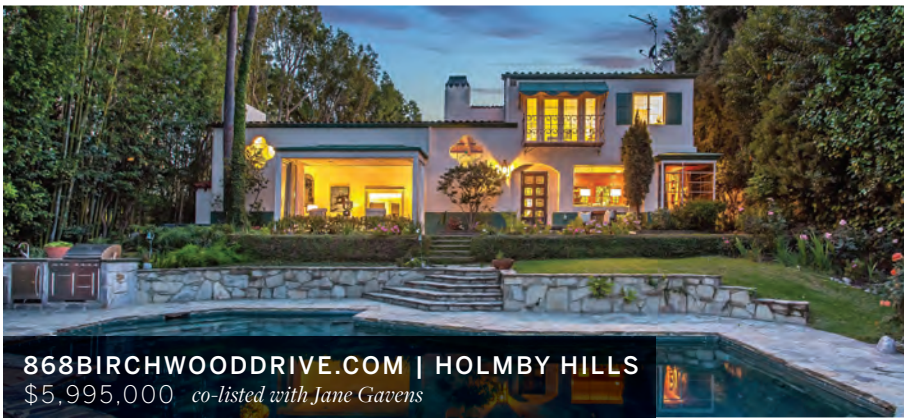
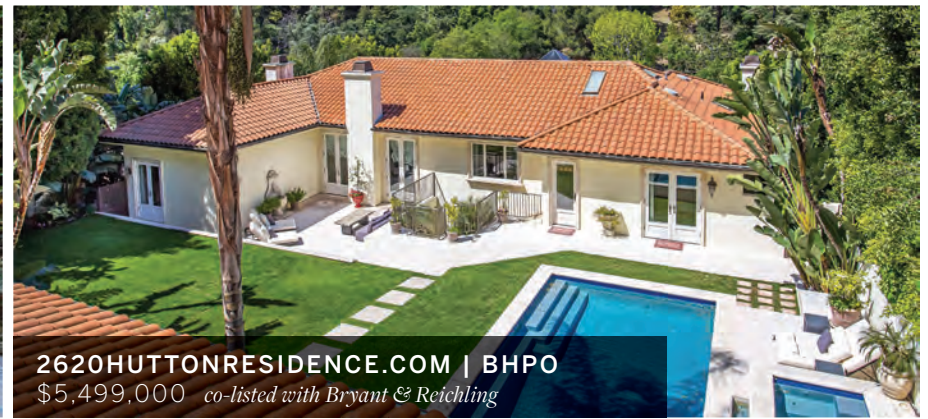




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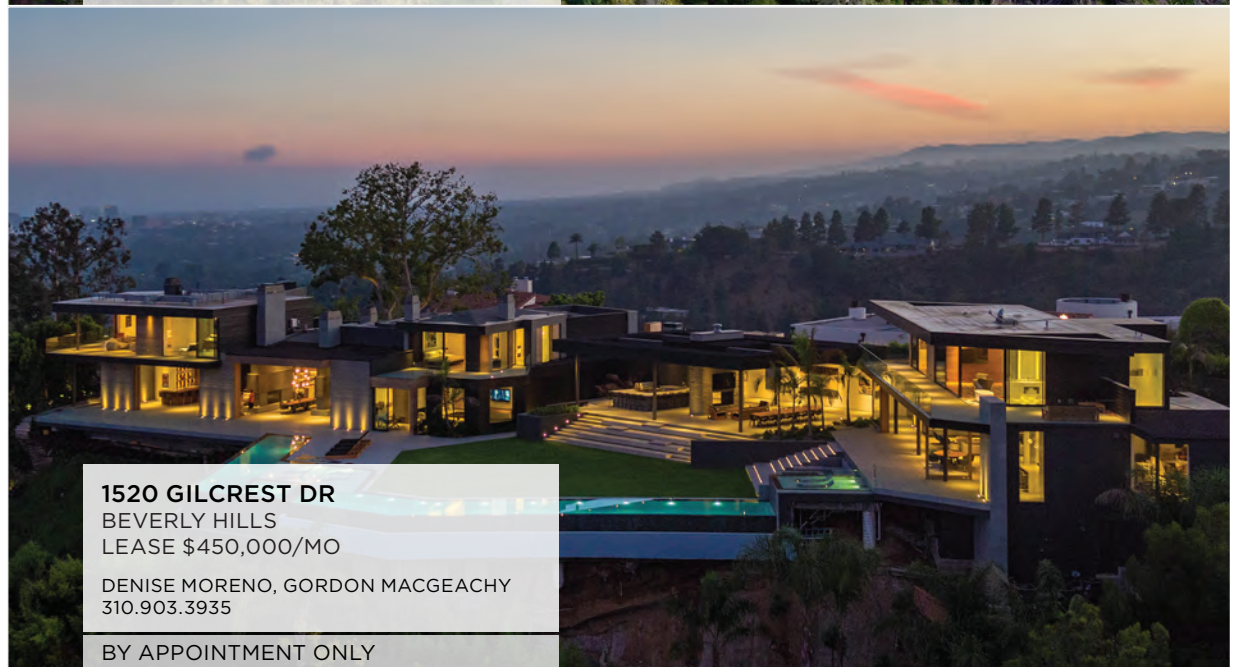
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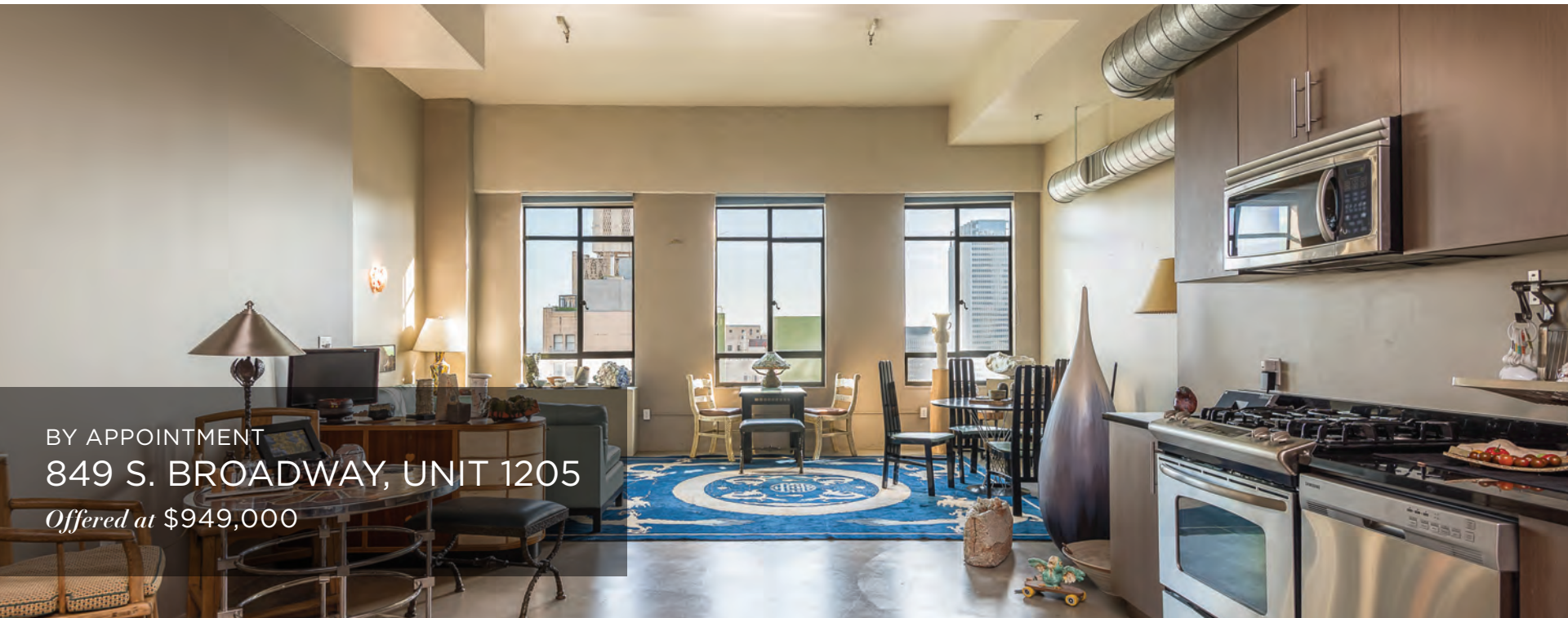
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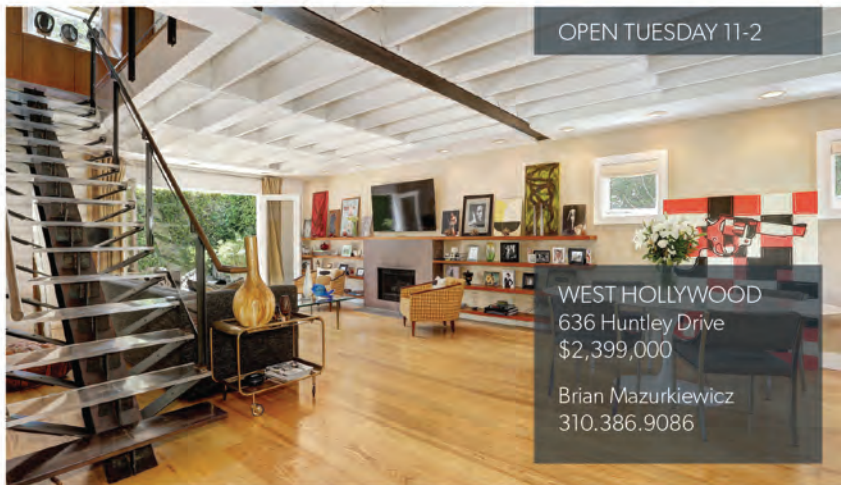




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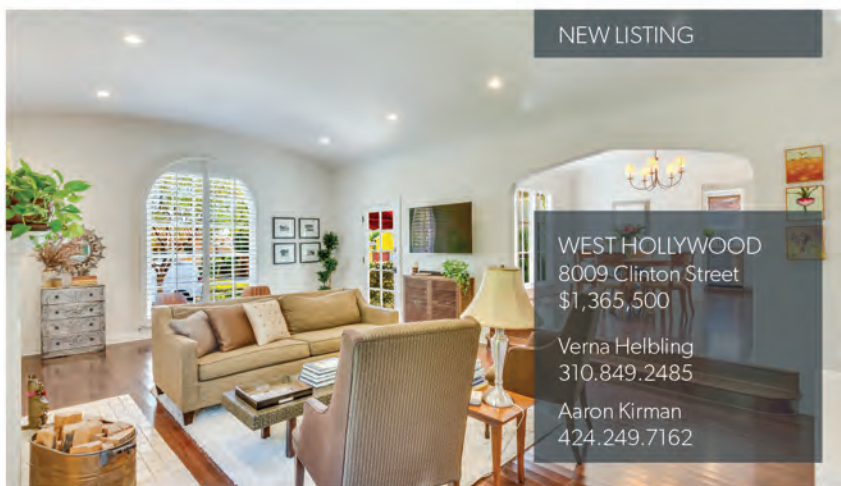
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Remodeled to perfection! It took over \$750,000 and more than 8 months to create this beauty. This one is a MUST SEE! Entertainer's home with attention to detail. Over 4500 Sq. Ft. of modern home with open and airy floor plan. Fully staged by Marshall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



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# VIEW



## FEATURED *Properties*

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COLDWELL BANKER RESIDENTIAL BROKERAGE

*View magazine is distributed to over 12 million households each year.  
Browse all digital editions at [cbview.com](http://cbview.com)*





**BEL AIR | \$7,350,000**  
 Open Sun 2-5pm. 1749StoneCanyon.com. Inspired brand new modern construction.  
**TODD BAKER (310) 801-1475**



**BEL AIR CENTER | \$999,000**  
 131 N Croft Avenue #302. Super spacious and very light condo. 3bd+3ba.  
**OLEG KOROLOV (213) 448-5949**



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



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



**CALABASAS | \$5,189,000**  
 Gated Hidden Hills West Custom Designed Estate www.5195ParkwayCalabasas.com apx 9100sq ft  
**ERICA FIELDS & TIFFANY COHEN (818) 822-8835**



**CULVER CITY | \$1,100,000**  
 Quality 3BR/1BA on cul-de-sac. Large lot, big backyard, wood floors and fireplace.  
**BRUCE FORMAN (310) 920-8465**



**HANCOCK PARK | \$3,550,000**  
 Elegant & much loved home built in 1971. 4BD/4BA, appx 3,864 Sft, lrg master ste, pool.  
**BOB DAY (323) 860-4221**



**HIDDEN HILLS | \$2,375,000**  
 Single level on a picturesque crnr lot in one of the best cul-de-sacs in the community.  
**JILL JOHNSON (818) 744-0337**



**LOS ANGELES | \$3,500,000**  
 Laughlin Park gates, Monterey style home, 6 BD/ 3.5BA; den; pool; Observatory Views!  
**RICHARD STANLEY (213) 300-4567**



**LOS ANGELES | \$499,000**  
 420 S. San Pedro #423 | Spacious 890 sf | Little Tokyo loft | high 11+ft ceilings  
**MARK DUBAS (310) 922-2009**



**MALIBU | \$2,795,000**  
 Stunning custom home w/ elaborate ocean views extensively remodeled in 2004.  
**BILL & DANIEL MOSS (310) 600-6692**



**MALIBU | \$2,300,000**  
 Elegant Manor House with panoramic ocean & city lights VIEW! Viking kitchen, pool&spa.  
**LYNDA MARSOLEK (310) 994-1782**



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

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

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

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

RESIDENTIAL BROKERAGE



**MALIBU | \$2,198,000**  
 One of the best values in Malibu! Tranquil 6BR/5.5BA hillside retreat with stunning views.  
**FIORA ASTON (310) 480-3585**



**MANHATTAN BEACH | \$3,199,999**  
 5BD/4.5BA Cape Cod Style Home in the Tree Section | Vaulted Ceilings | 3 Car Garage  
**LAUREN FORBES (310) 901-8512**



**NEWBURY PARK | \$1,350,000**  
 Custom craftsmanship. Views! 4+4, vaulted ceilings, room to entertain. 2 master Bdrms.  
**MATT MCCORMICK (805) 495-1048**



**OXNARD | \$1,450,000**  
 Waterfront home w/ 50' private dock. 3+3 with many new upgrades. www.beachhomes.net  
**SHELDON BERGER (805) 312-7653**



**PACIFIC PALISADES | \$2,250,000**  
 Classic 1932 Spanish 4+2, den, sun-room, grand liv room, hwd floors - Great Potential!  
**CRAIG NATVIG (310) 573-7721**



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



**SAN MARINO | \$1,398,000**  
 1753sf Spanish-style home on 6320sf lot, 3BD/1.5BA & detached bonus rm+0.75BA behind house  
**MAGGIE HO (626) 244-5686**



**SHERMAN OAKS | \$1,450,000**  
 Spacious 4+2.5 with family room. Huge flat back yard. www.610StoneCyn.com  
**BARRY DANTAGNAN (818) 426-8677**



**SIERRA MADRE | \$2,638,000**  
 4Br/5BA New Contemporary. Bright, high ceiling, big lot Arcadia Schools. City Light view.  
**SONG LIEM (626) 390-0425**



**STUDIO CITY | \$2,799,000**  
 South-of-the-blvd contemporary Tuscan villa. Guest quarters/office w/ own entrance. Pool!  
**GALIA REVIVO (818) 585-8652**



**TORRANCE | \$1,595,000**  
 4 BD/3 BA custom home designed to reflect a European estate. Only blocks to the sand.  
**JENNIFER DEWALL (310) 602-9500**



**WOODLAND HILLS | \$799,000**  
 Buyers opportunity to design and upgrade to their own dreams at a price that is far less.  
**LARRY CARVER (626) 421-1969**

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

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

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

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



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

by Bret Parsons

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

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

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

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

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



First Floor Rendering



Second Floor Rendering



Main House Rear Rendering



Ariel View Rendering

## ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: ANR SIGNATURE COLLECTION



BEL AIR | \$7,350,000

Open Sun 2-5pm. [1749StoneCanyon.com](http://1749StoneCanyon.com). Inspired brand new modern construction.

Todd Baker (310) 801-1475

ARCHITECT: GREENE & GREENE



PASADENA | \$6,850,000

Cordelia A. Culbertson House, designed by Greene & Greene w/ ballroom.

Catherine "Tink" Cheney (626) 233-2938

ARCHITECT: DESIGNARC



MANDALAY SHORES | \$3,575,000

Beachfront DesignARC, AIA award-winning modern home. 4,000+ SF with spectacular views.

Ariel & Karen (805) 746-2070

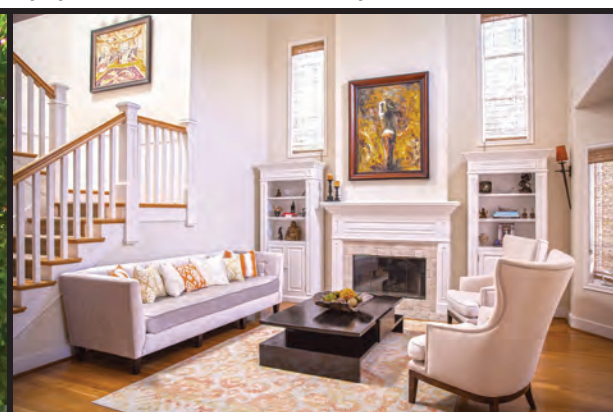
TO FIND OR LIST YOUR ARCHITECTURAL DREAM HOME,  
CONTACT [BRET@BRETPARSONS.COM](mailto:BRET@BRETPARSONS.COM) OR (310) 497-5832 FOR A SUPERB ARCHITECTURAL SPECIALIST.

**BRET PARSONS**  
DIRECTOR, ARCHITECTURAL DIVISION



# 14004 Roblar Road | Sherman Oaks

4 Beds | 5 Baths | Detached Guest House | Approx. 9,500 sqft Lot



This gracious black trimmed white clapboard, 4-bedroom, 4-bath, traditional home stands proud on one of Sherman Oaks' finest south of the Blvd streets. Featuring wonderful curb appeal on a park like (approx) 9,500ft lot, with bright, updated interiors, double height living room, formal dining room, family room & master suite with double walk-in closets. The separate guest house with its own entrance & full bath overlooks the property and could be a perfect studio or workspace.

[www.14004Roblar.com](http://www.14004Roblar.com)

**Offered at \$2,195,000**



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GLOBAL LUXURY

# OPEN HOUSE

**TUESDAY, AUGUST 22<sup>nd</sup>  
11am - 2pm**

**SUNDAY, AUGUST 27<sup>th</sup>  
2pm - 5pm**

# Full-Floor Redone and Spacious Penthouse

LUNCH SERVED



## 214 North Crescent Drive Unit 3 • Beverly Hills

- Immaculate single-level full-floor penthouse
- Over 3,500 square feet of comfortable elegance
- Exclusive 3-unit building in the heart of the city
- Sunlit rooms with walls of glass and mouldings
- 3 bedroom suites 3.5 baths
- "Great" room design for copious entertaining
- Large formal dining room
- Fabulous granite cook's kitchen
- Gorgeous redone bathrooms
- Master suite w/patio/dual walk-ins/luxe bath/views
- Keyed elevator with direct-access to private foyer
- 3-car gated subterranean parking and extra storage
- A most prestigious and convenient location
- Rare opportunity in Beverly Hills' "Golden Triangle"

**Grand Opening Tuesday, August 22<sup>nd</sup> • 11-2**

**\$2,795,000**

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



**GLOBAL  
LUXURY™**





## *Dramatic and Spacious 2 story Contemporary Mediterranean*



### *108 North Oakhurst Drive • Beverly Hills*

- 1990-built estate of over 4,600 square feet
- 4 bedrooms up, maid's quarters down
- Master suite with walk-in, FP, luxe bath, balconies
- Voluminous 2sty entry with elegant staircase
- Massive 2sty sunlit living room with bar
- Beautiful dining room
- Center-isle granite cook's kitchen
- Oversized breakfast room
- Large family room with fireplace
- Kitchen, dining & family rooms open to grounds
- Entertainer's yard with extensive patios and pool
- Premier location proximate to the best of the Westside

*For long-term lease at \$12,800/month*

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



GLOBAL  
LUXURY™





OPEN TUESDAY August 22TH, 11-2PM (Catered)



838 N. Sierra Bonita Avenue 90046 | 6 Beds | 5.5 Baths | \$3,900,000

Brand new timeless masterpiece exudes traditional charm with modern elegance. Exquisitely designed with 6 bedrooms, 5.5 bathrooms, this control4 smart home features a theater, office, wine cellar, a gourmet kitchen with imported fixtures, subzero/wolf appliances and Calacatta Blanco finishes. A private oasis awaits you with a stunning zero-edge infinity pool, spa, waterfall, outdoor built-in kitchen and fireplace - entertain in style in the heart of sought-after Melrose Village.

Or Brodsky | Aero Malka

310.623.2319 | or@orbrosky.com

CalBRE#01960565 & 09163805 BEVERLY HILLS NORTH



GLOBAL LUXURY



Debbie Rauh

310.882.3738 | drauh12@gmail.com

RODEO REALTY CalBRE#01921015

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# STUNNING TROUSDALE MASTERPIECE

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## INCREDIBLE NEW PRICE



**JADE MILLS**

310.285.7508

HOMES@JADEMILLS.COM

**VALERIE FITZGERALD**

310.285.7515

VALERIE@VALERIEFITZGERALD.COM

**DAVID FRANK**

310.385.3619

DFRANK6836@AOL.COM

1575 CARLA RIDGE

BEVERLY HILLS

\$9,995,000

**OPEN TUESDAY 12-2**

COLDWELL BANKER RESIDENTIAL BROKERAGE | BEVERLY HILLS SOUTH OFFICE | 166 N. CANON DRIVE | BEVERLY HILLS, CA 90210

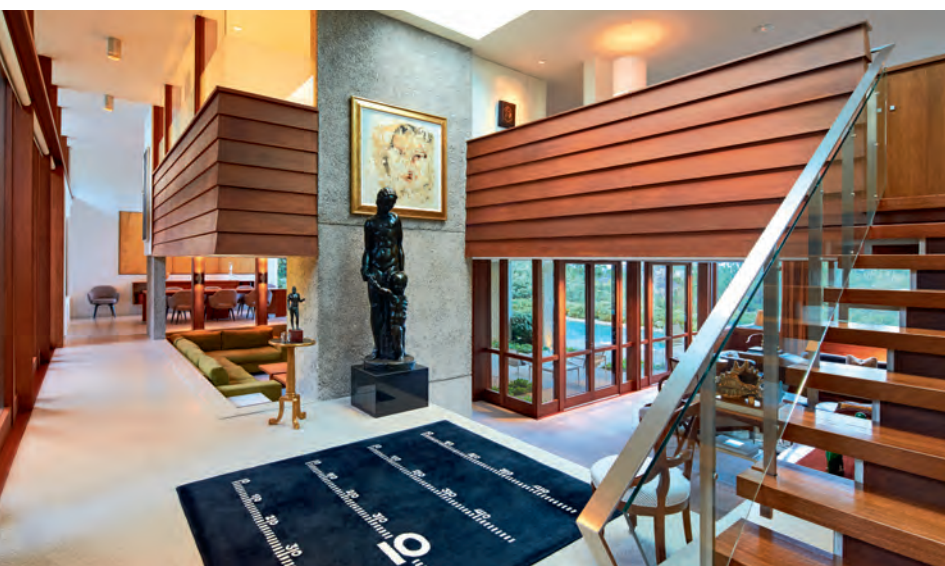


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# TROUSDALE TROPHY ARCHITECTURAL

1875 CARLA RIDGE, BEVERLY HILLS 90210



PRIVATE BROKER'S OPEN | TUESDAY 11-2 | RSVP TO [MARC.SILVER@SOTHEBYSHOMES.COM](mailto:MARC.SILVER@SOTHEBYSHOMES.COM)

1875 CARLA RIDGE, BEVERLY HILLS 90210

4 bedrooms, 5 bathrooms | 4,439+ sq.ft. (approx.) | 19,830 sq. ft. lot (approx.)

Rex Lotery, 1965 | Pool | Gated motorcourt

Offered at \$9,875,000

LORI BERRIS

310.880.3061

[LORI.BERRIS@SOTHEBYSHOMES.COM](mailto:LORI.BERRIS@SOTHEBYSHOMES.COM)

PENELOPE STIPANOVICH

212.518.6233

[PENELOPE.STIPANOVICH@SOTHEBYSHOMES.COM](mailto:PENELOPE.STIPANOVICH@SOTHEBYSHOMES.COM)

MARC SILVER

310.809.4656

[MARC.SILVER@SOTHEBYSHOMES.COM](mailto:MARC.SILVER@SOTHEBYSHOMES.COM)

BEVERLY HILLS BROKERAGE | 9665 WILSHIRE BLVD., SUITE 400, BEVERLY HILLS, CA 90212 | [SOTHEBYSHOMES.COM](http://SOTHEBYSHOMES.COM)

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# URBAN

REAL ESTATE

Broker's Open Tuesday 8/22



1705 Ocean Ave. Santa Monica  
Open 11-2PM



8624 Fennell Pl. Hollywood Hills  
Open 11-2PM



869 S Bundy Dr. Brentwood  
Open 11-2PM | Twilight 4-7PM



1755 Ocean Ave. Santa Monica  
Open 11-2PM

Urban Living Real Estate  
124 S Barrington Pl. Brentwood, CA  
310-633-4257



270 NORTH CAROLWOOD DRIVE | 1001 HANOVER DRIVE  
HOLMBY HILLS

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



OPEN TUE 11-2PM & SUN 27TH 2-5PM

Adam Rosenfeld  
310.595.5915  
calbre# 01918229

Justin Mandile  
323.446.3224  
calbre# 01507705

MERCER  VINE

MERCERVINE.COM

8124 W. 3rd Street, Suite 200, Los Angeles, CA 90048  
calbre# 01978797



# 1520 South Beverly Glen #408

Open Tues 11 - 2 × Lunch Served × Offered at \$1,695,000

Sophisticated 3 Bed + 3 Bath New York style townhouse in one of Westwood's most sought after buildings. This beautifully updated 2-story home features soaring ceilings, Canadian Maple hardwood floors and designer finishes throughout. Master bedroom boasts private terrace, en

suite bath and a walk-in closet. Thoughtfully designed chef's kitchen with stainless appliances and wine fridge. Spacious family room with custom built-ins. This quiet, rear unit offers the utmost privacy. 3 side-by-side parking spots. Close proximity to Beverly Hills and Century City.

**KATIE CRAIN**

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Office: 310.300.3392

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TUESDAY BROKER'S OPEN 11-2 PM

## 2501 Nottingham Ave. | Los Feliz

With a commanding presence, this Hollywood Regency rises above one of Los Feliz premier streets and offers unparalleled period character and ambience! Dramatic step-down living room with hardwood floors and fireplace opens to the ultimate entertainer's patio area. The beautiful formal dining room leads to an exquisite kitchen with breakfast room. A separate den/library opens to the backyard, and offers an intimate setting for nights spent at home.

Three spacious bedrooms upstairs include a Master suite with view balcony. The backyard offers flat grassy yard, multiple patios and hill top fire pit with city views. Lower-level bonus studio space with separate entrance and private terrace, perfect for home office.

**NOW OFFERED at \$2,399,000**

3 Bedrooms. 3 Bathrooms

Lush Terraced Yard with Landmark Views

[www.2501Nottingham.com](http://www.2501Nottingham.com)

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**DAVID ROTHBLUM**  
Re/Max Olson & Associates  
[DavidRothblum.com](http://DavidRothblum.com) | 323.487.1155

A high-angle photograph of a rooftop pool and hot tub at dusk. The pool is illuminated with a vibrant green and yellow light, creating a glowing effect. The hot tub is in the foreground, also illuminated. The background shows a panoramic view of a city skyline with numerous lights, including a prominent skyscraper. The sky is a deep blue, and the overall atmosphere is serene and luxurious. The text is overlaid on the upper portion of the image.

1646 BLUE JAY WAY, HOLLYWOOD HILLS

\$17,900,000

OPEN TUESDAY 11-2



JOE BABAJIAN  
310.623.8800  
joe@joebabajian.com  
CalBRE# 00813384



TIMMY WOODS  
310.864.3525  
timmywoods@aol.com  
CalBRE# 01013213

# LARCHMONT VILLAGE

# 591 N BRONSON AVENUE

---

Open Tuesday August 22nd 11am-2pm  
4 Bed · 3 Bath · \$1,899,000 · [www.591Bronson.com](http://www.591Bronson.com)



JOHN KOSTREY  
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323.785.7545 | bre#: 01729039

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[kdeering@thekostreycollection.com](mailto:kdeering@thekostreycollection.com)  
310.382.4908 | bre#:01934262

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COLLECTION



# SILVER LAKE 2209 N MEADOW VALLEY

Open Tuesday August 22nd 11am-2pm  
3 Bed · 2 Bath · \$1,799,000 · [2209MeadowValley.com](http://2209MeadowValley.com)



JOHN KOSTREY  
[john@thekostreycollection.com](mailto:john@thekostreycollection.com)  
323.785.7545 | bre#: 01729039

KATHARINE DEERING  
[kdeering@thekostreycollection.com](mailto:kdeering@thekostreycollection.com)  
310.382.4908 | bre#: 01934262

THE **KOSTREY**  
COLLECTION





# NEWLY STAGED

**1006 LEXINGTON ROAD | BEVERLY HILLS**

OPEN TUESDAY 11-2PM

**REDEFINING THE BEVERLY HILLS ESTATE**

\$32,000,000 | 7 BEDS | 12 BATHS | 16,400 SQ. FT. | 27,045 SQ. FT. LOT

This newly constructed estate is a triumph with incredible custom design elements throughout. A stunning courtyard leads to a light-filled atrium with a retractable glass ceiling and marble arches. Vanishing pocket doors beyond grand-scale living spaces lead to phenomenal outdoor areas. A luxurious master suite boasts dual bathrooms and showroom closets. A lower level holds a theater, auto gallery, gym and staff quarters. A parklike backyard showcases a resort-caliber pool, spa and cabana.

**ROUJA KOLEVA**

RKOLEVA@THEAGENCYRE.COM  
424.400.5922

**MAURICIO UMANSKY**

MUMANSKY@THEAGENCYRE.COM  
424.230.3701



An international associate of Savills | [THEAGENCYRE.COM](https://www.theagencyre.com)





# NEW LISTING

**524 N. TIGERTAIL ROAD | BRENTWOOD**

OPEN TUESDAY 11-2PM

**MAGNIFICENT, GATED NEWLY CONSTRUCTED ESTATE IN THE HEART OF BRENTWOOD**

\$8,900,000 | 6 BEDS | 8 BATHS | 6,748 SQ. FT. | 13,582 SQ. FT. LOT

Gated, newly constructed Brentwood estate. Open floor plan features a living room with fireplace, chef's kitchen, adjacent family room and formal dining room. Master suite features high ceilings, fireplace, terrace with ocean views, dual closets and oversized master bath. Lower level consists of a movie theatre, gym, guest quarters and a wine cellar. Pocket doors open to the sprawling grounds and include infinity edge pool/spa, cabana with fireplace, outdoor kitchen, fire pit and grassy yard.

**JAMES HARRIS**

JAMES@THEAGENCYRE.COM  
424.400.5915

**DAVID PARNES**

DPARNES@THEAGENCYRE.COM  
424.400.5916

**MARISA SAN ANTONIO**

MARISA.SANANTONIO@THEAGENCYRE.COM  
424.369.8139



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# 10813 SEA REEF DRIVE

PACIFIC PALISADES



## PALISADES RESORT LIVING

Situated on a 17,227 square foot lot, this contemporary oasis is the right blend of indoor and outdoor California-living. Warm modern finishes highlight this four bedroom, four bathroom residence. A dynamic master suite features sitting area, walk-in closet, high-beamed ceilings, dual shower, plus views of the ocean. The easy floor plan flows seamlessly from living room to dining room to the open chef's kitchen, with new stainless steel appliances and wine refrigerator. An enormous grassy-yard provides endless entertainment options throughout the year. Custom sliding glass doors throughout the house frame views of Santa Monica Bay to Catalina Island.

OPEN TUESDAY 11-2PM

NEW LISTING | \$4,480,000

4 BEDS

4 BATHS

17,227 SQ. FT. LOT

**PAUL LESTER**

310.488.5962

**AILEEN COMORA**

424.230.3746

**DANIEL LAM**

424.231.2406

**GLORIA CASTELLANOS**

424.400.5969



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# 41 SUNSET AVENUE #302

PENTHOUSE LOFT WITH MASSIVE PRIVATE OCEAN VIEW ROOFTOP

OPEN TUESDAY 11-2 PM

PARKING AVAILABLE AT 41 PALOMA COURT

NEW LISTING | \$1,465,000 | 2 BEDS + LOFT | 2 BATHS | 1,877 SQ. FT. | PRIVATE ROOFTOP

**DAVID SOLOMON**

DS@THEAGENCYRE.COM  
424.400.5905

**ANNA SOLOMON**

ANNA@THEAGENCYRE.COM  
424.400.5903



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# 301 OCEAN

LUXURY OCEAN VIEW APARTMENTS IN SANTA MONICA

**EASY 5% COMMISSION**



AGENT PREVIEW ONLY TUESDAY 11-2PM.  
PLEASE PRESENT YOUR BUSINESS CARD UPON ENTRY.

**STUDIOS | 1-BEDROOMS | 2-BEDROOMS**

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

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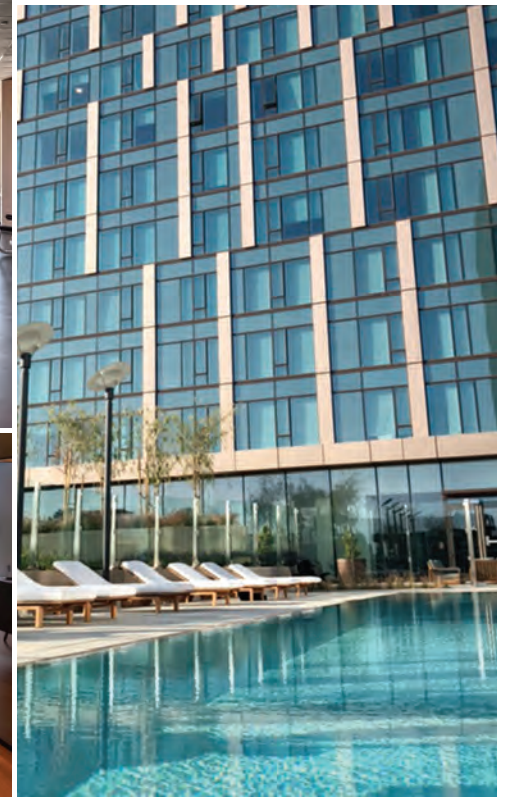
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OPEN HOUSE  
AUGUST 22<sup>ND</sup>

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3% BROKER  
COMMISSION



# TOWER I IMMEDIATE MOVE-INS

Broker Open House: August 22<sup>nd</sup>, 11:30am - 1:30pm

Meet at Metropolis Tower I Lobby: 899 Francisco St.

\*Complimentary Parking Available at Tower I

Join us for a private tour of Metropolis' Met SIX Skyparks & Pool and the newly furnished Model Homes for a first-hand experience of Los Angeles' new city within a city.

Studio, one and two bedroom residences available from the high \$600,000s.



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## ARTS DISTRICT'S PREMIER LIVE/WORK RESIDENCE

# EXCEPTIONAL 2 LEVEL LOFT WITH PRIVATE OUTDOOR PATIO AT BARKER BLOCK



2350 SQ FT



2 BEDROOMS



2 BATHROOMS



2 COVERED PARKING



PATIO

This 2350 sq.ft. home features 2BR/2BA, with 2 covered parking spaces included in low HOA dues. The spacious gated patio opens to a serene community courtyard lounge with fire pit. Indoors, discover an incredibly unique aesthetic which mixes century-old materials, including original 1920's hardwood floors, wood posts and beams, with numerous contemporary upgrades. S/S gourmet kitchen with granite countertops. In unit washer & dryer.

Resort-style rooftop pool, spa and fitness center. 24/7 Security. Free WiFi in common areas. Across from Urth Caffe & the Arts District Park. Central to all Fwys. Near USC; walk to SciArc, Hauser & Wurth, Little Tokyo, Goldline, DASH bus, Zinc Cafe, local dog park & the soon to open At Mateo shopping mall. This is an opportunity to own a home surrounded by hip new eateries, shops & taverns. All in the burgeoning Arts District.



**Designer Kitchen Included**  
 WHEN YOUR CLIENT PURCHASES IN AUGUST

**LIMITED-TIME OFFER**

Help your client purchase a home between August 22 and August 31 and they will receive a designer kitchen for their new home through the builder's design center.\*

**Upgrades Include the Following:**

- UPGRADED FLOORING
- UPGRADED COUNTERTOP
- UPGRADED BACKSPLASH

**YOU RECEIVE 2.5% BROKER REFERRAL\*\***

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- Homesite 11 – Plan 3B     \$2,165,900
- Homesite 19 – Plan 3AR   \$1,813,900

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 3- To 4-Car Garages  
 Equestrian Views\*\*\*

*No Mello-Roos*

*Contact Sales Representative for Details*

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**OaksFarmsLife.com/MLS**



\*Valid if purchased from August 22 to August 31, 2017. Offers valid on select homes and upgrades must be made through the builder's design center. The builder reserves the right to modify or change the special offer at any time without notice. See sales representative for details and choices. \*\*Broker must register client on initial visit. \*\*\*The Oaks' equestrian boarding and training facility is owned and operated independently and is not associated with Davidson Communities. Davidson Communities' prices, plans and terms are effective on the date of publication and subject to change without notice. Square footage is approximate. Photos shown may not reflect actual homesites. CalBRE license #01272295. 🏠



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453 N. Sweetzer Avenue | \$2,825,000

Dramatic and elegant contemporary showcase in one of LA's hottest pockets, minutes to Beverly Center, The Grove, restaurants and shopping. Newly constructed in 2013 with exceptional features and details, including a sprawling, open floor plan, five ensuite bedrooms, (4 upstairs, 1 downstairs) living room with fireplace, dining room, bar, and family room, which leads to private backyard oasis, with freshly re-plastered black bottom pool, lounging area with fire pit and al fresco dining. The chic, imaginative exteriors were created by renowned landscape designer, Greg Sanchez (GDS Designs). Gourmet chef's kitchen features custom cabinetry, Caesarstone countertops, Meile appliances, 2 refrigerator/freezers, 6-burner stove and large, center island. A dramatic and immaculate home, ready to move in.



# 12516 OSPREY LN #1, PLAYA VISTA

OPEN TUESDAY 11-2 | \$2,149,000 | 12516Osprey1.com

JOIN US FOR LUNCH!



## REMARKABLY DESIGNED CONDO IN PLAYA VISTA

Amazing opportunity to live in the highly sought-after Playa Vista Community, Silicon Beach, in Skylar's LARGEST floor plan available! No expense was spared in this stunning 4 bed, 3 ½ bath, + office condo with its incredible prime garden view location and remarkable attention to detail. Enormous great room features hardwood floors, fireplace, vintage brick wall, 166-bottle wine fridge, in-wall speakers, & floor-to-ceiling accordion doors that open to an outdoor terrace, perfect for indoor/outdoor entertaining. Master chef's kitchen equipped with Bosch stainless steel appliances. Large master suite has custom built-in entertainment center and custom walk-in closet. Master en suite boasts freestanding tub and sleek oversized shower. Enjoy a private den/office along with guest room, perfect for an in-law suite or live in nanny. LEED Platinum certified home with SunPower Solar and wiring for an electric vehicle hook-up! Private 2-car garage with tons of built-in storage. Elevator access to the main living floor. This is truly Playa Vista Living at its Finest!

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