

# NEW LISTING | *L' Admirable Malibu*

A RARE OPPORTUNITY TO OWN A MALIBU VINEYARD.



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shauna@sfjgroup.com

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SALLY FORSTER JONES  
President, Aaroe Int.  
Luxury Properties  
sallyforsterjones.com

# WINE TASTING & PASTA BAR | WED @ 12-3:30PM

PLEASE RSVP AT [SHAUNA@SFJGROUP.COM](mailto:SHAUNA@SFJGROUP.COM)



## 5941 KANAN DUME RD., MALIBU | [LAdmirableMalibu.com](http://LAdmirableMalibu.com)

Set against the breathtaking Malibu coastal landscape, overlooking Point Dume and the famous Zuma Beach, sits an incredibly rare and special vineyard estate opportunity. This privately gated hosting oasis is comprised of approximately 5 acres, totaling over 3,000 vines and ocean views. A circular motor court, surrounded by centennial vines, leads to this masterfully crafted house, perfectly blended with artisan and traditional details. The Mediterranean inspired house features 5 beds, 6 baths, 6,635 SF, open floor plan, elevator, full security system, media room and numerous gathering spaces, perfect for entertaining. One of the only new vineyards allowed in Malibu.

John Aaroe Group does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of the property provided by the seller or obtained from public records and other sources. The buyer is advised to independently verify the accuracy of the information. Sally Forster Jones CalBRE# 00558939/ Shauna Walters CalBRE# 01728600/ Meredith Schlosser CalBRE# 01910316

# AARON KIRMAN

PARTNERS



550 RIALTO AVENUE, VENICE  
SECONDS FROM ABBOT KINNEY

NEW PRICE \$9,750,000

OPEN TUESDAY 11-2PM | VALET PROVIDED



JOHN AAROE GROUP

**AARON KIRMAN**  
PRESIDENT, AAROE ESTATES

424.2497162 | aaronkirman.com

**ASHLEY WOLF**  
ESTATE AGENT

424.256.9653 | ashwolfre@gmail.com





## 1231 LAGO VISTA DRIVE, BEVERLY HILLS

\$130,000/MONTH



JOHN AAROE GROUP

**AARON KIRMAN**  
PRESIDENT, AAROE ESTATES

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



**DREW FENTON**  
HILTON & HYLAND

310.858.5474 | [drewfenton.com](http://drewfenton.com)



HILTON & HYLAND

# AARON KIRMAN

PARTNERS



JOHN AAROE GROUP



# WALLACE NEFF DESIGNED SPANISH COLONIAL REVIVAL IN 1926



805 NORTH LINDEN DRIVE, BEVERLY HILLS

OFFERED AT \$14,450,000

OPEN TUESDAY 11-2PM

**AARON KIRMAN**

PRESIDENT, AAROE ESTATES

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

**AKP**

**LOUIS EVANS**

ESTATE AGENT

310.497.0367 | [evansstatesla.com](http://evansstatesla.com)

**LE**

# AARON KIRMAN

PARTNERS



8009 CLINTON STREET | \$1,365,000

OPEN TUESDAY 11-2PM | [www.8009clinton.aaroe.site](http://www.8009clinton.aaroe.site)



JOHN AAROE GROUP



VERNA HELBLING  
Director, Aaroe Estates

310.849.2485  
[vernahelbling1@gmail.com](mailto:vernahelbling1@gmail.com)

# SWEEPING OCEAN & CITY VIEWS

OPEN TUESDAY 11AM-2PM



16670 Charmel Lane, Pacific Palisades | 4 bd 4 ba | [16670CharmelLane.com](http://16670CharmelLane.com)

Pacific Palisades' best Views from downtown LA to Palos Verdes and Catalina Island. High Above and looking down at "The Center" of the Palisades with Infinite and sweeping views, Earl Lachman hand picked this site for his model lot in 1965 and specifically for his good friends and current owners. This one owner home is now for sale in one of the most desirable and lowest turnover communities in the Pacific Palisades. Remodel or rebuild this approximately 3,085 sq. ft. (Unverified) single story property on approximately 19,680 sq. ft. (Unverified) of land. The intrinsic value lends itself smartly to either strategy. The lot sits perfectly in the Marquez knolls positioned optimally for views. It features 4 bed, 4 bath, Family room, Office, Formal Dining room, Two sided fireplace, Formal living room, Powder room, Master Bedroom, Master bathroom, Master walk-in closet and has a Mid Century vibe. *Offered at \$3,999,000*

**PETERHERNANDEZ** 310.990.5905 Teles Properties

**MICHAELHERNANDEZ** 805.985.1000 Real Investments

Peter Hernandez: CalBRE #00411943 | Michael Hernandez: CalBRE #00317670  
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# Stunning Architectural Studio City Masterpiece



3963 VAN NOORD AVE | STUDIO CITY | CA 91604

4 BEDS | 4 BATHS | 3,080 SqFt (apx) | 8,559 SqFt LOT SIZE (apx) | MASTER SUITE WITH VIEWS

[www.3963VanNoord.com](http://www.3963VanNoord.com)



**ELLEJONES**

REALTOR® | CalBRE Lic# 01724595

818.904.9505

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

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# Modern Moderne SUNSET STRIP HIDEAWAY



Open Tuesday 11 - 2

## 1684 North Crescent Heights

Perched above the street and set behind tall hedges, this home has a boutique-hotel vibe and offers the ultimate in luxury and privacy. Resort-like setting features a 10-person spa with waterfall, two reflecting pools, outdoor living room and firepit. Designed for entertaining in posh style, the home features a spacious living room and a separate den with fireplace, both with Fleetwood® doors, allowing for the perfect indoor-outdoor flow. Gourmet kitchen with massive center island, chef's-grade Viking® appliances, and a unique circular banquette. Dining room with city-light views features a Fortuny® chandelier and a wall of built-in climate-controlled wine towers. Spectacular master suite has a gallery entrance, sitting room, fireplace, an exquisitely-appointed bath with steam shower and oversized spa tub, two balconies, a room-sized walk-in closet and mesmerizing views of the city below. Completing the picture is the home's third level with separate entrance that opens to a lower yard with fruit trees, and offers the versatility of a guest suite, gym, screening room or private home office.



### Property Specs:

- Main House: 2 Bedrooms + Den + 2.5 Baths
- Guest Unit: Flex Space + 1 Bath + Separate Entrance
- Living Area: 3,799 square feet\*
- Lot Size: 9,262 square feet\*

**Brad Downs**  
Rodeo Realty - Beverly Hills

**310.435.3225**

CaIBRE #01230774

**\$3,995,000**



\*Square footages are approximate. Broker does not guarantee accuracy of square footage, lot size or other information concerning condition or features of property provided by seller or obtained from public records. Buyer is advised to verify independently accuracy of information through inspection with appropriate professionals.

READY TO SELL? LOOKING TO BUY?

# IT'S TIME FOR ELLIMAN



Bel Air Crest | New Listing  
**2496 DEVONPORT LANE | \$1,989,000**

4 Bedrooms, 4 Bathrooms  
Web# 17258480  
Michelle Oliver 310.500.6111



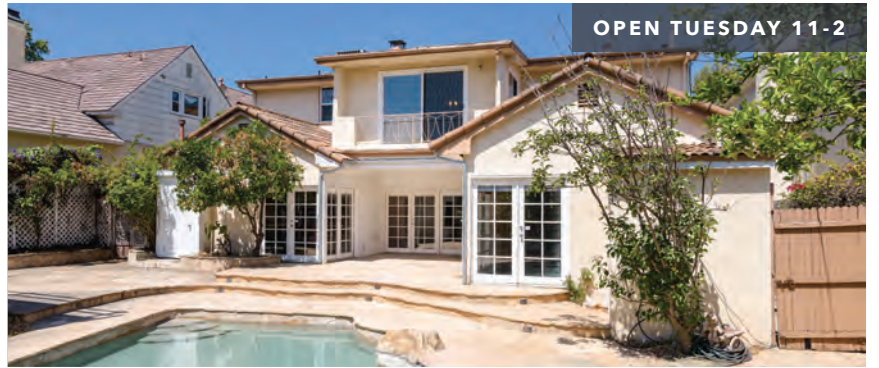
Bel Air | Lease  
**11525 ORUM ROAD | \$20,000/MONTH**

6 Bedrooms, 8 Bathrooms & Pool  
Web# 17230690  
Juliette Hohnen 323.422.7147



Beverly Center | Price Improvement  
**434 N CRESCENT HEIGHTS BLVD | \$3,425,000**

5 Bedrooms, 6 Bathrooms  
Web# 17250128  
Michelle Oliver 310.500.6111 Cory Charlupski 310.728.9566



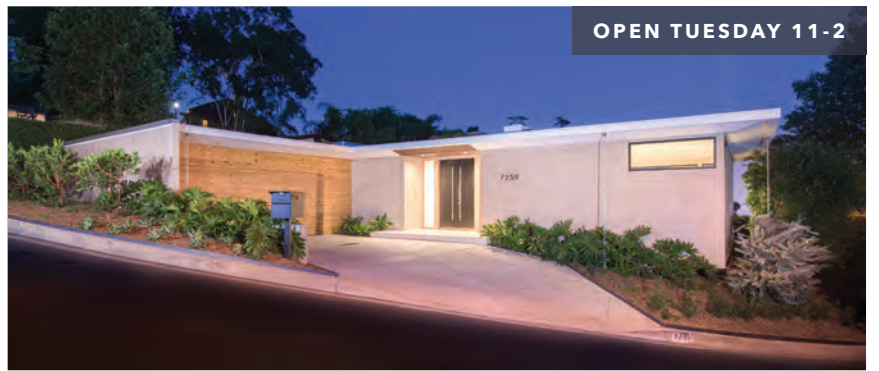
Beverly Hills | New Listing  
**491 S SPALDING DRIVE | \$3,695,000**

5 Bedrooms, 6 Bathrooms, & Pool  
Web# 17260080  
Josh & Matthew Altman 310.819.3250



Beverly Hills Post Office  
**1547 TOWER GROVE DRIVE | \$12,500,000**

4 Bedrooms, 5 Bathrooms, Pool & Jetliner Views  
Web# 17221768  
Juliette Hohnen 323.422.7147

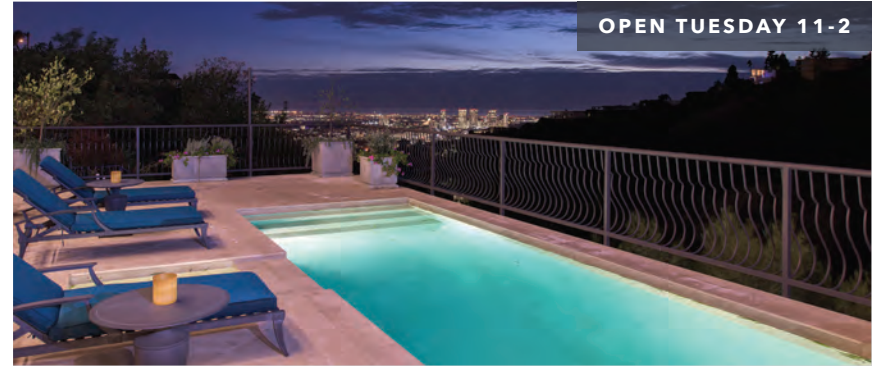


Outpost Estates | New Listing  
**7259 OUTPOST COVE DRIVE | \$2,995,000**

3 Bedrooms, 3 Bathrooms  
Web# 17260898  
Josh & Matthew Altman 310.819.3250



Malibu Beach  
**6525 POINT LECHUZA DRIVE | \$11,995,000**  
 4 Bedrooms, 4 Bathrooms  
**Web# 17216294**  
 Tracy Tutor Maltas 310.595.3889



**OPEN TUESDAY 11-2**

Sunset Strip | Price Improvement  
**1901 SUNSET PLAZA DRIVE | \$4,995,000**  
 5 Bedrooms, 6 Bathrooms  
**Web# 17253304**  
 Josh & Matthew Altman 310.819.3250



**OPEN TUESDAY 11-2**

Sunset Strip | New Listing  
**1432 N KINGS ROAD | \$4,995,000**  
 4 Bedrooms, 6 Bathrooms & Pool  
**Web# 17258576**  
 Josh & Matthew Altman 310.819.3250



Venice  
**16 PALOMA AVENUE | \$5,495,000**  
 3 Bedrooms, 2 Bathrooms  
**Web# 17226504**  
 Josh & Matthew Altman 310.819.3250  
 Juliette Hohnen 323.422.7147



Venice  
**741 MILWOOD AVENUE | \$2,500,000**  
 2 Bedrooms, 2 Bathrooms, Development Opportunity  
**Web# 17221772**  
 Juliette Hohnen 323.422.7147



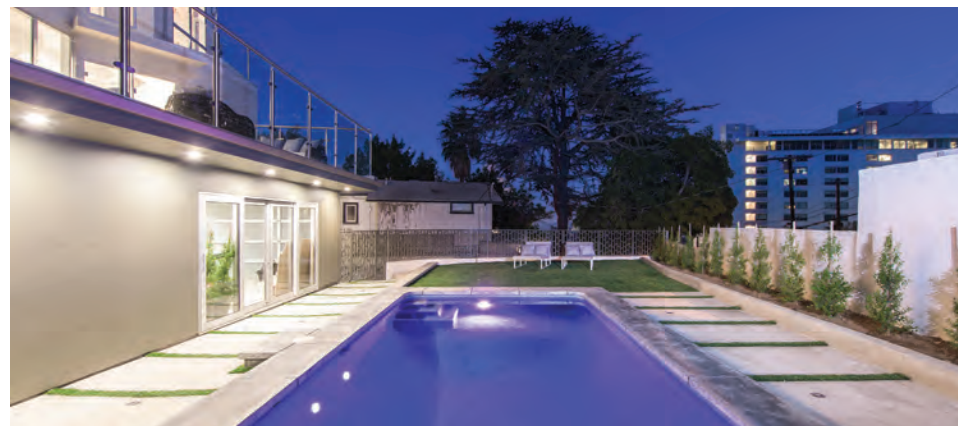
**OPEN TUESDAY 11-2**

Venice | Lease  
**719 SUPERBA AVENUE | \$13,500 PER MONTH**  
 4 Bedrooms, 3 Bathrooms  
**Web# 17250406**  
 Juliette Hohnen 323.422.7147



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

OPEN TUESDAY 11-2



## 1432 N KINGS ROAD | SUNSET STRIP

### \$4,995,000 | NEW LISTING

Prime location. Stunning Hollywood Hills Modern directly off the famed Sunset Strip. Entertainer's dream home at 5,620 square feet, 4 beds, 6 baths, completely remodeled from top to bottom with meticulous attention to detail. Second floor boasts a large open floor plan with direct access to an incredible outdoor deck overlooking the pool. Kitchen features a Wolf range, Sub Zero fridge, 2 Bosch dishwashers. Sizable master retreat features his/hers walk in closets, dual vanities, fireplace, and south facing city light and tree top views. Two garages and driveway can fit up to 7 cars. **Web# 17258576**

**AB** THE ALTMAN BROTHERS

**JOSH & MATT ALTMAN**

O: 310.819.3250

Josh@TheAltmanBrothers.com

CalBRE# 01764587

 **Douglas Elliman** EST. 1911  
REAL ESTATE

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

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## 491 S SPALDING DRIVE | BEVERLY HILLS

### \$3,695,000 | NEW LISTING

Endless possibilities on prestigious Beverly Hills quiet street! This charming 2 story traditional family home features 5 bedrooms, 5.5 baths, family room, den/office and private yard with fabulous pool, spa, and converted studio. Enter through a private gate to charming courtyard area with pond. Perfect floor plan enters to large living and dining room great for entertaining. 3 spacious bedrooms upstairs includes lavish master suite with amazing mountain views, fireplace, and private patio. Downstairs features 2nd master suite, 5th bedroom with bath, den/office, family room with fireplace and bar. Adjacent to Roxbury Park and convenient location to schools, markets, restaurants. **Web# 17260080**

**AB** THE ALTMAN BROTHERS

**JOSH & MATT ALTMAN**

O: 310.819.3250  
 Josh@TheAltmanBrothers.com  
 CalBRE# 01764587

 **Douglas Elliman** EST. 1911  
 REAL ESTATE

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

OPEN TUESDAY 11-2



## 7259 OUTPOST COVE DRIVE | SUNSET STRIP

### \$2,995,000 | NEW LISTING

Stunning modern architectural home located in the most prime section of Outpost Estates on a quiet cul-de-sac with extraordinarily rare & spectacular jetliner views of the city. Open floor plan finished with floor-to-ceiling windows and doors that open up to massive entertainers' deck and a one of a kind backyard complete with a dramatic pool and spa. Experience a seamless blend of indoor & outdoor living in this impeccably finished Smart Home complete with Ring doorbell system, Sonos AV system, California closets, IPE decking, & cedar siding. An unrivaled Hollywood Hills living experience.

Web# 17260898

[7259OutpostCove.com](http://7259OutpostCove.com)

**AB** THE ALTMAN BROTHERS

**JOSH & MATT ALTMAN**

O: 310.819.3250

[Josh@TheAltmanBrothers.com](mailto:Josh@TheAltmanBrothers.com)

CalBRE# 01764587

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**OPEN TUESDAY 11-2**



**PICTURESQUE CONNECTICUT CARRIAGE HOUSE**

9161 HAZEN DRIVE, BEVERLY HILLS PO

3 BD + 4.5 BATH + MAID'S + GUESTHOUSE

**NEWLY OFFERED AT \$4,550,000**

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



**LINDA MAY**  
linda@lindamay.com | lindamay.com  
310.492.0735







**335 TROUSDALE PL**  
BEVERLY HILLS  
\$27,500,000  
BRANDEN WILLIAMS, RAYNI WILLIAMS  
310.691.5935  
BY APPOINTMENT ONLY



**6133 BONSALE DR**  
MALIBU  
\$14,450,000  
BARBARA TENENBAUM 310.858.5468  
BY APPOINTMENT ONLY



**8952 ST IVES DR**  
SUNSET STRIP  
\$5,250,000  
JONAH WILSON 310.858.5465  
BY APPOINTMENT ONLY

HILTON & HYLAND



**9200 SWALLOW DR**  
SUNSET STRIP  
\$16,995,000  
DREW FENTON 310.858.5474  
BY APPOINTMENT ONLY



**1218 BENEDICT CANYON DR**  
BEVERLY HILLS  
\$13,750,000  
RICHARD MASLAN 310.435.2196  
BY APPOINTMENT ONLY



**9279-9301 SIERRA MAR DR**  
SUNSET STRIP  
NEW PRICE \$15,495,000  
ZACH GOLDSMITH, JEFF HYLAND  
310.908.6860  
BY APPOINTMENT ONLY

RENDERING



HILTONHYLAND.COM



**10490 WILSHIRE BLVD #1904**  
WILSHIRE CORRIDOR  
\$4,995,000

JUNE DAVIES, FRANK JACKWERTH  
310.858.5419

BY APPOINTMENT ONLY



**9809 BEESON DR**  
BEVERLY HILLS  
NEW PRICE \$2,495,000

AMBRA BISCONTI 310.498.2151

OPEN TUESDAY 11-2



**1131 MIRADERO RD**  
BEVERLY HILLS  
LEASE \$35,000/MO

GARY GOLD 310.858.5411

OPEN TUESDAY 11-2

HILTON & HYLAND



**128 ROMA CT**  
MARINA DEL REY  
\$2,950,000  
DAVID KRAMER, ALEX POWERS  
310.691.2400

OPEN TUESDAY 11-2



**11970 MONTANA AVE #105**  
BRENTWOOD  
\$735,000

ERIC HASSAN 310.971.5655

OPEN TUESDAY 11-2



**301 S KENTER AVE**  
BRENTWOOD  
\$3,250,000  
ALPHONSO LASCANO, BJORN FARRUGIA  
424.253.5489

OPEN TUESDAY 11-2



HILTONHYLAND.COM



JUST LISTED | OPEN TUESDAY 11-2  
301 S KENTER AVE | BRENTWOOD  
5 BD | 5 BA | 3,974 SQFT | \$3,250,000  
301SKENTER.COM



**BJORN FARRUGIA**  
310.998.7175  
BJORN@BJORNFARRUGIA.COM  
CALBRE# 01864250

**ALPHONSO LASCANO**  
818.800.8848  
ALPHONSOLASCANO@GMAIL.COM  
CALBRE#01723550

**ALPHONSO  
BJORN**

**HH HILTON & HYLAND**

FULLY CATERED  
OPEN TUESDAY 11-2PM

9809 BEESON DR  
BEVERLY HILLS  
JUST REDUCED!! \$2,495,000  
LOWEST PRICE PER SQUARE FOOT IN BHPO



AMBRA BISCONTI  
310.498.2151  
CalBRE# 01719713

HILTON & HYLAND



1131 MIRADERO RD | BEVERLY HILLS  
OPEN TUESDAY 11-2  
\$35,000/MONTH LEASE



 GARY GOLD  
310.858.5411

 HILTON & HYLAND

9279-9301

SIERRA MAR DRIVE  
SUNSET STRIP



EXPERIENCE THE BIRD STREETS

BY APPOINTMENT ONLY | **NEW PRICE \$15,495,000**

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

**JEFF HYLAND**  
310.278.3311

**HH HILTON & HYLAND**

**ZACH GOLDSMITH**  
310.908.6860





OPUS  
BEVERLY HILLS



# 1175 HILLCREST ROAD

BEVERLY HILLS

\$100 MILLION





BY APPOINTMENT ONLY

 HILTON & HYLAND

 DREW FENTON  
310.858.5474  
DREWFENTON.COM

25241 PRADO DEL GRANDIOSO | CALABASAS | 8 BEDS | 11.5 BATHS | 14,763 SQ FT  
OFFERED AT \$12,900,000



BERKSHIRE HATHAWAY | California Properties  
HomeServices

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

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MARC & RORY SHEVIN | 818.251.2456/818.251.2476 | [TheShevins.com](http://TheShevins.com) | [bhscalifornia.com](http://bhscalifornia.com)

PASADENA | SANTA BARBARA | SANTA MONICA | SHERMAN OAKS | STUDIO CITY | VENTURA

conditions, and features of property. Information is obtained from various sources and will not be verified by broker or MLS. Buyer is advised to independently verify the accuracy of that information. CalBRE 01317331/00559629/00671618

# BERKSHIRE HATHAWAY | California Properties HomeServices



\$16,500,000 | 25220 Walker Rd, Hidden Hills | 8BD/13BA  
**Marc & Rory Shevin | 818.251.2456/818.251.2476**



\$2,595,000 | 4334 Lanai Road, Encino | 4BD/4½BA  
**Andrew Manning | 818.380.2147**



**OPEN TUES 11-2**

\$3,595,000 | 709 San Lorenzo St, Santa Monica | 2BD/2BA  
**Isabelle Mizrahi | 310.230.3720**



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



\$3,195,000 | 129 W Mountain Dr, Santa Barbara | 4BD/3½BA  
**Nancy Kogevinas | 805.450.6233**



\$1,950,000 | 10601 Wilshire Boulevard #1202, Westwood | 2BD/2½BA  
**Marcy Roth | 310.539.3000**



\$799,988 | 3841 Roxton Ave, Leimert Park | 3BD/2BA  
**Zinda/Belisle-Strecker | 323.671.1287**



Let us help you  
**FIND YOUR PERFECT**

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



\$2,425,000 | 706 S Westgate Avenue, Brentwood | 2BD/3BA  
Bill Coveny | 310.994.2344



**OPEN TUES 11-1:30**

\$3,995,000 | 17110 McCormick St, Encino | 6BD/8BA  
Cameron/Spitz | 818.380.2151/818.817.4284



**OPEN TUES 11-2**

\$1,695,000 | 8501 Allenwood Rd, Laurel Hills | 3BD/2½BA  
Tim Swan | 310.991.3559



\$1,598,000 | 4943 Varna Ave, Sherman Oaks | 3BD/3½BA  
Monty Iceman | 818.521.2568



\$839,000 | 11715 Goshen Ave #103, Brentwood | 3BD/2BA  
Dan & Charlee Nessel | 310.365.0195/310.755.8180



\$778,000 | 310 N Ridgewood Pl #C, Hancock Park | 2BD/2BA  
Ed Solórzano | 310.777.2863



\$1,049,000 | 1545 Duane Street, Echo Park | Triplex  
Henry Plascencia | 323.671.1275





**NANCYKOGEVINAS**

805.450.6233

Nancy@Kogevinas.com

www.MontecitoProperties.com

**WWW.MONTECITOPROPERTIES.COM**



Montecito | 1050 Cold Springs Rd | \$13,500,000 | 7BD/8BA  
Modern heirloom ocean-view estate on 6.2 private acres.



Ojai Legacy Estate | \$11,500,000 | 5BD/4BA  
Stunning New England-style compound with 2 residences, 4 legal parcels on 50+ acres.



Montecito | 2281 Featherhill Rd | \$5,495,000 | 4BD/5½BA  
Tropical resort living with pool, spa, cabana and covered pergola with fire pit.



Carpinteria | 7244 Gobernador Canyon Rd | \$3,295,000 | 4BD/4½BA  
Renovated farmhouse with 6.5-acre avocado orchard.

**BERKSHIRE HATHAWAY | California Properties**  
HomeServices



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presented by  
**MARC & RORY SHEVIN**



Calabasas Landmark Estate remodeled to perfection, located behind two sets of gates, with over 15,000 sq. ft. on 3.5 acres with views and total privacy. The floor plan includes 8 bedrooms total, 12 baths, office, music room, gym, theater, large playroom, including a 2 bedroom, 2 bath attached guest house with kitchen & private entrance. Gourmet kitchen with 4 ovens, 2 dishwashers, and wine closet. Pool with multiple waterfalls, two BBQ centers, and extensive patios and lawns, all with panoramic city & mountain views.

**23590 Park South Street | Calabasas**

**Offered at \$7,395,000**



Marc & Rory Shevin  
818.251.2456/818.251.2476  
TheShevins.com



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



## ARMENSARKISSIAN

626.695.2808

armen@armensark.com



# 930DOHENY317.COM

930 N Doheny Drive #317 | West Hollywood

Offered at \$949,000

Luxurious and extensively renovated, two-bedroom-suite-condo located in West Hollywood, across from Beverly Hills, and a stone's throw to Sunset Blvd, where one will find shopping, fine dining, and the best nightlife one can dream of! Kitchen offers custom cabinets, quartz counters, Bosch appliances, and updated electrical. Ultra-matte walnut flooring, guest bath, alarm, NEST climate control, & custom closets also included. South facing balcony, 2 side-by-side parking spaces, add'l storage & view of DTLA. Building offers guest parking, pool/spa, community room with full kitchen, gym/sauna, and lobby doorman for easy living.

**BERKSHIRE HATHAWAY** | California Properties  
HomeServices





# LAS VARAS RANCH



1800 acre coastal gem of Santa Barbara, CA with 2 miles of unspoiled oceanfront, and Edwards Point with its coveted surf break. Over 500 acres of pristine, gentle ranch land with oak-filled canyons. Las Varas Ranch stretches from the Pacific Ocean to the Los Padres National Forest. Overlooking the entire ranch is an 18 acre surface lake with spectacular ocean and Channel Island views.

**10045 Calle Real | Santa Barbara Coast**

**Offered at \$108,000,000**



**KERRY MORMANN  
& ASSOCIATES**

**Ranch Lifestyle Estates**

**KERRY MORMANN**

805.682.3242

KerryM@CoastalRanch.com

www.CoastalRanch.com



**BERKSHIRE HATHAWAY | California Properties  
HomeServices**



# RANCHO DOS PUEBLOS

This is where Santa Barbara was first discovered and was a favorite site of the Chumash Indians. Rancho Dos Pueblos is one of the most important oceanfront ranches along the spectacular Southern California coast. This 214 acre ranch estate offers a rich history and includes the stately 5BD/7BA Casa Grande mansion built in the 1920s classic California Spanish style architecture. The incredible private, sandy beach area compound rivals most of the county and state beach parks. Multiple buildings on the property include 9 guest & employee residences, barns and other support structures. *Bonus:* A very unique abalone aquaculture operation is located on the property with a permitted recirculating water pipeline to the Pacific Ocean. Unrivaled beauty with unrivaled privacy.

9751 Camino Real | Santa Barbara Coast

Offered at \$50,000,000



**KERRY MORMANN**

805.682.3242

KerryM@CoastalRanch.com

www.CoastalRanch.com



**KERRY MORMANN  
& ASSOCIATES**

**Ranch Lifestyle Estates**

**BERKSHIRE HATHAWAY | California Properties**  
HomeServices





# JALAMA CAÑON RANCH



Jalama Cañon Ranch offers 1000 acres of some of the most pristine and beautiful land in Santa Barbara County. Nestled in a bowl-shaped valley covered in oaks, the Ranch offers a classic western campsite complete with a rustic home and barn, 3 cabins and a picnic BBQ area. The Ranch boasts a 5 acre premium Pinot Noir vineyard which produces exceptionally rated JCR Vineyard wine.

**3635 Jalama Rd | Lompoc**

**Offered at \$5,950,000**



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WWW.COASTALRANCH.COM



Santa Barbara | Rancho Del Ciervo | \$10,000,000 | 180±acs (assr)  
Great SB location. Planted avos & lemons, 360° ocean-mtn-city views. Buildable.



Santa Ynez | 4101 Roblar Ave | \$5,995,000 | 4BD/4BA  
34 acre estate w/ multiple living spaces, horse facilities, vineyard potential.



Goleta | Vistas Del Refugio | \$4,850,000 | 3BD/3BA+  
21 acres. Minutes to beach/SB/SYV. Panormic ocean-isle-mtn views. Multiple dwellings.



Goleta | 1550 Farren Rd | \$3,995,000 | 2BD/2BA + Studio  
80 acres organic finger lime/avos w/ water. Ocean-isle-mtn views. Ultimate privacy.



Montecito | 4 Sunrise Hill Ln | \$2,200,000 | 3.94±acs (assr)  
3.94 acres. Build on this lot with 360° panoramic views. Land permit approved.



Santa Barbara | 5055 E Camino Cielo | \$1,499,000 | 1BD/1BA Loft  
23 acres. Panoramic city-ocean views. Oaks, trails, springs, wildlife & privacy.

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HomeServices





**MARCORUFO**

310.488.6914

info@MarcoRufo.com

www.MarcoRufo.com



# TRADITIONAL HOME

16723 Sunset Boulevard | Pacific Palisades

Offered at \$1,595,000

This quaint traditional home is just minutes from the Palisades Village and Pacific Ocean! Ideally located, this home has 2,010 sq ft of living space and has 3 bedrooms with 2½ baths, hardwood floors with updated kitchen and baths. Great condo alternative! One of the lowest priced homes in the Palisades. Current owner has plans for a 3,200 sq ft modern home which will have ocean views with an elevator, pool, game room and movie theatre. Please visit us at [www.16723sunset.com](http://www.16723sunset.com).

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HomeServices







## MARCORUFO

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www.MarcoRufo.com

WWW.20715LASFLORES.COM



# LAND OPPORTUNITY

20715 Las Flores Mesa Drive | Malibu

Offered at \$6,995,000

Over 33 acres of land centrally located in one of the most desirable areas of Malibu provide stunning 360-degree unobstructed views of the surrounding ocean, canyon, & mountains. This parcel of land contains several separate, graded lots w/ road access & head-on views of the beautiful Pacific. Located in mid-Malibu, less than half a mile up Las Flores Canyon, this parcel can be subdivided into multiple lots or used for one exclusive estate. Architectural plans have been drawn for an alluring 10,000+ sq. ft. estate with a large swimming pool & cabana. The City of Malibu has started the approval process technical reports – Geology, Biology, Archeology, Soils, Landscaping & Water Seepage Pits.

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## 3348 Mandeville Canyon Road | Brentwood

Offered at \$3,650,000

New Construction in the Mandeville Canyon area of Brentwood. This 4 bedroom and 4.5 bathroom beautiful traditional Cape Cod offers elegance and warmth in a very quiet location. Immediately upon entering the front door you are welcomed with an elegant two story entrance. This spacious 4,000 sq ft, entertainer's dream home features large rooms with an open floor plan. The kitchen opens up to a great room that leads to the gracious backyard with a pool and spa area. Upstairs, the master retreat offers a fireplace and a spa-like master bath. Centrally located, you are minutes away from the great Caruso project in Pacific Palisades, the beach, Santa Monica, and Brentwood.



**MARCORUFO**

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



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# MODERN LUXURY

Elegant and stylish, move-in ready home at "The Hollywood Condominiums." Dual masters on opposite sides of the unit offer an ideal layout, while sleek finishes, high ceilings, and a wall of glass create an inviting and dynamic living space. Designed by award-winning architect, Stephen Kanner, and featuring hotel-like amenities, this courtyard-facing property is in the heart of Hollywood but feels far removed. Take advantage of the 24 hour concierge, pool, spa, fitness center, sports lounge and community space, or venture out and enjoy the restaurants, shopping, and nightlife just blocks away. Easy access to the Metro, freeways & the best of LA.

6735 Yucca St #104 | Hollywood

Offered at \$660,000



**OPEN TUES 11-2**

**TOM TOSTENGARD**

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tom.tostengard@gmail.com

tomtostengard.com



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# THE WILSHIRE HOUSE



Incredible 2 bedroom, 2½ bath home on the 12th floor is located in the prestigious Wilshire House. Floor-to-ceiling windows and private wrap-around terrace provide sweeping panoramic views and unobstructed ocean, city and mountain views. Semi-private elevator entrance as each floor opens up to only two units. Full service building offers a lighted tennis court, pool & spa, beautiful gym, recreation/banquet room, library, 24 hr security & valet.

10601 Wilshire #1202, Los Angeles, CA 90024 | Westwood

Offered at \$1,950,000



MARCY ROTH  
— MR —  
LUXURY PROPERTIES

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marcyroth.com



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HomeServices



**OPEN TUESDAY 11-1:30**



# AMESTOY ESTATES CUSTOM

Exceptional custom Amestoy Estate Tuscan situated on nearly ½ acre of landscaped private grounds. Superb craftsmanship & impeccable attention to detail are evident throughout this 6 bedroom, 8 bath home. A blend of comfortable elegance & timeless sophistication, the luxurious home is the epitome of California living! The private grounds offer a grassy yard, Pebble Tec pool/spa, outdoor powder room, covered exterior living space with fireplace & full summer kitchen with barbecue. Other amenities include a 5-car garage, 21st century amenities, in-home theatre with Crestron system & a fully equipped gourmet kitchen.

**17110 McCormick Street | Encino**

**Offered at \$3,995,000**



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Harriet@HarrietCameron.com  
www.HarrietCameron.com



Andrew Spitz  
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AndrewSpitz@bhhsca.com  
www.AndrewSpitz.com

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HomeServices



**OPEN BY APPOINTMENT**

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CalBRE# 01276829



# LARGE TOWNHOME

**310 N. Ridgewood Place, Unit C | Hancock Park**

**Offered at \$778,000**

Wow! 1900 sq. ft. of living space on two levels. Amazing volume featuring living room with soaring ceiling, hardwood floor, fireplace, and built-in shelving. Combination dining area with wet bar. Large tiled eat-in kitchen with center island. Upstairs consists of a huge bi-level master bedroom with sunken dressing area with multiple closets and built-ins, plus upper sleeping area flanked by a quartet of large picture windows providing ample sunlight. One bath up and the other bath down. Laundry in kitchen. Side-by-side parking.



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**HomeServices**



## MARIE HEALEY

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## ED SOLÓRZANO

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esolorzana@bhhsca.com  
CalBRE: 01276829



# STUNNING VIEWS

2222 Avenue of the Stars, Unit 1505 | Century City      Offered at \$1,595,000

Bright, East-facing unit at Century Towers designed by renowned architect I.M. Pei. 2 bed, 2 bath upgraded with wood floor & custom paneling. Spectacular vistas from nearly every room. Huge living, dining & open kitchen flow seamlessly to create an amazing space for casual living & sophisticated entertaining. Kitchen with granite countertops & Miele appliances. Master Suite with tile floor, plantation shutters & multiple closets. 2nd bed or den with built-in closets. Washer/Dryer in unit. Superlative full-service amenities: Guard gated access, valet, switchboard, pool, tennis & gym. Just a stone's throw to Westfield Mall, Century City hotels/restaurants. Marvelous!

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solorzanorealtor@hotmail.com  
CalBRE# 01276829



## RARE 4+3 SPANISH

6339 Colgate Avenue | Beverly Grove

Offered at \$2,195,000

Marvelous interiors loaded with authentic architectural details: arched doors, hardwood, beam ceilings, built-in niches & wrought iron. Living room with fireplace & French doors. Adjacent family room with fireplace. Banquet-size formal dining with dramatic barrel ceiling. Warm, modern kitchen with granite counters & a large center island. 4 beds, including master with dressing & private bath. 2 additional baths with distinctive tiles. Backyard with patio & grassy area. Rebuilt garage being used as gym. Superb location just blocks to 3rd Street shops restaurants, The Grove & HP Elementary. Unusually large square footage for one of the area's classic homes! A must see!



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Laurel Hills mid-century features wraparound, hillside privacy with a retro pool that resonates a very cool social vibe of sun & relaxation; think "Boogie Nights meets The Brady Bunch." Semi-private drive reveals a wonderful opportunity for a spacious 3 bedroom/3 bathroom on a large lot. Living room with vaulted ceilings, den with a built-in bar, master bedroom & second bedroom, all of which open to pool, nature, and privacy. Large, attached two-car garage. Minutes to Wonderland, Fryman, and Mulholland Tennis Club. Excellent opportunity – Trust Sale!

**8501 Allenwood Road | Laurel Hills**

**Offered at \$1,695,000**



**Tim Swan**  
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tim.swan@bhhsca.com



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HomeServices

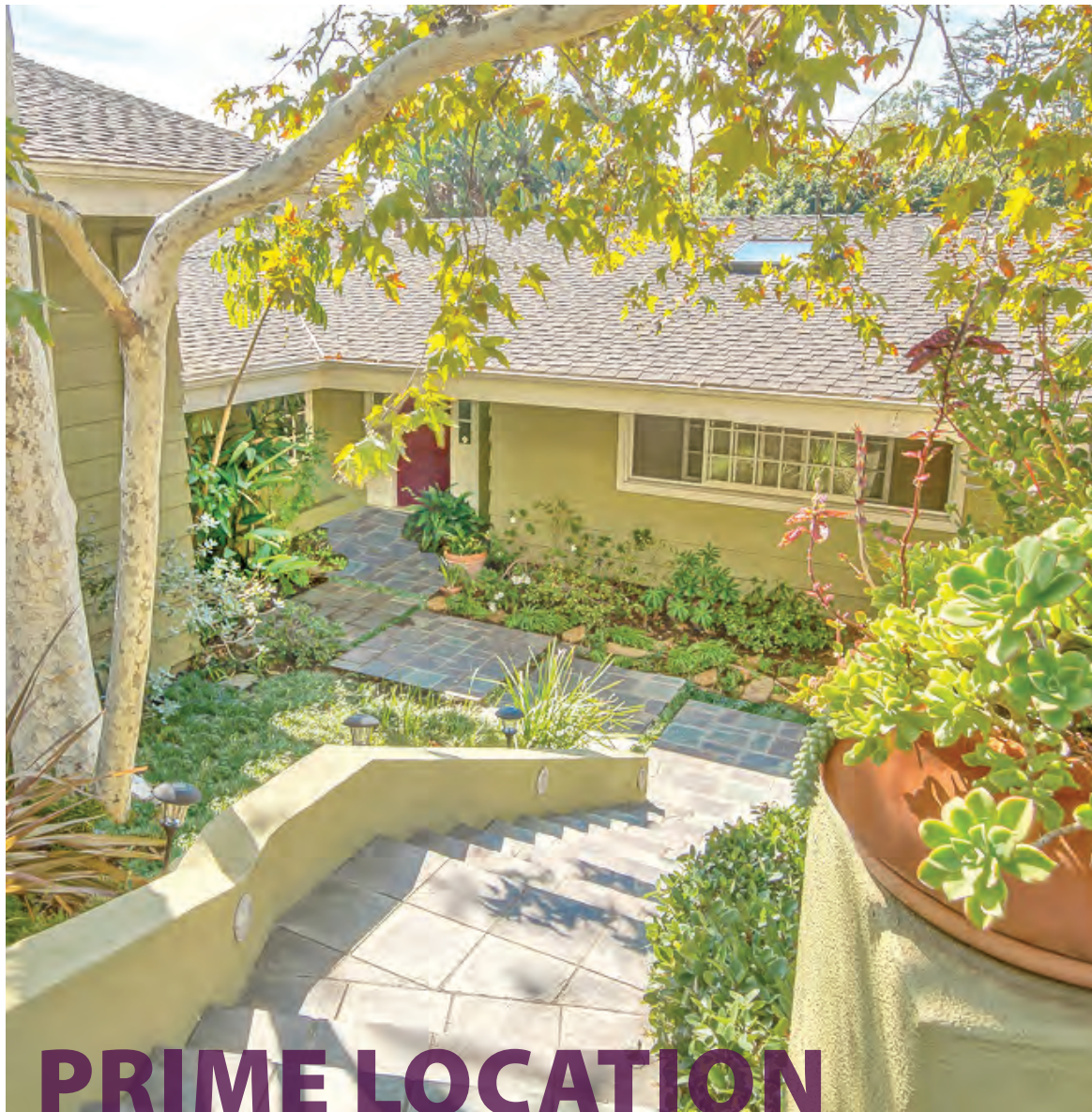


# OPEN BY APPOINTMENT

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**AITAN SEGAL**

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aitansegal@bhhsca.com  
CalBRE# 01423997



## PRIME LOCATION

1095 Carolyn Way | Beverly Hills

Offered at \$6,895,000

This traditional home is nestled in privacy and tranquility with nearly 22,000 sq. feet of land! Situated on a private driveway, this entertainer's delight features a large living room with fireplace and open floor plan. Kitchen with butcher block center island, breakfast room and side-by-side Sub-Zero refrigerator, 6-burner Wolf gourmet range, Miele dishwasher, Gaggenau steamer and oven, and granite countertops. There is a laundry room and separate maid's quarters. Large and formal dining area and family room open to a sunny backyard with salt water pool. Park-like grounds with lush landscaping. Expand, remodel, or move right in; the options are abundant in this perfect location.



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HomeServices



## RONALD GOLDHAMMER

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ronaldgoldhammer@mac.com

CalBRE# 01173657

## CITY OF BEVERLY HILLS



# 21 UNITS

117 N. Hamilton Dr. | Beverly Hills

Offered at \$11,500,000

Pride of ownership; first time on market in 45 years. 3-story mid-century building with an elevator & subterranean parking. 21 large units. 31 parking spaces. All in excellent condition. Great mix of: (3) 2BD 1.75BA+Den, (3) 2BD 1.75BA, (3) 1BD 1.75BA+Den, (2) 1BD 1.5BA+Den, (6) 1BD 1.5BA, (4) 1BD 1BA. Great upside potential in the great City of Beverly Hills. *Walk Score*...92 with shops, restaurants & a new Metro station under construction that are all a few minutes' distance away! Building contains unused sq footage that may allow for future enlarging of several units. Buyer to verify. Cap rate includes property taxes based on list price.

## OPEN BY APPOINTMENT

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**DANIEL BANCHIK**

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**AMY DANTZLER**

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www.banchik-dantzler.com  
CalBRE# 01384692



**3080 N Beachwood Drive | Hollywood Hills East**

**Offered at \$1,559,000**

Don't miss this mid-century upper Beachwood home that is on the market for the first time in over 30 years! Built in 1961, the post moderne home is centered around a large oval pool and drought-tolerant, natural landscaping, creating the best of southern California indoor-outdoor living. The open living and dining areas have newly refinished hardwood floors, a wood-burning fireplace and walls of windows and sliding doors allowing for lovely natural light. The incredible chef's kitchen features custom wood cabinets with ample storage and high-end stainless steel appliances. The entire house is wired for sound. The property is very private and in move-in condition.



**OPEN TUES 11-2**



**BERKSHIRE HATHAWAY | California Properties HomeServices**



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**STEVEN DAVIS**

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Steven@SheilaRose.com  
CalBRE #01969567



**BACK ON MARKET**

Hollywood Hills West | 1230 Horn Ave Unit 516 | \$449,000 | 1BD/1BA  
The perfect pied-e-terre or home for your first time buyers. A wonderful value in a great area.



**ARGENTINA!**

Cordoba, Argentina | Villa General Belgrano | \$395,000 | 3BD/2.5BA  
This special property can be your vacation get-away. Call for more information.

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Amazing opportunity in coveted Beverly Hills north of Sunset location. Built in 1957 as Craig Ellwood's Case Study 18 (the Fields House), this property is located on a quiet cul-de-sac off of Schuyler Road. The house, which has been extensively remodeled and altered, sits on a private, gated lot of just under an acre with city views and beautiful mature tree cover. The existing four-bedroom, three-and-one-half bath home with a pool and separate guest house was home to the legendary baseball Hall of Famer Hank Greenberg. The original steel frame, pre-fab mid-century house potentially could be restored to its original intent. The large private lot and view in this prestigious neighborhood present numerous options. Trust Sale, no court confirmation required.

**1129 Miradero Road | Beverly Hills**

**Offered at \$9,500,000**



**Daniel Banchik**

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**Amy Dantzler**

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amy.dantzler@gmail.com



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**HomeServices**



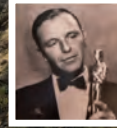
BY APPOINTMENT

**OPEN TUES 11-2**

**460 N PALM DR #305, BEVERLY HILLS \$4,495,000**  
The largest residence (3600SF) in Beverly Hills' newest (2015) "5-star" doorman condominium building, "460 Palm."



BY APPOINTMENT



**70300 SAN LORENZO RD, PALM DESERT \$3,900,000**  
LA Times "HOT PROPERTY" - FRANK SINATRA'S secret hideaway estate "Villa Maggio" overlooking panoramic desert views.



BY APPOINTMENT

**OPEN TUES 11-2**

**1778 N ORANGE GROVE AVE, HOLLYWOOD HILLS WEST \$1,699,000**  
Masterfully crafted & remodeled classic 1926 Hollywood Hills Spanish 3BD private and gated Villa w/ city views.



NEW LISTING

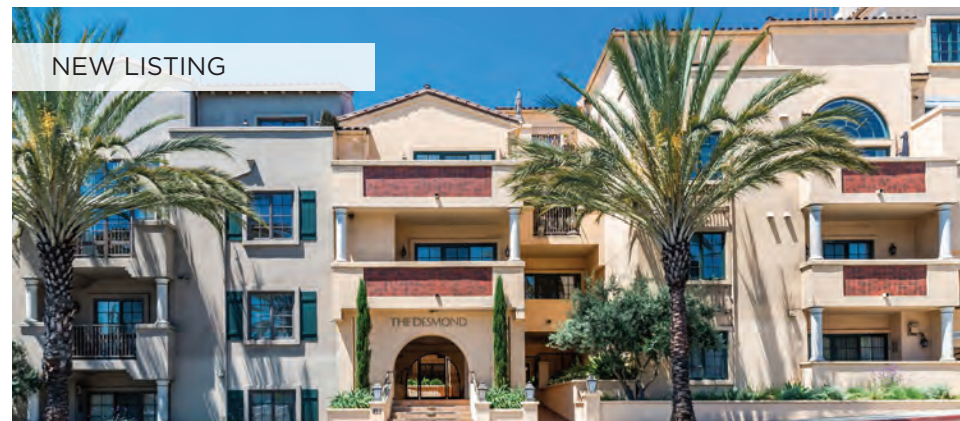
**OPEN TUES 11-2**

**1420 N LAUREL AVE #402, WEST HOLLYWOOD \$1,249,000**  
Chic 2-story 2BD/2.5BA prime West Hollywood penthouse built in 2005 with panoramic views & 4 outdoor terraces!



IN ESCROW

**15149 CAMARILLO ST, SHERMAN OAKS \$849,000**  
Prime Sherman Oaks urban oasis w/ det. creative studio & entertainer's backyard feat. in "Cottages & Bungalows" mag!



NEW LISTING

**851 N SAN VICENTE #205, WEST HOLLYWOOD \$799,000**  
Beautiful & spacious 2BD/2BA corner unit at "The Desmond," a newer Mediterranean building in prime West Hollywood.

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

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BY APPOINTMENT

**9390 LLOYDCREST DR, BEVERLY HILLS**      **\$2,995,000**  
Prime development opp for this mid-century architectural 3BD/4BA "Crest Streets" home overlooking jetliner views.



BY APPOINTMENT

**1830 VERDUGO VISTA DR, GLENDALE**      **\$2,188,000**  
VERDUGO VISTA VILLA (1926) - Romantic Spanish Med Estate w/ 2 guest houses on a .5 acre of private hilltop grounds.



IN ESCROW

**749 S CLOVERDALE AVE #PH2, MIRACLE MILE**      **\$1,025,000**  
Award-winning Lorcan O'Herlihy, AIA architectural 2BD/2.5BA penthouse w/ private 360 degree rooftop at "Cloverdale749."



BY APPOINTMENT

**10750 WILSHIRE BLVD #304, WESTWOOD**      **\$925,000**  
Elegant & fully remodeled 2BD/2BA with impeccable finishes in the luxury full service building, "The Westford."



LUXURY LEASE

**33306 PACIFIC COAST HWY, MALIBU**      **\$150,000/mo**  
Spectacular 1.5 acre Malibu beachfront rental w/ 125 ft private beach, sport courts & private pool. Truly one of a kind.



LUXURY LEASE

**447 N DOHENY DR #401, BEVERLY HILLS**      **\$20,000/mo**  
Ultra-luxurious & chic fully furnished lease with incredible city views in one of Beverly Hills' premier concierge doorman buildings.

**CRISTIE ST. JAMES**  
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**MARKUS CANTER**  
Luxury Properties Director  
310.704.4248 | markuscanter@bhhsca.com





## HILDA HERNANDEZ & DEVON BECK

626.536.1485 | 626.202.4713



### 5 UNITS PASADENA



Pasadena | 864 Elizabeth Street | \$1,119,000 | 4BD/5BA

Features two studios, two one-bedroom units and one two-bedroom unit. Current rents: \$5,555/mo. \$66,660 a year.



### CHIC CITY LIVING

Highland Park | 5049 San Rafael Avenue | \$849,000 | 3BD/3BA

Sleek 3BD/3BA updated home in the highly sought-after neighborhood of Highland Park! Open concept living with high ceilings, modern amenities and private yard.

**BERKSHIRE HATHAWAY** | California Properties  
HomeServices





# 536 E. Rustic Rd

[www.536EastRustic.com](http://www.536EastRustic.com)

\$3,489,000

Open Tuesday 11:00 to 2:00

**ISABELLE MIZRAHI**

(310) 230-3720

[isabelle@inthecanyon.com](mailto:isabelle@inthecanyon.com)