors, O'Keefe Merritt range &amp; large patio - it's the definition of "California Living". Tons of windows plus great Indoor/outdoor flow, landscaped garden &amp; LA weather expand the living space while remaining eco friendly. Bonus room is the perfect office /playroom/studio &amp; offers additional storage. This is an incredible opportunity to get into prime SL!!</p>	
<p>Carl Field 323-251-1034  <b>KELLER WILLIAMS LF</b></p>	

<p>✕ <b>1517 PORTIA STREET</b> Lunch 11-2 594E7  <b>\$659,000</b> 3+2 SPANISH</p>	<p><b>NEW</b></p>
<p><b>SPANISH RETREAT</b></p> <p>A very special Spanish retreat awaits you atop of the hill in Echo Park. An inviting front porch with a sitting area and stunning views of downtown Los Angeles leads you to this three bedroom, two bath home with an authentic kitchen and a serene backyard perfect for entertaining or quiet dinners outside. See this one and fall in love!</p>	
<p>MLS#14-785309                  Vahan Saroians 323-497-6655  <b>COLDWELL BANKER</b></p>	

<p><b>715 N HOOVER ST</b> Open 11-2 594B6  <b>\$649,000</b> 3+2 1sty-CALIFORNIA BUNGALOW</p>	<p><b>NEW</b></p>
<p>Beautiful California Bungalow in one of Silver Lake's most walkable locations. Private front yard w/ herb &amp; vegetable garden. Open concept living room, dining room and kitchen. 3 bedrooms all w/ direct access to bathrooms. French doors open onto elevated back deck. 2 car garage at rear of the property. Close walking distance to Sunset Junction, Bellevue Park, Cafecito Organico, and LA's hottest new brunch spot, Sqirl. Recently improved &amp; retrofitted foundation, new sewer line, and paint.</p>	
<p>MLS#14-785209                  Jon Grauman 323-882-8533  <b>THE AGENCY</b> Refrigerator, stove, oven, dishwasher</p>	

<p><b>1743 GRIFFITH PARK BLV</b> Open 11-2 594 C5  <b>\$649,000</b> 2+1 1sty-CONTEMPORARY</p>	<p><b>NEW</b></p>
<p><b>UPDATED CONTEMPORARY BUNGALOW</b></p> <p>Beautiful Silver Lake bungalow, recently updated in an airy, contemporary style, features spectacular views of the Hollywood sign and the Griffith Park Observatory. Light and bright, the open floor plan allows for amazing and expansive views from the living room, dining room, and enclosed patio. Lush landscaping surrounds this gated treasure that's set off the street like its own secluded enclave.</p>	
<p>Raphael Barragan 323-937-5101  <b>ENGEL &amp; VÖLKERS</b> Refrigerator, Washer, Dryer</p>	



TUESDAY

**21 Silver Lake - Echo Park** Income

<b>1764 SILVER LAKE</b>	Open 11-2 594D5	<b>rev</b>
<b>\$1,389,000</b>	2sty-CONTEMPORARY	




**SEXY SILVER LAKE DUPLEX!**

Location, Location, Location, and one of the sexiest, well designed, Duplex's right in the heart of Silver Lake! Two sprawling, 2bdrm/3bthrm units flooded w/ abundant natural light. Featuring expansive spanish tile and hardwood flooring throughout, skylights, recessed lighting, stylish stairwells and privatized room layout. Walk to dog park, reservoir, all shops, cafes & services. A must see!

MLS#14-774845	
Bruce Barikow	310-623-1315
KELLER WILLIAMS HOLL	

**22 Los Feliz** Single Family

<b>2226 N NEW HAMPSHIRE AVE</b>	Open 11-2 594/A2	<b>NEW</b>
<b>\$2,995,000</b>	4+5 2sty-MEDITERRANEAN	



**IMPOSING 1923 MEDITERRANEAN ESTATE DESIGNED BY A. F. LEICHT**

On a cul-de-sac North of the Blvd, this gated compound is a significant example of the work of A.F. Leicht. Our offering is a wonderful parcel of land with rolling lawns, mature trees & an impressive entertaining garden with pool, sitting areas & an outdoor fireplace. The house is a triumph of oversized public rooms including living, fireplace, formal dining, vintage bar, a family room adjacent to the chef's kitchen. Oversized master with sleeping chamber & its own living room & fireplace

Barry Sloane/Marc Silver	310 786-1844
SOTHEBY'S INT REALTY	

<b>5015 LOS FELIZ</b>	Lunch 11-2 593J3	<b>bom</b>
<b>\$1,739,000</b>	4+5 2sty-TRADITIONAL	

BUYER FLAKED! Redo, and make this special. Hi ceilings, spacious/bright, exceptionally quiet and private. Classic center hall plan. Great for indoor/outdoor entertaining. Pool and pool house.

MLS#14-756739	Dshwshr, pool, pool house,
Kenneth Church	323-762-2519
KELLER WILLIAMS LARC	

**22 Los Feliz** Condo / Co-op

<b>3941 CUMBERLAND AVE</b>	Open 11-2 594 C4	<b>NEW</b>
<b>\$925,000</b>	3+3 CONTEMPORARY	



**IMPRESSIVE TRIPLEX WITH CITY VIEWS**

Impressive triplex in idyllic Franklin Hills with panoramic views of the city. Each unit features a balcony with expansive views, great for al fresco dining, to watch the sunset, or to take in the beautiful city lights. Each unit features open floor plans, updated kitchens, high quality wood floors, and high vaulted ceilings. Two units are vacant and the third unit is currently tenant occupied. This charming complex is a fantastic investment opportunity; live in one unit and rent out the others.

Robert Cipolloni	310-777-7510
ENGEL & VÖLKERS	

**28 Culver City** Single Family

<b>11053 BARMAN AVE</b>	Open 11-2 672F3	<b>NEW</b>
<b>\$1,089,000</b>	3+2 TRADITIONAL	



**GORGEOUS REMODELED CULVER CITY HOME WITH GOURMET KITCHEN**

Gorgeous Remodeled Culver City Home! Upgraded with new plumbing, electrical, windows, A/C, & roof. Gourmet kitchen with Granite counters & a peninsula for counter dining, & custom cabinets. Great floor plan with French doors opening to the Brazilian Ipe-wood deck for outdoor entertaining. Master suite has vaulted ceilings, skylights, French doors leading to outdoor deck, walk-in closet & a luxurious travertine master bathroom with large shower with his & her shower heads. Located in Vets Park.

MLS#14-784863	
Todd Miller	310-923-5353
KELLER WILLIAMS-SANT	
Dshwshr, Dryer, Rng/Ovn, Fridg, Wshr	

<b>10732 WHITBURN ST</b>	Lunch 11-2 672H4	<b>red</b>
<b>\$996,500</b>	4+2 TRADITIONAL	



Charming Culver City home, located on a quiet Street in the lower Culver Crest. 4 bedroom 1.75 bathrooms, private master suite, 4th bedroom could be nursery/office space. Open kitchen, huge family room/dining room with French doors that open to lush back yard, great for entertaining. Short walk to El Rincon Elementary School, Rite Aid, Pavilions and restaurants.

MLS#14-779197	
Diana Tangalakis	Rng/Ovn
CAVANAUGH REALTORS	

**29 Westchester** Single Family

<b>7214 MCCOOL AVE</b>	Lunch 11-2 672G7	<b>NEW</b>
<b>\$1,975,000</b>	5+6 CRAFTSMAN	



**COME ENJOY LUNCH & GIFT CERTIFICATE GIVEAWAY!**

Custom-built newly constructed 5 bedroom, 5.5 bath home with gorgeous finishes located in the prestigious suburban neighborhood of Kentwood Bluffs. A grand entry welcomes you in w/ cathedral ceilings & the open floor plan flows through the large great room, dining room & estate-like gourmet kitchen w/ Viking & Wolf appliances. All of the bedrooms have baths en suite w/ gorgeous Caesar stone, tile design & granite. AMAZING OPPORTUNITY! DON'T MISS OUT!

MLS#14-785175	
Tamra (Tami) Pardee	310-907-6517
PARDEE PROPERTIES	
BBQ,Blf-Ins,Cbl,Dshwshr,Dryer,Other	

**30 Hollywood Hills East** Single Family

<b>6361 QUEBEC DR</b>	Open 11-2 593F2	<b>rev</b>
<b>\$1,990,000</b>	4+5 3sty-CONTEMP MED	




**KING-SIZE, HOLLYWOOD VIEW HOME!**

TAKE THE ELEVATOR to every level of this newer 4 bed /4.5 bath. Enter the first floor through elegant, Glass/Iron Doors to a formal foyer. Also, access to an ample three car garage and incredible amounts of storage! The second floor boasts (3) private en-suite bedrooms plus, the elegant master bedroom w/views, fireplace, ample walk-in closets and glorious dual bath. Plus, you have the convenience of a top-of-the-line kitchen with custom, high-end cabinetry.

MLS#14-780627	
Roger Perry	310-600-1553
RODEO REALTY - BH	
www.RogerPerry.com	

<b>6342 IVARENE AVE</b>	Open 11-2 593F3	<b>rev</b>
<b>\$1,450,000</b>	3+3 ARCHITECTURAL	



**CHIC, WALLED & GATED MINI-COMPOUND ON PRIME ST IN HOLLY DELL**

Open flr plan, LR w/brick fp, formal DR & den/media rm. Drk oak flrs & lrg wndws, gourmet kit w/La Canche range overlooking grdn. European inspired mstr ste w/newly refinshd concrete flrs, & fp. Mstr BA w/xtra lrg shwr & wishbone mrble flrs. Frnch drs to lrg ter w/great views. 2nd BR w/ter access & adj remdlld BA. Gst qtrs w/kit, BR, BA & living area. Terraced grdns w/fruit trees & lavender. Atchd grg, sec cams & integrated music sys.

MLS#14-781971	
Adam Sires/Mike Nourmand	310.888.3314
NOURMAND&ASSOCIATES	
No Public Access	

<b>3479 WONDER VIEW DR</b>	Open 11-2 563D7	<b>bom</b>
<b>\$1,199,000</b>	2+2 MID-CENTURY	



**BEST BUY IN THE HILLS!**

Motivated sellers reduced price approx \$100k for immediate sale. Nervous buyer bailed 1day prior to close of escrow. Home inspections by the "Cadillac" of inspectors including: geo, chimney & sewer, passed w/flying colors. Sellers will review offers Wed. after Sun. & Tues. opens. Updated Mid-Century Modern in the Knolls w/mountain & lake views. Fully equipped guest suite/3rd bedroom & bath w/patio & sep entry, not included in sf. Wall to wall windows & French doors throughout.

MLS#14-773617	
Terry Canfield Schmidt	323-854-4607
BHHS - BEVERLY HILLS	
Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn	



TUESDAY


**31 Playa Del Rey** Condo / Co-op

<b>6209 PACIFIC AVE #303</b> Refresh. 11-2 702A2 \$795,000 1+2 1sty-ARCHITECTURAL <b>NEW</b>	
	<b>SPLIT LEVEL PENTHOUSE WITH HEAD ON WATER VIEWS!</b> Complete remodel just finished. See the boats on the channel, the ocean and lights of S.M. bay. One Bedroom plus Den with closet; New Hardwood Floors throughout; New Kitchen; New Baths; New recessed lighting; Water views from the living room; dining room and kitchen. Enjoy the sunsets year round from the wrap around balcony. 1300 square feet of Beach Living at its best! www.6209pacific303.com
MLS#14-784999 Joni Migdal 310 877-9292 GIBSON INTERNATIONAL	<b>Built-ins; Diswasher; Washer &amp; Dryer; Ref</b>

**34 Los Angeles Southwest** Condo / Co-op

<b>4620 DON LORENZO DR #A</b> Refresh. 11-2 673C4 \$355,599 3+3 CAPE COD <b>NEW</b>	
Gorgeous townhouse w/beautiful hill-top views(Off La Brea/Baldwin Hills Estates) LR w/FP & patio. Bright kit w/bar DR. Master suite. Enormous family room (alternate 3rd rm). Attached dbl garage. Pool.	
MLS#14-784359 Lisa Haught 310-614-5810	<b>New Stainless Steele Appliances</b> SOTHEBY'S


**42 Downtown L.A.** Condo / Co-op

<b>530 S HEWITT ST, UNIT 554</b> Open 11-2 \$554,000 0+1 5sty-ARCHITECTURAL <b>NEW</b>	
	<b>LUXURY LOFT IN THE HEART OF THE LOS ANGELES ARTS DISTRICT.</b> Incredible Luxury Loft in the heart of Los Angeles' Arts District. The unit mixes hardwood flooring, concrete walls, exposed beam ceilings to create a beautiful industrial looking space. Plenty of natural light with expansive views overlooking the 4th and 6th street bridges. The building amenities include a resort style rooftop pool with private cabanas, outdoor fireplace lounge, sunning area and fitness center all overlooking scenic downtown LA on the horizon. Lots of privacy and security.
Tori Barnao / Gersh THE AGENCY 3236331878	<b>Dshwshr,Dryer,Grbg Disp,fridge,Micro</b>

**62 Encino** Single Family

<b>4504 PETIT AVE</b> Open 11-2 561D4 \$4,659,000 6+8 2sty-CAPE COD <b>NEW</b>	
	<b>NEW LISTING-NEW CONSTRUCTION</b> GATED NEW CAPE COD.PRIV W/EXPANSIVE LAWNS. 3 CAR GAR. CIRC DR. 1ST FLR IN LAW SUITE. APPROX 7100 SF. LIGHT FILLED W/ LARGE WINDOWS & FRENCH DOORS. HICKORY FLRS THROUGHOUT. FEAT: FORMAL ENTRY, CTR HALL PLAN, FORMAL LIV RM W/FRPL, FORMAL DINING RM, STUDY, FAMILY RM W/FRPL, KIT W/ VIKING APPL. 4 OVENS, 2 DISHWASHERS, 2 FARMHOUSE SINKS, MICROWAVE, CTR ISLAND W/ CARRARA MARBLE. MSTR STE FEATS A SPACIOUS SITTING RM, TWO WLK-IN CLSTS, FRPL, TERACE, LUX MASTER BTH W/ SPA TUB, STM SHOWER. YARD W/POOL & SPA
MLS#14-783481 Lillian M Wall 818-489-8008 WALL STREET PROPERTI	<b>A/c Fan,BBQ,Blf-Ins,Cbl,Clng Fan,Other,</b>

**18128 CHARDON CIR** Open 11-2 561A5 **NEW**

\$1,495,000 5+4 MID-CENTURY	
	<b>MID-CENTURY TIME CAPSULE IN LAKE ENCINO</b> Sited on nearly half an acre of flat land and mature gardens on a prime Lake Encino lot, this well loved 3,400 square foot classic mid-century modern home features 5 bedrooms, 4 baths, and family room, all with amazing indoor/outdoor views that open up to the spacious garden with oversized pool. Many period details remain intact of the late Mel Brown estate; all that is needed is your personal touch and vision.
MLS#14-785009 B. Ades / R. Kallick 3105038080 SOTHEBY'S INT'L	<b>Dshwshr,Dryer,Micro,Rng/Ovn,Fridg,Other</b>

<b>3943 ARCHDALE RD</b> Refresh. 11-2 561G6 \$3,795,000 4+5 TRADITIONAL		red
	Premier Royal Oaks location on coveted Archdale Road. Single level open floor plan with soaring, vaulted wood beam ceilings, custom windows and doors and exquisite finishes, too many to mention. Spectacular master suite with sumptuous bath and two walk in closets. Center island kitchen with top of the line appliances, granite counter tops and spacious breakfast room. Lushly landscaped private grounds with patios, pool, spa, grass, fire pit, full guest house and large motor court.	
MLS#14-779325 Andrea Korchek WISH SOTHEBY'S INTL	<b>BBQ,Blf-Ins,Dshwshr,Frzr,Hood Fan,Other</b>	

**72 Sherman Oaks** Single Family

<b>3309 COY DR</b> Open 11-2 562A7 \$2,195,000 5+5 2sty-MODERN		rev
	<b>STRIKING SLEEK &amp; SEXY ARCHITECTURAL</b> Striking, sleek and sexy architectural 5 bed/5 bath home where practical cutting edge design meets the modern family. Steel beams frame the open plan of indoor spaces, with floor to ceiling walls of glass, large dining area, living room and loft lounge all oriented towards the expansive view. Additional features include; central air/heat, attached 2- car garage, small guest house/artist studio, street to street lot, extra parking pad.	
MLS#14-779991 Karen D Sanchez 323-383-3753 ENGEL & VOLKERS BEVE	<b>Dshwshr,Dryer,Frzr,Grbg Disp</b>	

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

<b>4859 COLDWATER CANYON AVE #6A</b> Open 11-2 562E3 \$279,900 1+1 CAPE COD <b>NEW</b>		
	<b>OPEN TUES &amp; FRI 11-2   HIDDEN GEM IN SHERMAN OAKS</b> Hidden gem and well priced condos in Sherman Oaks, this back unit offers peace and quiet in a 15 unit Cape Cod style building, fitted with security system and two underground parking spots. Two blocks to a great variety of shops (Whole Foods), the unit features recess lighting, hardwood floors, granite countertops (bathroom) and new appliances; refrigerator, dishwasher, stove & microwave. Custom sheer blinds in living room, new central air, ceiling fan in bedroom, walk-in closet, and patio.	
MLS#14-784675 Jourdan Lee Khoo 310.598.8940 HILTON & HYLAND	<b>Cbl,Clng Fan,Dshwshr,Grbg Disp,Fridg</b>	

**73 Studio City** Single Family

<b>4202 BABCOCK AVE</b> Open 11-2 562F5 \$1,679,000 3+4 SPANISH <b>NEW</b>		
	<b>STUNNING SPANISH / PROFESSIONAL RECORDING STUDIO</b> Santa Barbara style Spanish, sits prominently on a corner lot, in one of Studio City's most coveted neighborhoods. Ceilings with hand hewed reclaimed timbers, solid Bolivian Mahogany doors, wood clad picture windows and French doors. Private backyard pool, outdoor shower are ideal for lounging by the pool by day or dining under the stars by night. Professional recording studio w/ bathroom could be used as guesthouse/home office. Walk to Ventura Blvd, Fryman Canyon, farmers market and more!	
MLS#14-783447 Tara Wolper 818 720-5717 BERKSHIRE HATHAWAY	<b>Beautiful, Professional Recording Studio</b>	

## 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.



**86 Pasadena** Lease

<b>277 GREEN ST #406</b>	Open 11-3	565G5	<b>NEW</b>
<b>\$5,500</b>	2+2.5	CONTEMPORARY	



**STUNNING UNIT**

A modern, spacious, luxurious 2,535sqft 2BD+2BA+Den for lease in Old Pasadena. Walls of windows and an oversized balcony provide spectacular views and the extra-high ceilings exude urban high-end living in Pasadena. Open floor plan, gourmet kitchen and sumptuous bathrooms are highlights of Catania. Located just a bridge away from Old Pasadena, Catania is setting a new tone for modern living in a city rich with culture with vibrant retail, fine restaurants and world-class entertainment venues.

MLS#14-778117  
David Calabrese 5202477850  
CIM MANAGEMENT, INC.

Cbl,Dshwshr,Dryer,Grbg Disp,Micro,Other

<b>277 GREEN ST #304</b>	Open 11-3	565G5	<b>NEW</b>
<b>\$4,700</b>	2+2.5	MODERN	



**GORGEOUS CONDO FOR LEASE**

Catania is a collection of thirty-three modern, spacious, luxury condominiums for lease in Old Pasadena. Walls of windows provide spectacular views and the extra-high ceilings exude urban high-end living in Pasadena. Open floor plans, gourmet kitchens and sumptuous bathrooms are highlights of Catania. Located just a bridge away from Old Pasadena, Catania is setting a new tone for modern living in a city rich with culture with vibrant retail, fine restaurants and world-class entertainment venues.

MLS#14-778229  
David Calabrese 5202477850  
CIM MANAGEMENT, INC.

Dshwshr,Dryer,Grbg Disp,Fridg,Wshr

**94 Glassell Park** Single Family

<b>3543 LAVELL DR</b>	Open 11-2	594H3	<b>NEW</b>
<b>\$689,000</b>	3+3	2sty-MID-CENTURY	



**THIS IS THE ONE... "PRE FLIPPED" – POST & BEAM – GLASSELL PAR**


hillside-jewel you've been waiting for. Bring your architectural savvy & your creative energy & savor every moment as you polish it into the mid-century of your dreams...it's ALL here: upstairs blends high beamed ceilings, wd flrs, open kitchen/living/dining rm flow, long balcony & stellar sunset view. Downstairs offers TWO master suites w/private decks, 3rd bedroom, big laundry & an even bigger storage area. There's a winding path to a secret garden tucked in the trees.

MLS#14-785485  
Liz Johnson 323-397-6041  
TELES PROPERTIES

VIEW!!!

**1165 Cypress Park** Single Family

<b>2623 ARVIA ST</b>	Lunch 11-1	594H5	<b>bom</b>
<b>\$595,000</b>	4+2		



**BEAUTIFUL RARE 4 BEDROOM HOUSE IN NORTHEAST LA**


Nu Urban Residential LLC. brings you a beautifully updated Northeast LA bungalow w/designer finishes & open concept layout. A rare four bedroom house in one of the most sought after neighborhoods in LA! Boasts an open large chef's kitchen with custom cabinets, butcher block counters, formal dining area, engineered hardwood floors, three nice sized bedrooms, in addition to a light and bright master suite. New windows, updated electrical, plumbing and roofing.

MLS#14-784843  
Rosa A. Garcia 818-671-8891  
DIVISION ONE INVST.

Dshwshr

**1284 Highland Park** Single Family

<b>1702 NOLDEN ST</b>	Open 11-2	565C7	<b>NEW</b>
<b>\$615,000</b>	2+2	1sty-MID-CENTURY	



**YOUR PERFECT NOYO CHECK LIST: NORTH OF YORK? CHECK!**

View? Check! Real wd flrs? Check! Open & friendly flow thru out the house & on the yard & gardens? Check! Two separate garages, one w/attached high ceiling studio? Check! Master suite + additional bedroom & full bath? Check! Light, bright F.R. open to the yard & kitchen? Check! Perched up on a private knoll but w/plenty of flat play space & vegetable boxes? Check! Covered Patio for those lovely dinners alfresco? Check! This 1960 has all this & more.

MLS#14-784995  
Liz Johnson 323-397-6041  
TELES PROPERTIES

VIEW! FAMILY ROOM & STUDIO!

**THURSDAY OPEN HOUSES**

**33 Malibu** Single Family

<b>4356 HILLVIEW DR</b>	Refresh. 12-2	627J6	<b>rev</b>
<b>\$1,995,000</b>	5+4	3sty-CONTEMP MED	



**200K REDUCTION - BEAUTIFUL OCEAN VIEW SPANISH RETREAT!**

Previously Celebrity owned Completely remodeled 5bd/4ba 4224sf Post & Beam Spanish Revival tastefully restored w/ majestic indoor/outdoor spaces w/ whitewater, ocean & canyon views. Spacious Living Room w/ beautiful fireplace & ceiling fans opens to the Family Rm w/ access to new outdr dining area w/ fountains, formal dining area & beautiful new kitchen w/ breakfast bar & hi end appliances. Home ftures hi ceilings, new Walnut hardwood flring, & grey Caeserstone & 8car parking!

MLS#14-773835  
Manuela Villa 3108804828  
COLDWELL BANKER-BH S

Cing Fan,Dshwshr,Dryer,Grbg Disp,Other

**94 Glassell Park** Single Family

<b>3543 LAVELL DR</b>	Open 10-2	594H3	<b>NEW</b>
<b>\$689,000</b>	3+3	2sty-MID-CENTURY	



**THIS IS THE ONE... "PRE FLIPPED" – POST & BEAM – GLASSELL PAR**

hillside-jewel you've been waiting for. Bring your architectural savvy & your creative energy & savor every moment as you polish it into the mid-century of your dreams...it's ALL here: upstairs blends high beamed ceilings, wd flrs, open kitchen/living/dining rm flow, long balcony & stellar sunset view. Downstairs offers TWO master suites w/private decks, 3rd bedroom, big laundry & an even bigger storage area. There's a winding path to a secret garden tucked in the trees.


MLS#14-785485  
Liz Johnson 323-397-6041  
TELES PROPERTIES

VIEW!!!

**FRIDAY OPEN HOUSES**

**62 Encino** Single Family

<b>18128 CHARDON CIR</b>	Open 11-2	561A5	<b>NEW</b>
<b>\$1,495,000</b>	5+4	MID-CENTURY	



**MID-CENTURY TIME CAPSULE IN LAKE ENCINO**

In the early 1960s, one of the city's original and most well known contemporary modern furniture dealers discovered a home built by Donald Park, AIA. Today, nearly 50 years later, the residence of Mel Brown hits the market for the first time ever, creating an amazing opportunity for a fortunate buyer to continue the story of this special property. Sited on nearly half an acre of flat land and mature gardens on a prime Lake Encino lot.

MLS#14-785009  
B. Ades / R. Kallick 310-888-3752  
SOTHEBY'S INT'L

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

TUESDAY  
THURSDAY & FRIDAY

Questions? Need Assistance?  
Contact our Help Desk Department!

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

