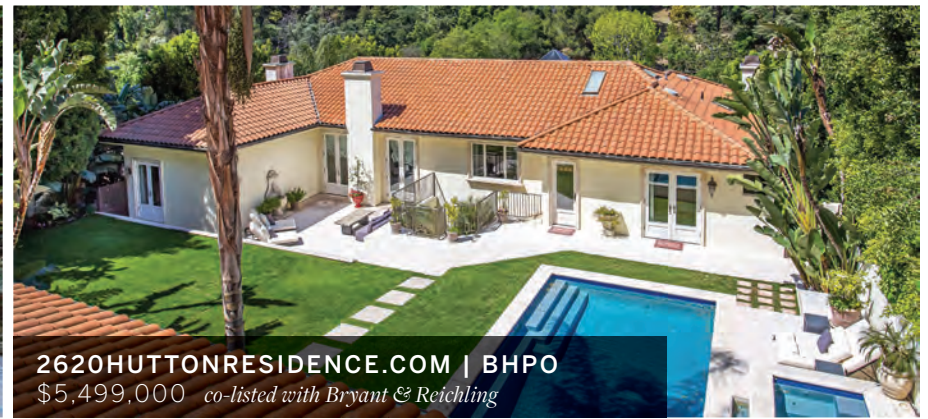




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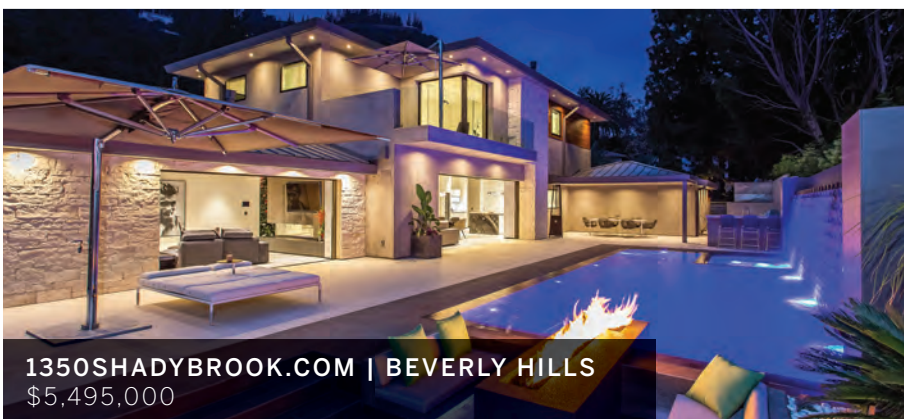
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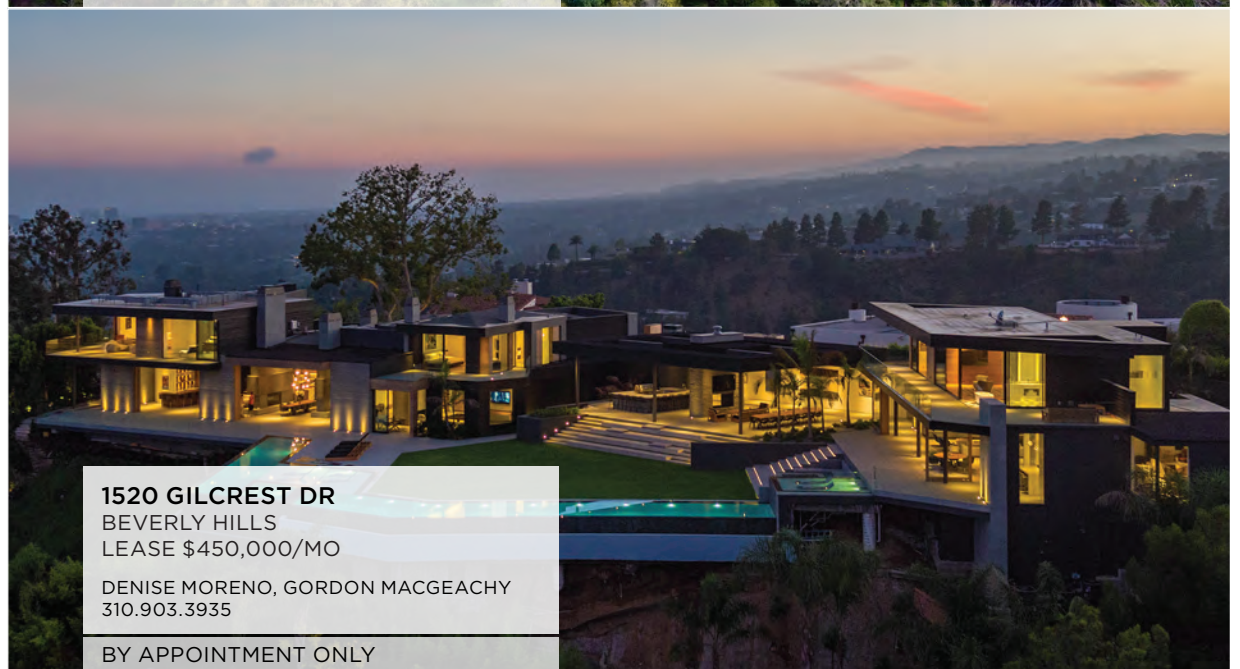
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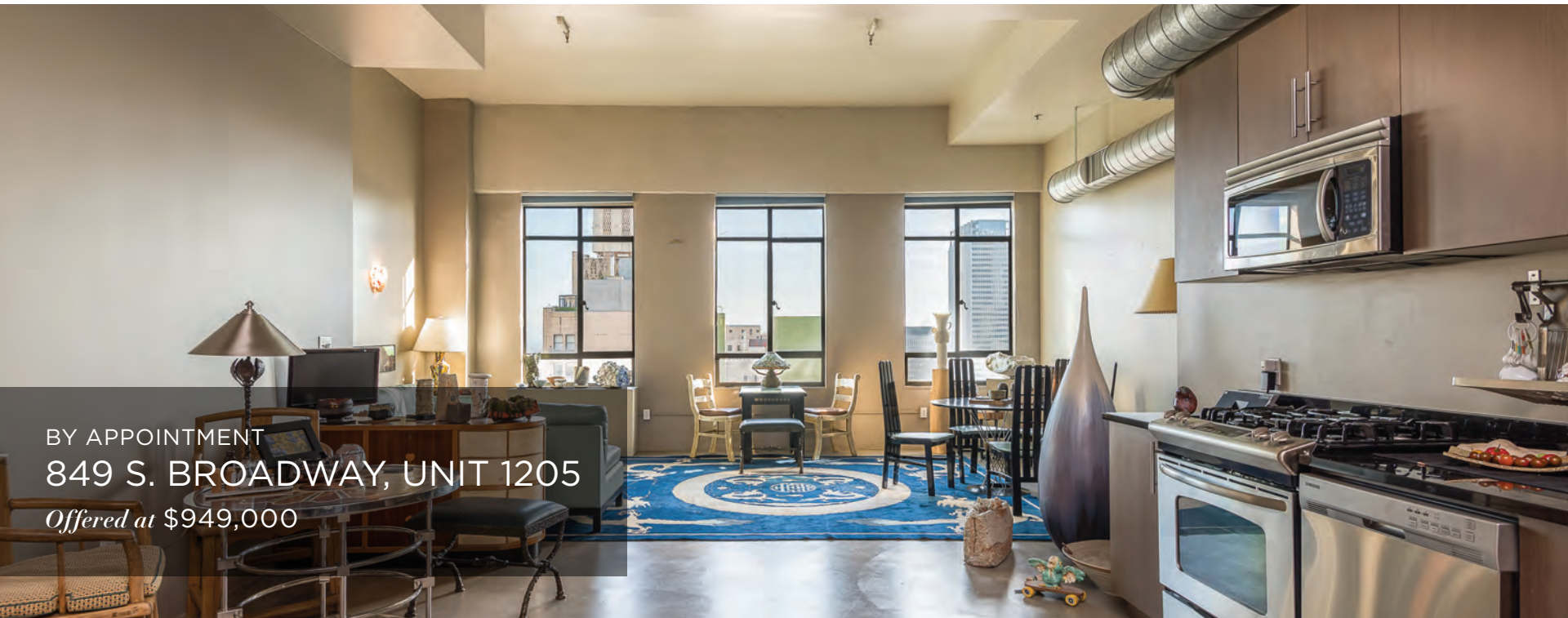
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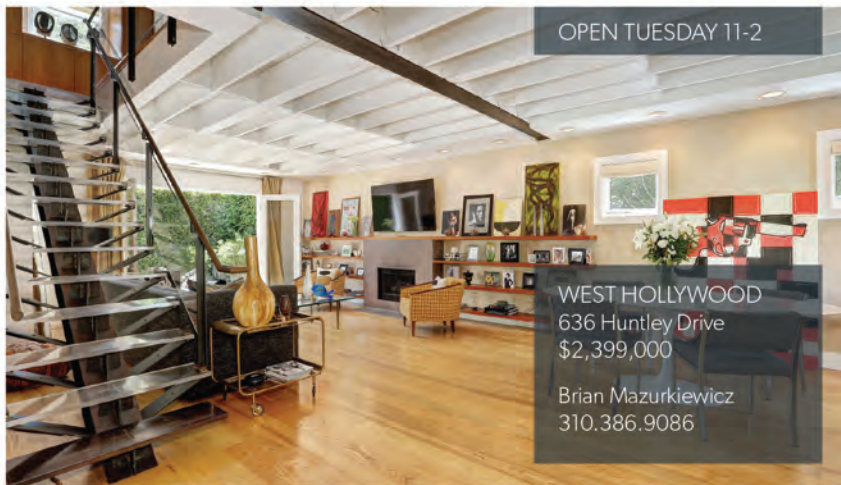
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LYNDA MARSOLEK (310) 994-1782



Arcadia (626) 445-5500
 Beverly Hills North (310) 777-6200
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Calabasas (818) 222-0023
 Glendale (818) 240-1111
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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
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 Montecito (805) 969-4755
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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
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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



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. 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

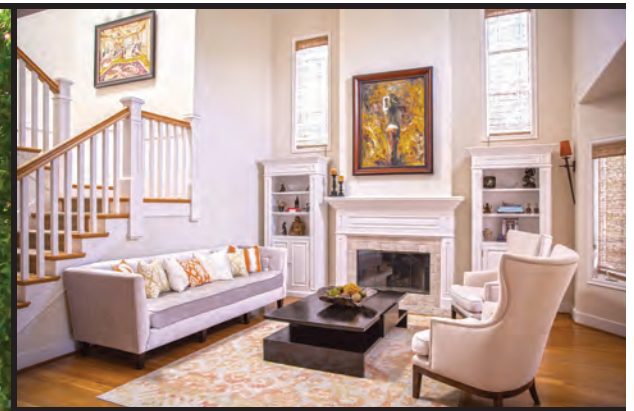
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CONTACT BRET@BRETPARSONS.COM OR (310) 497-5832 FOR A SUPERB ARCHITECTURAL SPECIALIST.

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

Offered at \$2,195,000



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OPEN HOUSE
TUESDAY, AUGUST 22nd
11am - 2pm
SUNDAY, AUGUST 27th
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 22nd • 11-2

\$2,795,000

Michael J. Libow
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(310) 285-7509



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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

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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

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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



GLOBAL
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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

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

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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

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310.595.5915
calbre# 01918229

Justin Mandile
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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.

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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

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DAVID ROTHBLUM
Re/Max Olson & Associates
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 with lights from buildings and streets, set against a deep blue twilight sky. Dark structural beams of the building are visible in the upper portion of the frame.

1646 BLUE JAY WAY, HOLLYWOOD HILLS

\$17,900,000

OPEN TUESDAY 11-2



JOE BABAJIAN
310.623.8800
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CalBRE# 00813384



TIMMY WOODS
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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



JOHN KOSTREY
john@thekostreycollection.com
323.785.7545 | bre#: 01729039

KATHARINE DEERING
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THE **KOSTREY**
COLLECTION



SILVER LAKE 2209 N MEADOW VALLEY

Open Tuesday August 22nd 11am-2pm
3 Bed · 2 Bath · \$1,799,000 · 2209MeadowValley.com



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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



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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

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424.400.5905

ANNA SOLOMON

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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.

DAVID SOLOMON

DS@THEAGENCYRE.COM
424.400.5905



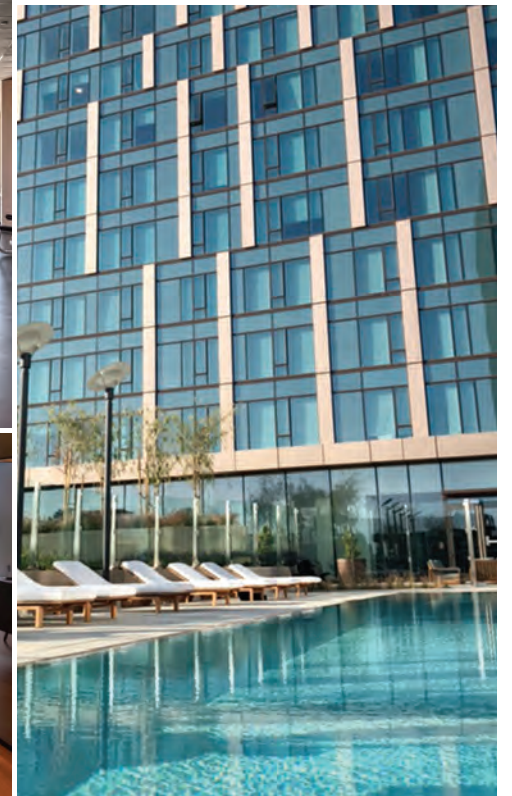
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BROKER
OPEN HOUSE
AUGUST 22ND

3% BROKER
COMMISSION



TOWER I IMMEDIATE MOVE-INS

Broker Open House: August 22nd, 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.



3 Residential Towers • Hotel • Skyparks & Pools • Retail • 855.657.8300 • MetropolisLosAngeles.com

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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**

ONLY 2 QUICK MOVE-IN HOMES REMAIN!

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

Up To 4,408 Sq. Ft. | Up To 5 Bedrooms
 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. 🏠



DRAMATIC & ELEGANT CONTEMPORARY | BEVERLY CENTER



CHRIS & SANDY CARLSON

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JOHN AAROE GROUP

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!

MEREDITH SCHLOSSER
Director, Aaroe Int.
Luxury Properties
310.923.5811
meredith@sfjgroup.com

SALLY FORSTER JONES
President, Aaroe Int.
Luxury Properties
sally@sfjgroup.com



SALLYFORSTERJONES.COM | JOHN AAROE GROUP | AAROE INTERNATIONAL LUXURY PROPERTIES

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/ Meredith Schlosser CalBRE # 01910316

NEW LISTING | *L' Admirable Malibu*

A RARE OPPORTUNITY TO OWN A MALIBU VINEYARD.



SHAUNA WALTERS
Director, Aaroe Int.
Luxury Properties
310.775.1106
shauna@sfjgroup.com

MEREDITH SCHLOSSER
Director, Aaroe Int.
Luxury Properties
310.923.5811
meredith@sfjgroup.com

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

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

PLEASE RSVP AT SHAUNA@SFJGROUP.COM



5941 KANAN DUME RD., MALIBU | 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



DREW FENTON
HILTON & HYLAND

310.858.5474 | 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

AKP

LOUIS EVANS
ESTATE AGENT

310.497.0367 | evansstatesla.com

LE



AARON KIRMAN

PARTNERS



8009 CLINTON STREET | \$1,365,000

OPEN TUESDAY 11-2PM | www.8009clinton.aaroe.site



JOHN AAROE GROUP



VERNA HELBLING
Director, Aaroe Estates

310.849.2485
vernahelbling1@gmail.com

SWEEPING OCEAN & CITY VIEWS

OPEN TUESDAY 11AM-2PM



16670 Charmel Lane, Pacific Palisades | 4 bd 4 ba | 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



ELLEJONES

REALTOR® | CalBRE Lic# 01724595

818.904.9505

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



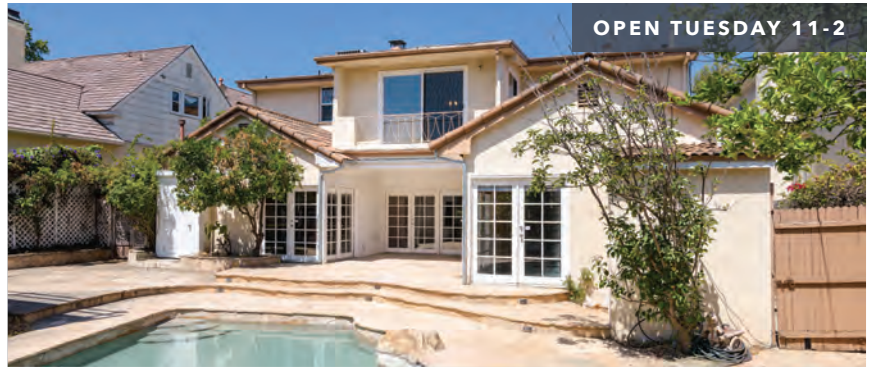
Bel Air | Lease
11525 ORUM ROAD | \$20,000/MONTH

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



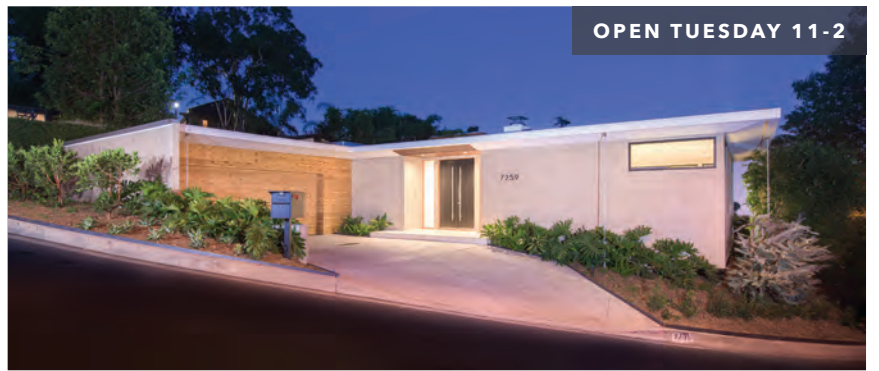
Beverly Hills | New Listing
491 S SPALDING DRIVE | \$3,695,000

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

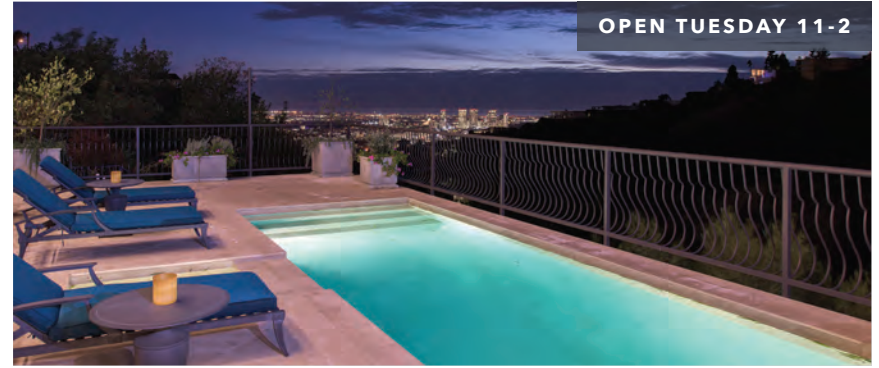


Outpost Estates | New Listing
7259 OUTPOST COVE DRIVE | \$2,995,000

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



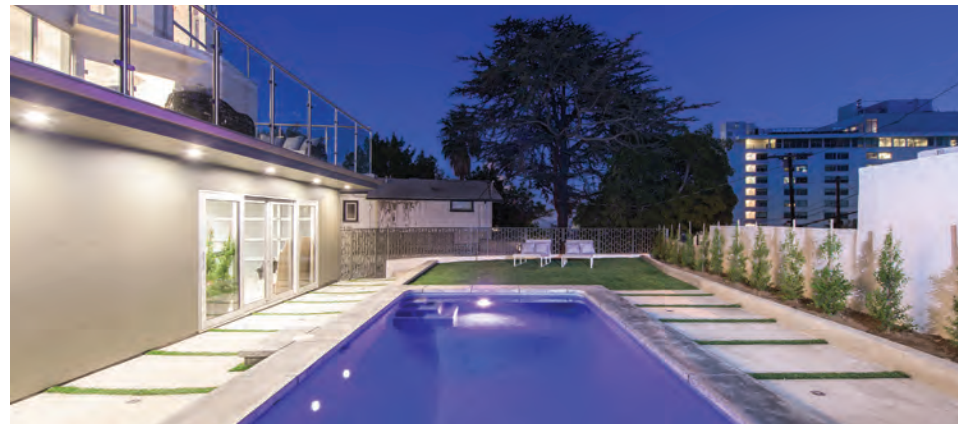
OPEN TUESDAY 11-2

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



elliman.com/california

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

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elliman.com/california



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

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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

AB THE ALTMAN BROTHERS

JOSH & MATT ALTMAN

O: 310.819.3250

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



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 BONSALL 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

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FULLY CATERED
OPEN TUESDAY 11-2PM

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



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



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SIERRA MAR DRIVE
SUNSET STRIP



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OPUS

BEVERLY HILLS



1175 HILLCREST ROAD

BEVERLY HILLS

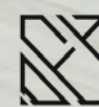
\$100 MILLION





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

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\$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

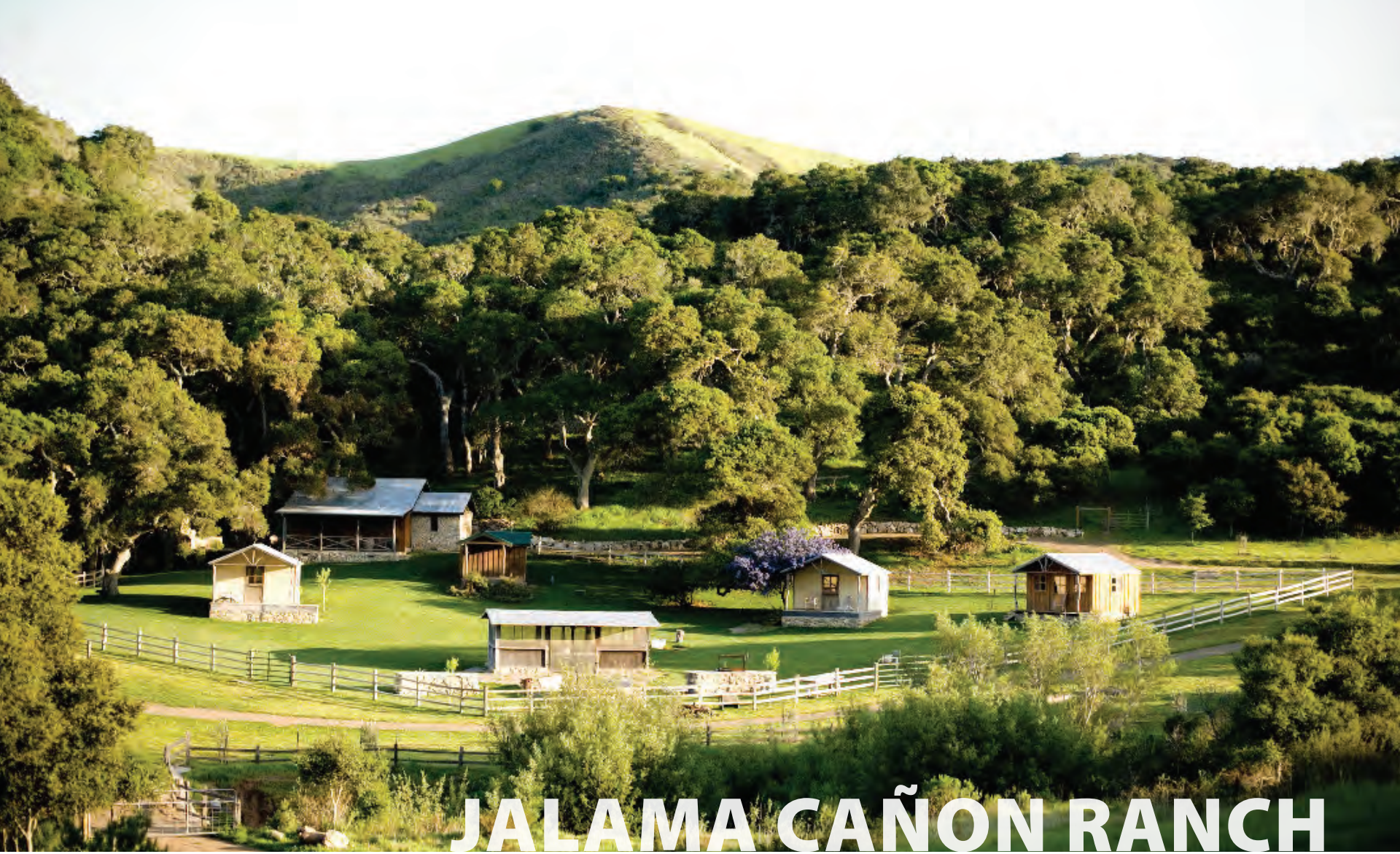


**KERRY MORMANN
& ASSOCIATES**

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



**KERRY MORMANN
& ASSOCIATES**

Ranch Lifestyle Estates

KERRY MORMANN

805.682.3242

KerryM@CoastalRanch.com

www.CoastalRanch.com



**BERKSHIRE HATHAWAY | California Properties
HomeServices**



KERRY MORMANN

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KerryM@CoastalRanch.com

www.CoastalRanch.com

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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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.



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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



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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

323.872.4710

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

MARCYROTH
310.539.3000
marcy@marcyroth.com
marcyroth.com



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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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Andrew Spitz
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www.AndrewSpitz.com

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OPEN BY APPOINTMENT

EDSOLÓRZANO

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solorzanorealtor@hotmail.com
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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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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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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OPEN BY APPOINTMENT

AITAN SEGAL

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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.


AITAN SEGAL
REAL ESTATE



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RONALD GOLDHAMMER

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ronaldgoldhammer@mac.com

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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.



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CalBRE#01305623



AMY DANTZLER

310.877.8361
amy.dantzler@gmail.com
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



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STEVEN DAVIS

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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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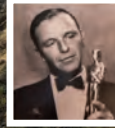
BY APPOINTMENT

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

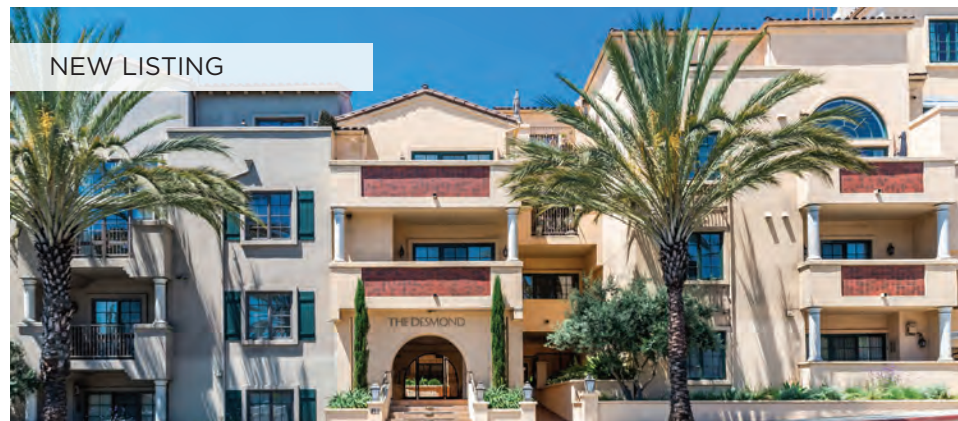
OPEN TUES 11-2

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

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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
Luxury Properties Director
310.291.1029 | stjamesest@aol.com

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.

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536 E. Rustic Rd

www.536EastRustic.com

\$3,489,000

Open Tuesday 11:00 to 2:00

ISABELLE MIZRAHI

(310) 230-3720

isabelle@inthecanyon.com



709 San Lorenzo

www.709SanLorenzo.com

\$3,595,000

Open Tuesday 11:00 to 2:00

ISABELLE MIZRAHI

(310) 230-3720

isabelle@inthecanyon.com



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Questions? Call our Help Desk at (310) 358-1833.



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The MLS™



themstrainer



12012
Crest Court
Beverly Hills

\$6,595,000
6 Bed 6 Bath 6,100 SF

—
Open House
Tuesday 8/22
11am-2pm

Ari Afshar
310.780.3180
ari@compass.com



COMPASS

Beverly Hills



608 North Bedford Drive

\$7,595,000

5 Bed 5 Bath 4,255 SF

Co-Listed with Paul Margolis

Beverly Hills



2743 Ellison Drive

\$1,999,000 or \$8,900/month lease

3 Bed 3.5 Bath

Beverly Hills



2282 Coldwater Canyon Drive

\$1,995,000

5 Bed 4 Bath 2,527 SF

Bel Air



1456 Stradella Road

\$6,950,000

7 Bed 7.5 Bath 6,907 SF

Bel Air



2055 Stradella Road

\$5,495,000

6 Bed 7 Bath 6,513 SF

Open House
Tuesday 8/22
11am-2pm

Bel Air



2084 Roscomare Road

\$2,595,000

4 Bed 3 Bath 2,400 SF

Hollywood

-
-
-



935 North Hudson
 \$775,000 to \$1,050,000
 6 Units New Construction
 3 Bed 3 Bath 1,500 SF

Co-Listed with
 Jilina Scott

Open House
 Tuesday 8/22
 11am-2pm

Los Feliz



4140 Parva Avenue
 \$3,950,000
 5 Bed 5 Bath 5,478 SF

Sherman Oaks



15670 Castlewoods Drive
 \$3,950,000
 5 Bed 5 Bath 5,337 SF

Open House
 Tuesday 8/22
 11am-2pm

-
-
-
-



COMPASS