

BROKER CARAVAN[™] INTERNATIONAL TUESDAY, AUGUST 23, 2016

THE ONLY REALTOR®-OWNED ONLINE & PRINT OPEN HOUSE GUIDE

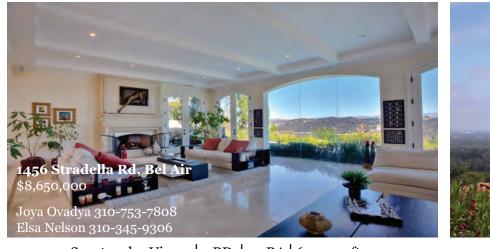


Distinctive Properties Division Presents



New Construction | 7BD | 11BA | 13,412 sqft

Price Reduction | 7BD | 11BA | 13,412sqft



Spectacular Views | 7BD | 7.5BA | 6,907 sqft



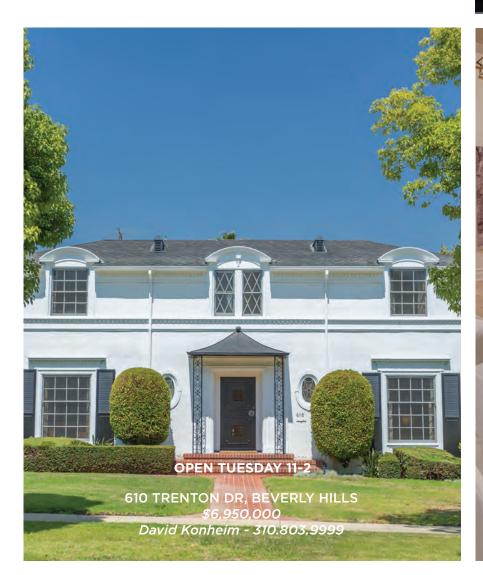
Local Boutique Feel with a New Global Reach.

Nelson Shelton Real Estate ERA Powered 355 N Canon Drive, Beverly Hills CA 90210 310.271.2229 CHECK US OUT @ www.NelsonShelton.com TO SEE WHAT'S NEW!

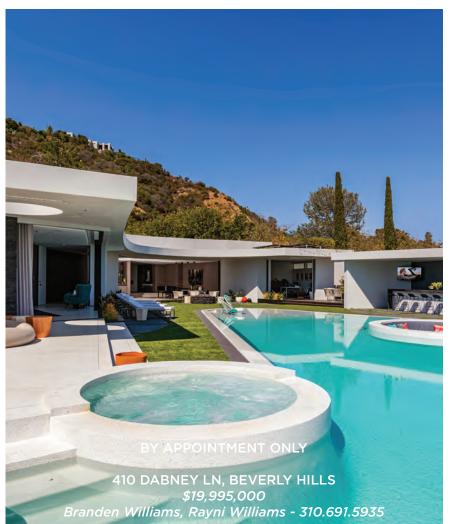


OPENTOESDAY 11-2 SIT N CRESCENT DR, BEVERLY HILLS PRICE UPON REQUEST DRW Fenton - 310.858.5474

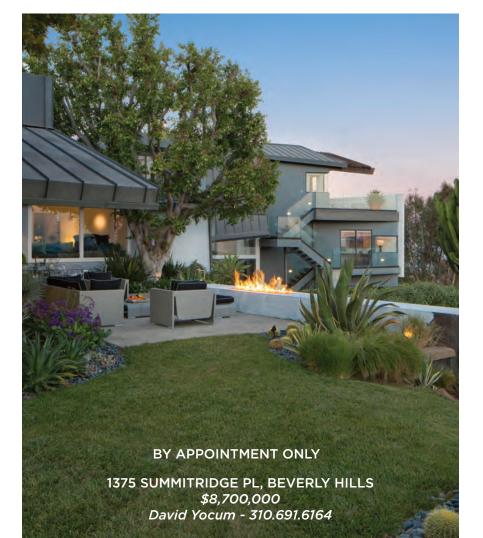
NCLAVE AT CENTURY WOODS



OPEN TUESDAY 11-3 10205 CENTURY WOODS DR, CENTURY CITY \$5,995,000 Susan Smith - 310.492.0733









HILTONHYLAND.COM

250 N CAÑON DR | BEVERLY HILLS, CA 90210 +1 310.278.3311

©2016 Hilton & Hyland 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 and the buyer is advised to independently verify the accuracy of that information. CaIBRE License# 01160681



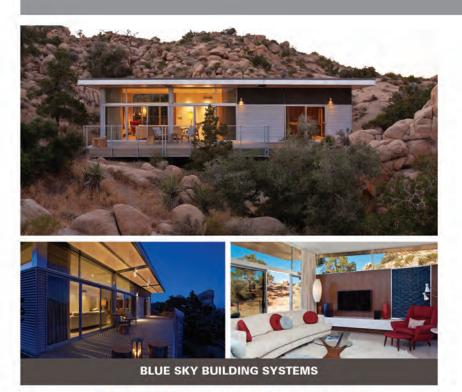
This Studio 0.10 international architecture prize-winning residence is located west of the Sawtelle"Strip." Adjacent to a one-acre nursery, the two custom-patterned, zinc-clad buildings are connected by a private courtyard that leads to an open-plan living area and kitchen. Glass-walled staircases affording views of the neighboring greenery ascend to an integrated office/gallery space and guest suite on the second floor. The top level master suite has a sizable master bath and views in multiple directions. An expansive, natural light-filled art studio/loft is located on the top level of the front building along with a bonus room and bath. A separate guest apartment as well as a four-car garage are on the ground level of the front building. This is a one-of-a-kind property for entertaining, displaying an art collection, or for simply relaxing in peaceful surroundings. The three-story main building is steel constructed adding durability, safety, energy efficiency and environmental benefits.

\$3,500,000 / Christina Hildebrand



George Deutsch, a master craftsman and cabinet maker from Germany, worked on a number of John Lautner's projects. Closely involved with the Lautner office, George eventually built his own Lautner-designed house just around the corner from John's famous Carling Residence. This property, just two doors from Deutsch's Lautner House, has often been mistaken in the past for one by Lautner as well. But George built this house on his own. The design successfully reflects George's deep immersion in the design concepts and esthetics honed while working in the Lautner circle. Carefully sited, the triangular two-story design seamlessly integrates the indoor space with the outdoors. Located in Upper Outpost Estates, the residence has views of the surrounding hills as well as the city, and includes 3 bedrooms, 3 baths and an outdoor spa surrounded by green space.

\$1,650,000 / David Koch



THE GRAHAM RESIDENCE, 2011 - Yucca Valley

With little disruption to the natural environment during construction, Blue Sky Building Systems' sustainable Graham Residence is enhanced by the ten-acre rugged terrain on which it sits. Upon first sight, the right angles of the structure may appear to conflict with the rounded granite surfaces surrounding the house, but the rectilinear geometry of the structure is the perfect counterpoint to an otherwise undulating terrain of ancient rocks and desert landscape. Rather than demonstrating humankind's prowess to conquer nature by manipulating the environment to suit human needs, the Graham Residence changes the dialogue from conquering nature to being part of nature, while opening up a dialogue about sustainable and affordable architectural design. Residence includes 2 bedrooms, 1 bath and solar.



37 ACRES WITH CITY VIEWS - Silver Lake

Built over 37 acres of the historic Garbutt-Hathaway hilltop estate, today's Hathaway Hill Estates offers Silver Lake location convenience, round-the-clock guard gated security, privacy, & head-on Downtown Los Angeles city views. Sited at the end of the Benton Way cul-de-sac, 1717 maintains the traditional English Country Village theme of the Hathaway Hill Estates development, but has been expanded to a generous 3,148 sq. ft. according to public records, and incorporates 5 bedrooms, 4 baths, formal living and dining rooms, eat-in kitchen with gas fireplace, family room opening to the patio, and generous rear yard with a hardscape planned for large scale outdoor entertaining as well as an attached two car garage with direct interior access. The house also comes equipped with solar panels for a significant utility bill savings.



FIRST OFFERING SINCE 1968 – Pasadena

This stunning 1959 Smith & Williams architectural gem is located on almost 2 acres on one of Pasadena's most premier streets, overlooking the arroyo with panoramic views of Pasadena & the San Gabriel Mtns, at the end of a long gated private drive. From the famed USC School of Architecture & contemporaries of Gregory Ain, Harwell Hamilton Harris, A. Quincy Jones, John Lautner, Rafael Soriano & Thornton Abell, this iconic mid century Smith & Williams features a perfect blend of inside & outside, high ceilings, walls of glass, expansive views from each room, original terrazzo floors & fireplace, a detached office/studio, & Japanese-inspired architectural details. Known for their keen sense of site planning & refined integration of building to landscape, this 3 BR / 3 BA, one-of-a-kind vintage property retains many original features, including original windows, doors, & abundant architectural details. The sprawling park-like grounds feature mature trees, a pool with rustic boulders in a bucolic setting overlooking a large part of the property once used as a horse corral. Almost untouched, this is rare opportunity to restore an important architectural property.

\$4,750,000 / Henry Blackham 626-825-2919



THE CROWELL RESIDENCE, 1967 - Pasadena

The Crowell Residence, 1967, designed by architect Theodore Pletsch in collaboration with the owner, the decorator Jean Crowell. Eleven years after its completion, an article in the Los Angeles Times Home Magazine celebrated the timelessness of the property, attributing this quality to Crowell's design sense acquired while living and traveling extensively abroad. Both structures on the site exude a rare hybrid of the modern and the classical, combining an old-world sense of color and material with a contemporary, whimsical sensibility. Three sets of massive glass doors open up to a formal garden and magnificent Greco-Roman swimming pool, which was originally part of a sprawling estate on Orange Grove by the venerable Pasadena architecture, firm Bennett & Haskell. The main residence incorporates a double-height living room, a formal dining room, 2 bedrooms, 3 baths, a laundry and an attached 2-car garage. A covered passage draws the visitor into the back yard where the guesthouse - with its open plan living area, a grandfathered kitchen, one bedroom and a full bathroom - anchors the vista across the pool.

\$2,595,000 / C. Doe 310-428-6755 / I. Gafni 310-779-7497 / H. Blackham 626-825-2919



CANYON & CITY LIGHT VIEWS – Los Angeles

Re-envisioned bright and airy 1948 Mid-Century design residence on Mulholland Drive. Architectural details throughout are reminiscent of a bygone era but with a modern take. The property is gated and private. Drought tolerant, low-maintenance landscaping. 2 bedrooms, 2 baths, fireplace, two-car detached garage. Dual-paned windows, tankless water heater, mosaic tiles, bamboo floors, high ceilings and numerous custom design features. Downstairs den/office could be used as a third bedroom. Short walk to nearby Runyon Canyon hiking trails. Canyon and City lights views on a flat lot.



\$1,675,000 / Stephen Skuris & Ilana Gafni

Victor M. Carter Residence, Milton J. Black, Architect, 1935. Milton J. Black's most notable work in Los Angeles

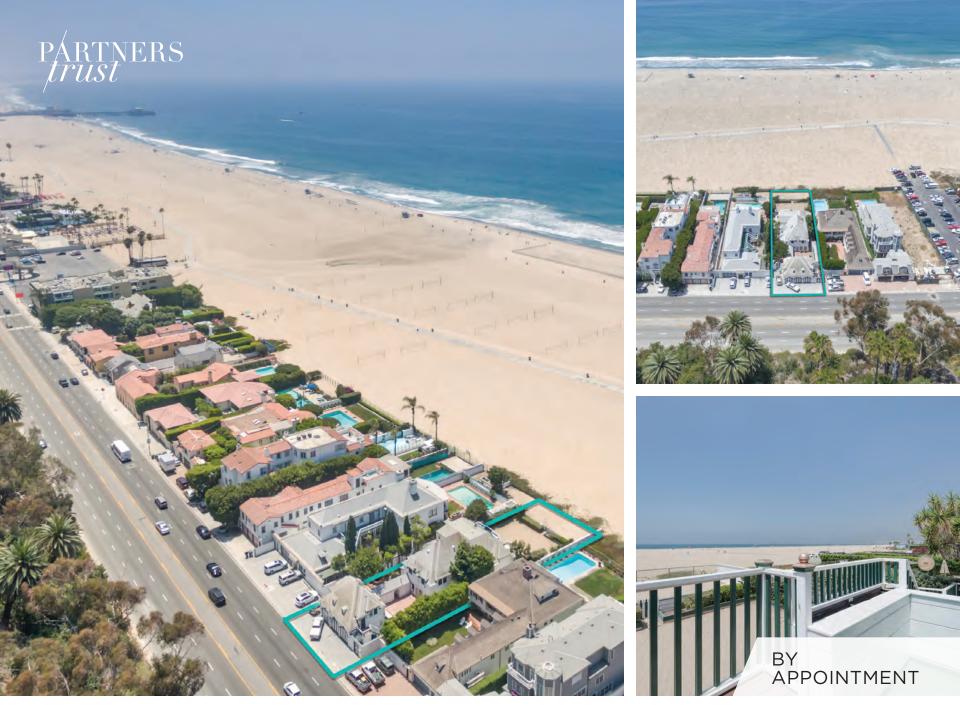
spanned several architectural styles, from a Spanish Colonial Revival residence for film star Dolores del Rio, the

Deco Mauretania Apartments in Hancock Park, and the legendary hot dog stand, Tail 'o the Pup. Here, one of

his rare residential works survives on a quiet, cul-de-sac street in Los Feliz. The aerodynamic curves and more elegant elements of the Steamline Moderne style in the residence are intact, with original casement windows, exterior copper trim and street address, interior magnesite staircase with chrome handrail, and built-in powder room vanity. A porthole window in the front door invites you into the elegance of the first floor formal

dining room, and step down living room with fireplace and curved ceiling detail. 4 bedrooms with a 2nd story

patio off the master bedroom, 4 bathrooms, den with built-in bar, and terraced backyard with fruit trees.



602 PALISADES BEACH ROAD | SANTA MONICA Offered at \$13,000,000 | 7 BED | 7 BATH | 5,000 S.F. | 11,200 S.F. LOT

Incredible opportunity to own this classic 5,000 s.f. French Revival sitting on over 11,000 s.f. of beach front land. Once owned by Samuel Goldwyn, the property is rich in Hollywood history and sits right in the middle of Santa Monica's famed Gold Coast. With 59 feet of beachfront, it is one of the largest single family lots north of the Santa Monica Pier to Will Rogers State Beach. The property is secluded and neighbored by single family homes, not parking lot. An exciting opportunity to create your own paradise along a premier stretch of coastline.



310.351.6234 | wheeler.coberly@gmail.com



THEPARTNERSTRUST.COM

Partners Trust Real Estate Brokerage & Acquisitions fully supports the principles of the Fair Housing Act and Equal Opportunity Act, and does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the selier or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection with accorporate licensed professionals. CalBRE# 01896903 (Coberly CalBRE# 01896903) EXCLUSIVE AFFILIATE OF

LEVERAGE



1234 MORNINGSIDE WAY | VENICE Offered at \$6,498,000 | 5 BED | 4 BATH | + POOL & OUTDOOR THEATRE

An architectural paragon of artistry and building science, **The Wave House**, designed and built by **Mario Romano**, presents a new way of living the Venice, California lifestyle. Fluid spaces, walls of windows and intricately carved surfaces that mirror nature's unique geometry yield a seamless flow of harmonious indoor/outdoor living.

F. RON SMITH | MARK KITCHING | DAVID BERG

310.500.3931 | wavehouse@thepartnerstrust.com



THEPARTNERSTRUST.COM

EXCLUSIVE AFFILIATE OF



JOHN AAROE GROUP



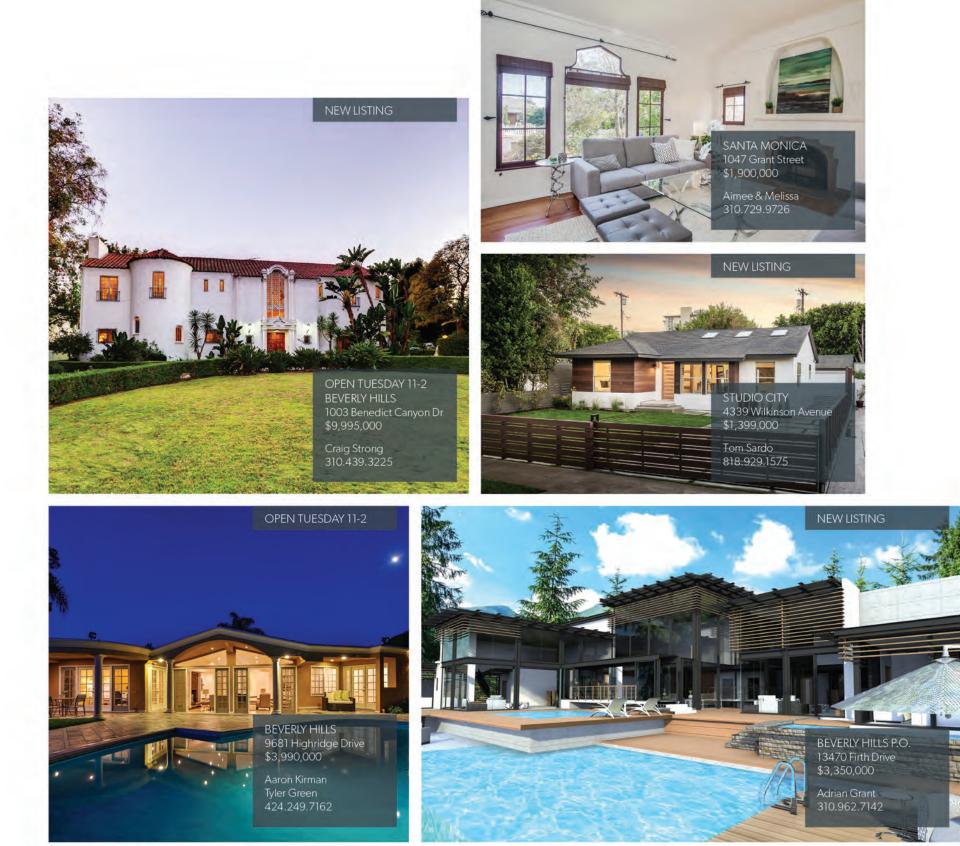






aaroe.com

BEVERLY HILLS BRENTWOOD SUNSET STRIP BALDWIN HILLS SHERMAN OAKS TOLUCA LAKE PASADENA DOWNTOWN LA STUDIO CITY





JOHN AAROE GROUP | Best partner in the business.



VILLA GRANDE BELLEZZA, BEVERLY HILLS LISTED AT \$21,995,000

BY APPOINTMENT

Welcome to the Villa Grande Bellezza! Perched high atop a secluded canyon oasis with breathtaking canyon views, this brand new Italian Villa was constructed using the finest materials and displays unparalleled architecture, style and design. With every detail and amenity taken into consideration, this home exudes luxury, quality and splendor with its soaring ceilings, stunning entertaining spaces and an outdoor pavilion with a one of a kind infinity pool.

GREGG SILVER DAFNA MILSTEIN www.MSPROPERTYPARTNERS.com 310.770.0777 310.867.5598 gregg@greggsilver.com



8130 WILLOW GLEN RD, HOLLYWOOD HILLS LISTED AT \$3,695,555

OPEN SUNDAY 8/21 - 2-5PM

Newly Renovated, Exceptional Architecture & Design situated atop the famed Sunset Strip. 4 bdrms, 4.5 baths, aside-open floor plan with high ceilings, spacious rooms and abundant natural light. Lavish master suite with walk-in closet and private outdoor space. Chef's kitchen with built in wine fridge and all of the modern amenities. Fleetwood doors throughout connecting int. and ext. living spaces. Stunning formal entry with beautiful wine storage and 3-car garage.

ADI PEREZ www.ADI-PEREZ.com 347.238.7622 AdiPerez@kw.com



74 FREMONT PLACE, HANCOCK PARK LISTED AT \$6,995,000

BY APPOINTMENT

Magnificent California Spanish in guard-gated Fremont Place. Completely updated with no expense spared. 5 bedrooms + 4.5 baths in main house. 1 bedroom + bath in guesthouse. Separate game and media room. Outdoor paradise with pool, spa, fully equipped kitchen, BBQ, fireplace and dining area. Private. Luxurious. Inviting.

THE WOODWARD TEAM www.THEWOODWARDTEAM.com 323.422.0888 mary@thewoodwardteam.com



beverly hills 310.432.6400 brentwood 310.826.8200

hollywood hills 310.623.1300 larchmont 323.762.2600 los feliz 323.300.1000 santa monica 310.482.2200



230 14TH STREET, SANTA MONICA LISTED AT \$3,299,000

OPEN TUESDAY 11-2PM

3 Bd/2 Ba Santa Monica beach cottage in prime North-of-Montana location. Lofty ceilings dotted with skylights flood this wide-open floor plan with natural light. Hardwood floors gleam, stainless appliances shine, indoor-outdoor living flows. An expansive lot features a picket-fenced front yard and a back yard with decks, lawn, and a sports court. A two-car garage (1/2 converted to bonus space) backs-up to an alley. Close to all the area offers.

JAMES CHANES & JEFF YARBROUGH 323.854.4300 www.230FOURTEENTH.com Jeff@LALuxeGroup.com



1941 MIDVALE AVENUE, WESTWOOD LISTED AT \$1,849,000

BY APPOINTMENT

Charming, historic 4 bedroom and 2 bathroom Tudor home in great Westwood location! Large living area and dining area perfect for entertaining. Gourmet kitchen with stainless steel appliances, granite counters and a farmhouse kitchen sink. The finest of old world elements throughout. Also features hardwood floors, multiple fireplaces, 2 car garage and a huge backyard!

SCOTT WALKER & NEIL SPANIER 310.893.0101 www.WALKERSPANIER.com walkerspanier@gmail.com



5682 HOLLY OAK DRIVE, LOS FELIZ LISTED AT \$2,690,000

BY APPOINTMENT

3 Bd+2 Den, 4 baths, 3300sqft. With a highly published celebrity past, this Contemporary Mediterranean sits nestled within a majestic canyon view in one of the most exclusive neighborhoods in Los Angeles, The Oaks. Laze in the cathedral ceilinged two-story living room with exposed wood-beams, spacious work loft, or outdoor patio overlooking the serene canyon. Come home to a peaceful and elegantly walled enclave, moments from the heart of Hollywood.

BRYAN MIYAMOTO www.BRYANMIYAMOTO.com 323.300.1188 Miyamoto@kw.com



beverly hills 310.432.6400 brentwood 310.826.8200

hollywood hills 310.623.1300 larchmont 323.762.2600 los feliz 323.300.1000

santa monica 310.482.2200

Sotheby's









HOLLYWOOD HILLS | Hollywood Moderne | \$7,350,000

Dramatic and rare example of classic architecture merged with contemporary influence. Reborn Georgian Moderne residence has Hollywood history written in its walls. Oscar winners, musical theatre writers and rock star producers have all called this home. Panoramic views of Downtown, Observatory and Hollywood Sign. Infinity edge pool blends into cobalt sky while suspended above city lights. 1930s Art Deco influences with extraordinary windows and curved balustrades propel the design theme throughout, web: 0027533

Beverly Hills Brokerage Marc Silver 310.809.4656, Barry Sloane 310.786.1844

THE ART OF LIVING



PALM SPRINGS | Elvis' Honeymoon Hideaway 4BD/5BA | web: 0355422 | \$6,930,000 Brentwood Brokerage Gregory Bega 213.453.2020



MALIBU | Point Dume Ranch with Views 3BD/2BA | web: 1300180 | \$4,495,000 Malibu - Point Dume Brokerage Shen Schulz 310,980,8809



HANCOCK PARK | Contemporary Mediterranean 5BD/5BA | web: 0308774 | \$2.978,000 Sunset Strip Brokerage Marc Noah 310.968.9212, Sharona Alperin 310.888.3708



BEVERLY HILLS | Updated Mediterranean 5BD/5BA | web: 0343994 | \$2,895,000 Pacific Palisades Brokerage Violetta Hargitay 310.367.2190

GREATER LOS ANGELES BROKERAGES | sothebyshomes.com/socal

Beverly Hills | Brentwood | Los Feliz | Malibu | Pacific Palisades | Pasadena | Santa Monica | Sunset Strip FRANK SYMONS | Executive Vice President/Chief Operating Officer, Western Region | 310.724.7000 Visit **onlywithus.com** to discover the benefits available through us alone.

Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks used with permission. Operated by Sotheby's International Realty, Inc. Real estate agents affiliated with Sotheby's International Realty, Inc. are independent contractor sales associates and are not employees of Sotheby's International Realty, Inc.

A True International Real Estate Brand



9501 Gloaming Dr \cdot Beverly Hills Tina Eavers 8 bed \cdot 8 bath \cdot 6,377 sf \cdot 435,600 sf lot

\$18,995,000 310.266.0947



2121 La Mesa Dr · Santa Monica Sandra Miller 6 bed · 7 bath · 9,288 sf · 22,881 sf lot

\$17,800,000 310.616.6213



801 N Sierra Dr · Beverly Hills Tina Eavers 7 bed · 8.5 bath · 8,294 sf · 24,967 sf lot

\$11,990,000 310.266.0947



415 7th St · Santa Monica Sandra Miller 7 bed · 10 bath · 8,954 sf · 15,000 sf lot

\$9,998,000 310.616.6213



ENGEL&VÖLKERS[®] RESIDENTIAL ENGEL&VÖLKERS[®] COMMERCIAL ENGEL&VÖLKERS[®] YACHTING ENGEL&VÖLKERS[®]

ENGEL&VÖLKERS[®] DEVELOPMENT ENGEL&VÖLKERS[®] CHARITY



406 S Sycamore Ave · Hancock Park Adjacent Rosalie Klein 5 bed · 6 bath · 6,502 sf lot

\$3,790,000 323.935.8680



922 San Vicente Blvd · Santa Monica Staci Siegel 5 bed · 3 bath · 2,994 sf · 8,926 sf lot

\$2,890,000 310.592.6500



6652 Lindenhurst Ave · Beverly Grove Rosalie Klein 2 bed · 2 bath · 7,098 sf lot

\$1,650,000 323.935.8680



12806 Pacific Ave #10 · Los Angeles C. M. Duban | D. Wächter | R. Barragán 2 bed · 2.5 bath · 1,435 sf

\$725,000 310.433.8009



10530 Rochester Ave · Los Angeles Renee Pietrangelo | Dominic Pietrangelo, KW 5 bed · 4.5 bath · 4,000 sf · 6,765 sf lot

\$3,299,000 323.203.4534



8455 Fountain Ave #601 · West Hollywood Yawar Charlie | Karen Sanchez 3 bed · 3 bath · 2,071 sf

\$1,100,000 323.547.8900



Mar Adentro · Los Cabos Yawar Charlie | Karen Sanchez Hotel & Residences | 5 Star Luxury Destination

\$841,950 - \$5,553,600 323.383.3753



1755 Ocean Ave #501 · Santa Monica Renee Pietrangelo | Ryan Ole Hass 1 bed · 1.5 bath · 1,140 sf

\$7,996/month 323.203.4534





SANTA MONICA SantaMonica.EVUSA.com 310.460.2525 BEVERLY HILLS BeverlyHills.EVUSA.com 310.777.7510 LOS ANGELES LosAngeles.EVUSA.com 323.937.5101

Andorra · Argentina · Austria · Bahrain · Belgium · Canada · Chile · China · Colombia · Croatia · Czech Republic · Dominican Republic · France · Germany · Greece · Hungary · Ireland · Italy · Liechtenstein Luxembourg · Malta · Mexico · Montenegro · Netherlands · Oman · Peru · Portugal · Qatar · Russia · South Africa · Spain · Sweden · Switzerland · Thailand · Turkey · UAE · United Kingdom · Uruguay · USA

> Engel & Völkers 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 that information. CalBRE# 01906886 | 01948399 | 01911544













An HEI/GC Hollywood and Vine, LLC project. The Residences at W Hollywood are not owned, developed, or sold by Starwood Hotels & amp; Resorts Worldwide, Inc. or its affiliates. HEI/GC Hollywood and Vine, LLC, a joint venture between Gatehouse Capital Corporation and HEI Hotels and Resorts, LLC, uses the W® trademark and trade names under a license from Starwood Hotels & Amp; Resorts Worldwide, Inc. Or its affiliates. HEI/GC Hollywood and Vine, LLC, a joint venture between Gatehouse Capital Corporation and HEI Hotels and Resorts, LLC, uses the W® trademark and trade names under a license from Starwood Hotels and Resorts. Worldwide, Inc. Or its is not an offer to sell or solicitation of offers to buy, nor is any offer or solicitation mode where prohibited by law. The statements set forth herein are summary in nature and should not be relied upon. A prospective purchaser should refer to the entire set of documents provided by HEI/GC Hollywood and Vine, LLC project and should seek competent legal advice in connection therewith. No view is guaranteed and views may be altered by subsequent development, construction.



GRIFFITH

Inspired by the iconic Observatory, this fully furnished 3-bedroom and 5-bathroom home spans 5078 SF and features custom bespoke design aesthetics, a new ethos crafted by luxury interior design firm Smith & Firestone Associates. We also partnered with BAM Luxury to create cutting-edge Whole-Home Automation. Vast 1251 SF private terraces with incomparable views of Hollywood's landmarks including the famed Griffith Park Observatory, all framed by fold away NanaWalls. Enjoy 24-hour concierge, valet and ambassador to further elevate the ultimate luxury experience of owning at Above The Penthouses. The Meek Don't Reside Here. \$8,950,000 including furnishings curated by SFA Available 2016 Exclusive preview in August 3% to Buyer Agent

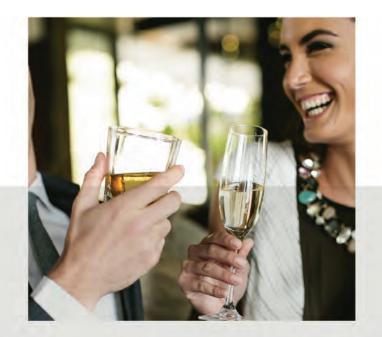
Ron Barnes 888.701.8221 ron@abovethepenthouses.com BRE 01731311

Michelle Montany 323.476.1826 michelle@abovethepenthouses.com BRE 01731312









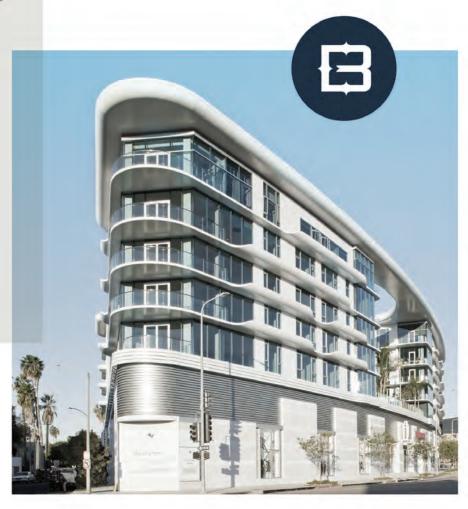
FEATURES

One & two bedroom apartments with private balconies Penthouse Club Room • House Car & Driver Rooftop Pool & Fire Pit • 5-Star Concierge Stunning views • 24-hour Attendant • Trader Joe's Room Service from The Larder at Burton Way



AWARDED "BEST RESIDENTIAL PROJECT OF THE YEAR"

Leases starting at \$5,500/mo.





5% BROKER PARTICIPATION

Virtual tour at 8500burton.com info@8500burton.com 310.274.9898 6 & 8500Burton

LIFE . STYLE . CARUSO

WESTSIDE ESTATE AGENCY



THE PARK BEL AIR

BEL AIR | \$75,000,000

The finest "bespoke" estate collection to be built in LA. There will be 3 homes on almost 11 acres. This is the first estate to be released. Permitted & ready to build. Your home can range from 23k ft at \$75m to 59k ft at \$115m. 3 acres, city + ocean views. Main residence, gst house, IMAX theater, fitness center, 2-lane bowling alley, elevators, art vault, spa & esthetician room, golf & race car simulator, underground auto gallery for 19 cars w/underground connector tunnel, two pools (89 ft & 75 ft). weahomes.com/listing/788-tortuoso-way

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061 **Stephen Shapiro** (310) 860-8888 | CalBRE# 01257836 Fred J. Bernstein (310) 300-0599 | CalBRE# 01476689



ARCHITECTURAL CONNOISSEUR'S DREAM DESIGNED BY FRANK GEHRY MALIBU | \$33,900,000

Court ordered partition sale subject to overbid. World-class trophy property on multiple parcels with 160 ft of beachfront in the most prime section of Broad Beach. 11,000+ sf with sunlit courtyard entry, soaring ceilings, great walls for art, old walls of glass, garden, tennis court, lap pool & deep sandy beach. broadbeachoceanfront.com

Kurt Rappaport (310) 860-8889 | CalBRE# 01036061



SPRAWLING 2.6 ACRE COMPOUND BRENTWOOD | \$22,500,000

Magical 2.63 acres of park-like land on lower Mandeville is this compound of 3 structures, a swimming pool, & a tennis court + flat & rolling lawns. Main house is approx 8,000 sf (5 BRs/6 BAs + 2 powder rms). 3,500 sf guest house, a pool house, & more. brentwoodcompound.com Stephen Shapiro (310) 860-8888 | CalBRE# 01257836

Richard Ehrlich (310) 860-8885 | CalBRE# 01267136



SPECTACULAR NORTH BEVERLY PARK ESTATE BEVERLY HILLS | \$33,500,000

Completely private & secluded from the street, set behind iron gates. Over 20,000 sf of living space on almost 4 acres. Mediterranean villa with a grand 2-story entry, large living room, formal dining room, conservatory, grmt kitchen/family room, theater, wine cellar, incredible entertainment facilities, & more. weahomes.com/listing/beverly-park-circle Kurt Rappaport (310) 860-8889 | CalBRE# 01036061



THE EPITOME OF LUXURY **BEVERLY HILLS** | *\$22,495,000*

Over an acre in the most prime section of Beverly Hills, this world-class estate is the perfect blend of quality, style, & privacy. Includes a 6 BR + 9 bath main house, a guest house, N/S lighted tennis court, and a resort style pool, spa, & gardens. Elevator, 3 car garage, + motor court with parking for 25+ cars. weahomes.com/listing/661-doheny-rd Fred J. Bernstein (310) 300-0599 | CalBRE# 01476689

WEAHOMES.COM

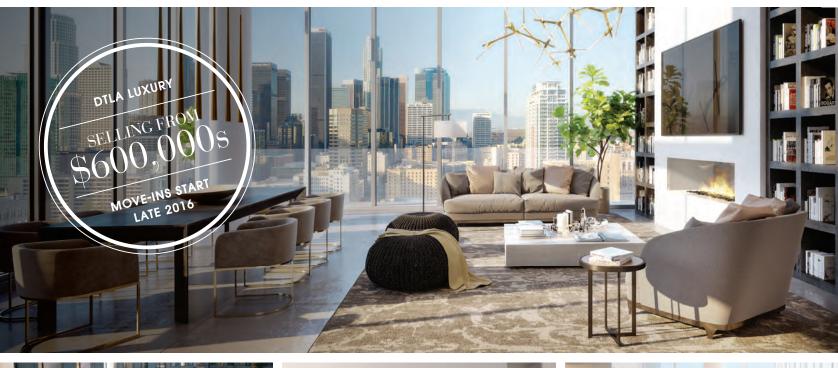


WESTSIDE ESTATE AGENCY

BEVERLY HILLS | 210 North Canon Drive, Beverly Hills, CA 90210 (310) 247-7770 MALIBU | "In The Country Mart" 23410 Civic Center Way, Malibu, CA 90265 (310) 456-1171 MIAMI | 2100 Ponce de Leon Blvd, 7th Floor, Coral Gables, FL 33134 (305) 447-1471



PHASE TWO NOW RELEASED









TEN50 BROKER LUNCH + MODEL PREVIEW WEDNESDAY, AUGUST 24, 12-2PM, 1057 SOUTH OLIVE STREET DTLA RSVP AT INFO@TEN50.LA

Phase Two Now Released. 25 stories. 151 condominiums. TEN50 offers floor plans for one- and two-bedroom residences as well as up to four-bedroom penthouses, starting from the \$600,000s.

Broker Co-op up to 3.5%. TEN50 offers a Broker Appreciation Program. Earn up to 3.5% commission for multiple buyers represented. Contact the Sales Gallery for more details.*

SALES GALLERY: OPEN 7 DAYS A WEEK M-F 11AM-7PM, S-S 11AM-6PM

Call **213-861-1050** to learn more or visit **TEN50-LA.COM**

1050 S. GRAND AVENUE, LOS ANGELES, CA 90015 INFO@TEN50.LA TEN50-LA.COM

TrumarkUrban.com

Trumark Urban and TEN50 reserve the right to make modifications in plans, exterior designs, prices, materials, specifications, finishes, and standard features at any time without notice. Photographs, renderings, and landscaping are illustrative and conceptual. Real estate consulting, sales and marketing by Polaris Pacific–a licensed California, Arizona, Colorado, Oregon and Washington Broker–CA BRE #01499250. ©2016 TEN50. Brokers must accompany their client(s) and register them on their first appointment in order to be eligible for a broker commission. *Contact Sales Gallery for specific program details on how to earn commission up to 3.5%.



3802 HOLLYLINE AVE | SHERMAN OAKS \$2,149,000 | PLANS FOR APPROX 10,000 sq ft ADAM ROSENFELD 310.595.5915, KYLE GIESE 310.975.5838

<text>



801 S GRAND AVE #2104 | DOWNTOWN LOS ANGELES

......

746 S LOS ANGELES ST #506 | DOWNTOWN LOS ANGELES \$ 639,000 | 1 BED 1 BATH 999 sq ft DOMINIC LABRIOLA , TARA HOTCHKIS 323.746.4554





MERCERVINE.COM 8124 W. 3rd Street, Suite 200, Los Angeles, CA 90048 calbre# 01978797 | AR 01918229 | KG 01915855 JN 01855054 | DL 01905889 | TH 01377779

Nest Seekers









1030 SOMERA ROAD LOS ANGELES CA | \$4,495,000 | 6 BEDS | 4 BATHS | 3,500 SF | 31,000 SF LOT Prime coveted Bel Air, West Gate. location and views! Spectacular opportunity for a remodel or new construction. Cul de sac. Property boasts over 31,000 sq ft of land. Existing home has over 3,500 sq ft of living space. WebID 627634

MELISSA WALLACE Nest Seekers International - Licensed Real Estate Agent 271 North Canon Drive Beverly Hills, CA Phone: 310.499.2081 Mobile: 310.560.5757 melissaw@nestseekers.com BRE# 01711310 See All Our Listings At NestSeekers.com Join our 300,000+ fans **f P t in 2+ Y**

BEVERLY HILLS EAST SIDE MIDTOWN WEST SIDE GREENWICH VIL LAGE SOHO WILLIAMSBURG LONG ISLAND CITY NEW JERSEY

terial presented herein is intended for informational purposes only and has been compiled from sources deemed reliable. Though information is believed to be correct, it is presented subject to errors omissions changes or withdrawal without notice.

Nest Seekers







2171 STRATFORD CIRCLE, BEL AIR CREST ESTATES | \$5,999,999 | 6 BEDS | 8 BATHS | 18,947 SF LOT

This beautiful, custom built Mediterranean estate boasts an elegant, double stairway entry with soaring ceilings. A Koi pond garners attention in the center of the house, surrounded by formal living and dining room, as well as chefs kitchen with top-of-the-line appliances, all opening up to deck overlooking the pool and golf course views. Six bedrooms total including the master suite with dual baths, sitting area and terrace. Fantastic game room and theatre downstairs that leads out to the garden.

SEBASTIAN WOLSKI

Nest Seekers International - Licensed Real Estate Agent 271 North Canon Drive Beverly Hills, CA Phone: 310.278.8861x2111 Mobile: 818.554.2199 sebastianw@nestseekers.com BRE# 01947480

CHRISTINE LEE

Nest Seekers International - Licensed Real Estate Agent 271 North Canon Drive Beverly Hills, CA Phone: 310.278.8861x4426 Mobile: 424.610.8502 Christine@nestseekers.com BRE# 01990292

DAVID PARNES The Agency - Licensed Real Estate Agent 331 Foothill Road Suite 100 Beverly Hills, CA 90210 Mobile: 424.400.5916 DParnes@TheAgencyRE.com BRE# 01905862

JAMES HARRIS

LONDON

MIAMI

The Agency - Licensed Real Estate Agent 331 Foothill Road Suite 100 Beverly Hills, CA 90210 Mobile: 424.400.5915 James@TheAgencyRE.com BRE# 01909801



WESTHAMPTON SOUTHAMPTON WATER MILL BRIDGEHAMPTON EAST HAMPTON







Extensively remodeled family home in the heart of El Segundo

Spacious open floor plan and secluded backyard perfect for entertaining 4 or 40 625 Center Street, El Segundo | Represented by Dan Christian | Offered for \$2,100,000



Spectacular, remodeled family home. Open and airy great room with stacked-stone fireplace, panel wainscot and sliding doors to fenced and landscaped backyard. Sparkling chef's kitchen features marble counters, over-sized center island and Viking appliances. Roomy bathrooms sparkle with designer tile, while the elegant, marble master bath features a sleek floating bathtub. Large master bedroom with fireplace, vaulted, beadboard-plank ceiling, large walk-in closet with built ins. Hardwood floors throughout. High-end finishes make this the perfect active family home.

5 bedrooms | 4 bathrooms | 4,050 sf living | 6,532 sf lot

Represented by the Dan Christian. Dan can be reached in the Manhattan Beach Office or direct at (310) 251-6918

RE/MAX Estate Properties • 700 Local Agents • 17 Offices • Luxury Residential • Commercial Investment Division

We support Children's Miracle Network of Hospitals • **Ranked #27** by Sales on the RIS Media **Top 500 Power Broker** out of 82,000 real estate brokerage firms in the United States • To join our expanding organization, contact Monte Hartman at (310) 559-5570 or MHartman@eplahomes.com

ESTATE PROPERTIES



Exquisite new construction home exudes warmth and sophistication

An undeniably breathtaking Traditional on an expansive corner lot in the highly desirable Country club Estates 3139 Barbydell Drive, Cheviot Hills | Represented by Rory Posin and Kristian Bonk | Offered for \$4,395,000

Grand two story foyer leads to a sun-filled formal living room with marble fireplace that leads to an elegant formal dining room complete with recessed ceilings and detailed wainscoting. Gorgeous kitchen showcases state-of-the-art Subzero and Wolf appliance package, handcrafted cabinetry, honed finish Carrera countertops and large center island that opens to an expansive familyroom with walls of glass flowing to the stunning outdoor living space. Second story provides a luxurious master suite complete with swoon worthy walk-in closets, well-appointed spa-like bath that rivals the finest resorts. Three additional ensuite bedrooms complete the upstairs living area. Spectacular outdoor space provides a covered dining patio, beautiful sparkling pool/spa and lush grassy yard.



6 bedrooms | 5.5 bathrooms | 4,599 sf living | 9,461 sf lot | pool and spa

Represented by Rory Posin & Kristian Bonk. Rory & Kristian can be reached in the Beverly Hills office or direct at (310) 839-8500

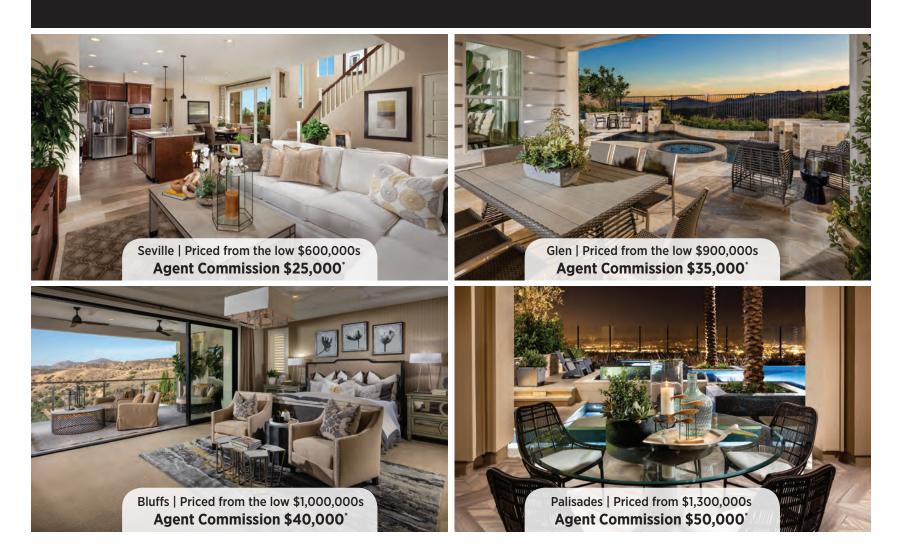
RE/MAX Estate Properties • 700 Local Agents • 17 Offices • Luxury Residential • Commercial Investment Division

We support Children's Miracle Network of Hospitals • **Ranked #27** by Sales on the RIS Media **Top 500 Power Broker** out of 82,000 real estate brokerage firms in the United States • To join our expanding organization, contact Monte Hartman at (310) 559-5570 or MHartman@eplahomes.com

RE/MAX Estate Properties does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property provided by the seller or obtained from public records or other sources, buyer is advised to verify the accuracy of this information through appropriate professional inspections.







Visit us to learn about our Escalating Broker Commission Program on all of our new homes and ask about our increased commissions on Quick Delivery Homes^{**}!



Call 844-790-5263 or visit LiveAtPorterRanch.com

Join our Agent VIP list today at TollAgent.com to get exclusive agent updates!

Open daily from 11 am-6 pm. Homes available nationwide. Prices subject to change without notice. Brokers welcome. Commission is contingent upon closing. Photos are images only and should not be relied upon to confirm applicable features. *On select lots. **For Quick Delivery Homes that close on or before 10/31/16. This is not an offering where prohibited by law. CA BRE License No. 01206770

VENICE | \$3,995,000 Represented by ARAM AFSHAR (310) 702-0583

COLDWELL BANKER RESIDENTIAL BROKERAGE

View magazine is distributed to 15.9 million households each year. Browse all digital editions at cbview.com

FEATURED Properties





ARCADIA | \$2,998,000 Stunning New Construction | 4BD/4.5BA | Spacious backyard | Chef's kitchen | Movie theatre ASH RIZK (626) 393-5695



BEVERLY HILLS | \$9,850,000 524 N Arden Drive. Classic Spanish in Prime Beverly Hills Flats! 4,847sf on 11,409sf lot. GINGER GLASS (310) 927-9307



BRENTWOOD | \$525,000 1154 S Barrington Ave #204 | 1BD/1BA unit in luxurious Brentwood Villa Condominiums. GARY LIMJAP (310) 458-0091

HANCOCK PARK | \$1,875,000

LAKE SHERWOOD | \$1,649,000

around balcony, mst w/frplc. Spa.

OXNARD | \$1,995,000

dock with huge water views.

SHELDON BERGER (805) 312-7653

TRICIA ONSGARD (805) 495-1048

Panoramic views from all 4 levels! Remdld kit, wrap

Large Mandalay Bay 3+4 entertainer's home w/ 50 ft.

lined street! (4th used as family rm)

LISA HUTCHINS (323) 460-7626

Gorgeous 4 bed, 3 updated bath Spanish on prime tree



EL MONTE | \$390,000 1st-time on market in 41+ years. This bright & sunny 3bd/2ba is on a secluded flag street ROSE MARIN (323) 807-0111



HERMOSA BEACH | \$1,750,000 Updated tall & skinny in North HB w/ ocean views & yard. Close to beach, downtown MB & HB!

JENNY MORANT (310) 266-5216



MALIBU | \$9,995,000 Pt. Dume Neoclassic estate on apx. 1.4 private acres,1 story, 8500 sq.ft. w/ocean views. DALE PEARSON (310) 779-0547



ENCINO | \$749,900 Beautiful 4 bed/2.5 bath home with private yard & abundant storage. Open Sun 1-4pm BRIAN SELEM (310) 442-1644



HOLLYWOOD HILLS | \$949,000 Celebrity inspired design. Private hillside residence recently remodeled and updated. CLAUDIA HIPOLITO (323) 906-2425



MALIBU | \$2,195,000 Beautiful Malibu Park home on appx. 1 acre w/ocean views,3+2.5 tropical landscaping +spa BRIAN MERRICK (310) 317-8373

Calabasas (818) 222-0023

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

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



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

RESIDENTIAL BROKERAGE

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



PACIFIC PALISADES | 4,800,000 2 Separate Lots with Spectacular Ocean Views, close to village! 333 N. Mount Holyoke Ave. MARLENE ST. PETER (626) 252-4370



PACIFIC PALISADES | \$985,000 Highly desirable "C" plan sits on the rim and offers stunning views of the mountains. NICOLAS BEAUVY (310) 573-7473



PASADENA | \$3,850,000 805 Oak Knoll Cir| Two story 5BR 4BA English tudor styled property, near shops on Lake Ave SCOTT JAMES & CHRIS STILLMARK (626) 327-1836



SANTA BARBARA | \$6,175,000 Lutah Riggs Estate. Artistic 5BD/5BA contemporary home on approx. 1.3 private acres. SUSAN S CONGER (805) 565-8838



SANTA MONICA | \$1,749,000 1127 6th St | 2BD/3BA architectural townhome with open floor plan built in 2010. LINDA SEMON (310) 351-3995



SHERMAN OAKS | \$1,999,000 Gated 5+5.5 custom built Chandler Estate with guest house. www.13749Chandler.com BARRY DANTAGNAN (818) 426-8677



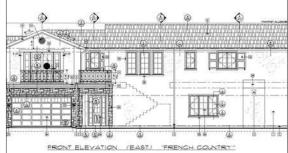
STUDIO CITY | \$2,490,000 New farmhouse in Colfax Meadows, 5 br + 5.5 ba, office, BBQ, pool/spa AVI BARAZANI (818) 528-2210



VENICE | \$1,359,000 Chic & sexy Venice townhome that lives like a single family, 1 block to everything on Rose LINDA SCHEFT (310) 985-5812



SUNSET STRIP | PRICE UPON REQUEST New Construction – Fall 2016 | Custom Contemporary 4BD+5BA w/open floor plan, Pool & View LAURA MARIE (213) 840-5353



WESTCHESTER | \$1,235,000 Unique opportunity to build 2 new luxury homes on 2 lots in Westport Hts.

BOB WALDRON & JESSICA HEREDIA (310) 780-0864



TORRANCE | \$859,000 Excellent opportunity to make this warm & well cared for home your own.





WOODLAND HILLS | \$1,199,000 5144Bascule.com Vista De Oro Remodeled Ranch 3+2.5, 2,200 SF Home on a 20,324 SF Lot+Pool!

RAISA, GARY & LISSA RESS (818) 388-6292

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 Venice (424) 280-7400 Ventura (805) 648-5051

Westchester (424) 702-3000 Westlake Village (805) 495-1048

COLDWELLBANKERHOMES.COM



RESIDENTIAL BROKERAGE

A&D ARCHITECTURE & DESIGN

PALM SPRINGS: MODERN ARCHITECTURE'S MAGNIFICENT MECCA

by Bret Parsons

C ince the 1920s, Palm Springs has been Hollywood's desert playground Ofor celebrities to relax and escape the hustle and bustle of showbiz. The legendary "Two-Hour Rule" of Hollywood studios put Palm Springs on the map as an ideal getaway locale. Actors under contract had to be available within two hours from the studio in case last minute film or photo shoots were necessary. Having waxed and waned over ensuing decades, Palm Springs today is the definition of a modern desert oasis and a new generation of Hollywood A-listers has succumbed to the lure of the region and inherent privacy it offers. Pressed up against the stark face of the San Jacinto Mountains (Spanish for St. Hyacinth), Palm Springs is a contemporary design dream enveloped by a dry, parched landscape. Modernist gems by architects including Richard Neutra and Albert Fray complement the bungalows once owned by stars like Marilyn Monroe and Cary Grant in the Movie Colony neighborhood. Case in point: the former 1957 residence of actor William Holden by architect John Porter Clark (featured to the right). Reimagined by Rodrigo Vargas of Rodrigo Vargas Design, the goal was to preserve the bold yet understated post and beam structure while infusing the interior with modern style and state of the art conveniences. "High style meets relaxed luxury" certainly applies. Whether renovating the past or inventing the future, Palm Springs' tradition to ooze modern design inspiration continues to delight.



www.RodrigoVargasDesign.com

ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: ARXIS DESIGN STUDIO



SUNSET STRIP | \$13,900,000 Amazing Development Opportunity in the Bird Streets. www.9210robin.com

Craig Shapiro, Steve Frankel (310) 739-4887

ARCHITECT: PAUL WILLIAMS



HOLMBY HILLS | \$12,950,000 100 Delfern Drive. The Eva Gabor Estate. Only once in a lifetime does a property of this magnitude come to market. Jade Mills (310) 285-7508

ARCHITECT: TOMAS OSINSKI DESIGN



SHERMAN OAKS | \$2,995,000 Contemporary entertainer's home with superb architecture + design www.13760ValleyVista.com

Steve Shrager (818) 606-7862





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

RESIDENTIAL BROKERAGE

©2016 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Coldwell Banker Residential Brokerage office is owned by a subsidiary of NRT LLC. Coldwell Banker@ and the Coldwell Banker Residential Brokerage office is owned by a subsidiary of NRT LLC. Coldwell Banker@ and the Coldwell Banker Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Coldwell Banker Residential Brokerage office is owned by a subsidiary of NRT LLC. Coldwell Banker@ and the Coldwell Banker Real Estate LLC. Broker does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property provided by seller or obtained from public records or other sources, and the buyer is advised to independent verify the accuracy of that information concerning the condition or features of property provided by seller or obtained from public records or other sources, and the buyer is advised to independent verify the accuracy of that information concerning the condition or features of property provided by seller or obtained from public records or other sources, and the buyer is advised to independent verify the accuracy of that information concerning the condition or features of property provided by seller or obtained from public records or other sources, and the buyer is advised to independent verify the accuracy of that information concerning the conditioned by seller or obtained from public records or other sources, and the buyer is advised to independent verify the accuracy of that information concerning the conditioned by seller or other and encore monitory and the contractor sales associates and are not employees of Coldwell Banker Residential Brokerage are independent contractor sales associates and are not employees of Coldwell Banker Residential Brokerage are independent contractor sales associates and are not employees of

Elegantly Remodeled Condominium in Full-Service Le Faubourg 425 N. Maple Drive #504, Beverly Hills \$3,999,999 Open Tuesday 11-2

Jade Mills 310-285-7508 Homes@JadeMills.com CalBRE #00526877

dential Brokerace

COLOWELL BARKET PREVEWS INTERNATIONAL

°2016 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Real Estate subsidiary of NRT LLC, Coldwell Banker® and the Coldwell Banker Logo, Coldwell Banker Pri does not guarantee the accuracy of square foolage, lot size or other information concerning t accuracy of that information through personal inspection and with appropriate professionals. Re Opportunity Act. Each Coldwell Banker Residential Brokerage office is owned by a o, are registered service marks owned by Coldwell Banker Real Estate LLC, Broke ubto records or other sources, and the buyer is advised to independently verify the independent contractor sales associates and are not employees of Coldwell Banke



Zach Quittman 310-892-0225 ZachQuittman@gmail.com

CalBRE #01380277

Sprawling

Lawns that go forever, long winding paths to a sun-dappled meadow. A lovely old Monterey Colonial on almost an acre, juxtaposed to a new pool pavilion with amazing entertainment facilities and private guest suite. Remodel or rebuild with 200 feet of frontage on prestigious lower Tigertail. Develop a home in the fashion and style to satisfy all your wishes. Nantucket cottage, chic contemporary, classic Mediterranean or whatever makes your heart sing. An ideal palette for a sparkling jewel in a stunning setting. \$5,995,000

©2016 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Coldwell Banker Residential Brokerage office is owned by a subsidiary of NRTLLC. Coldwell Banker ® and the Coldwell Banker Logo. Coldwell Banker Previews International@ and the Coldwell Banker Previews International@ and the Coldwell Banker Previews International@ and the Coldwell Banker Previews International Logo. are registered service marks owned by Coldwell Banker Real Estate LLC. Broker does not guarantee the accuracy of square footage, for size or out information concerning the condition or features of property provided by seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection and with appropriate professionals. <u>CalBRE#005566</u>

COUNTRY ESTATE

425 N. TIGERTAIL ROAD Open Tuesday 11am - 2pm Mary Lu Tuthill



\$10,000 BONUS TO SELLING AGENT!

OPEN HOUSE: Friday, August 26th, 12-2 (Lunch)



14101 Chandler Blvd. Sherman Oaks, CA 91401

Entry is bright, inviting and opens to spacious living room with dramatic vaulted ceiling, walls of glass, fireplace and beautiful Brazilian mahogany floors. Cook's kitchen with center island, granite counter tops, six burner Thermador range, two separate ovens & sinks, and eat-in area. Formal dining room with adjacent granite counter top serving area with wine refrigerator. Private master suite with fireplace and walk in closet opens to sunny patio space. Grassy backyard with covered patio is perfect for entertaining. Gated front and side entry driveways lead to four-car carport. Four zone HVAC. Abundant storage throughout. Desirable and convenient Chandler Estates location.

www.14101chandlerboulevard.com

\$1,699,500

James Muske Coldwell Banker 310.281.3901 www.jimmuske.com CalBRE # 00758095



²2016 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Coldwell Banker Residential Brokerage office is owned by a subsidiary of IRT LLC. Coldwell Banker[®] and the Coldwell Banker Logo, Coldwell Banker Previews International[®] and the Coldwell Banker Previews International Logo, are registered service marks owned by Coldwell Banker Real Estate LLC. Broker does not guarantee he accuracy of square footage, lot size or other information concerning the condition or features of property provided by seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that informaion through personal inspection and with appropriate professionals. Real estate agents affiliated with Coldwell Banker Residential Brokerage are independent contractor sales associates and are not employees of Coldwell Banker Residential Brokerage.

Sophisticated Elegance Smart Home Technology







434 NORTH MANSFIELD AVE | OFFERED AT \$4,900,000 | OPEN TUESDAY, 11-2 3-STORY | 7BD | 8.5 BA| 7,481 SF www.434mansfield.com

This William Hefner-designed residence fuses the classic elegance of the 1920's with smart home technology and the attention to detail for which the architect is known. The light-filled study, living room, dining room and family room with built-ins connect to the outdoors via sliders and pocket doors. The professional chef kitchen overlooks the pool, and beckons the chef to take full advantage of state-of-the-art appliances, butler's pantry and catering kitchen. The basement level boasts 2 offices, 2 guest bedrooms, generous storage closets, and 4-car subterranean parking garage with an automotive turntable. Upstairs, there are five bedroom suites. The master bedroom is a true haven with a fireplace, balcony overlooking the pool and a spacious marble-lined bath with his-and-hers vanities, frosted glass showers, gorgeous tub and walk-in closet. Every detail has been lovingly considered in this residence to not only inspire its inhabitants, but to embrace an enduring sense of warmth and comfort.



Naomi & Leah 323.860.4259 / 4245 nhartman@coldwellbanker.com lbrenner@coldwellbanker.com www.naomiandleah.com CalBRE# 00769979 / 00917665



©2016 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Coldwell Banker Residential Brokerage office is owned by a subsidiary of NRT LLC. Coldwell Banker[®] and the Coldwell Banker Logo, Coldwell Banker Previews International[®] and the Coldwell Banker Previews International Logo, are registered service marks owned by Coldwell Banker Real Estate LLC. Broker does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property provided by seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection and with appropriate professionals.

Walled and Gated 1 story Traditional Ranch



1120 Angelo Drive • BHPO

- Secluded home with tremendous potential
- Most desirable section of lower Angelo Drive
- Sunlit rooms w/wood floors and French doors
- Living & family rooms w/hi vaulted beamed ceilings
- 3 bedrooms 3.5 baths
- Big master with room-size walk-in closet
- Oversized master bath
- Fabulous rear grounds w/peek-a-boo canyon views
- Lawns, brick patios, deck, pool, and mature foliage
- Direct-entry two car garage
- Over 100 feet of impressive frontage
- Trust sale sold in strictly "as is" condition

Grand Opening Tuesday, August 23rd • 11-2

\$3,995,000

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



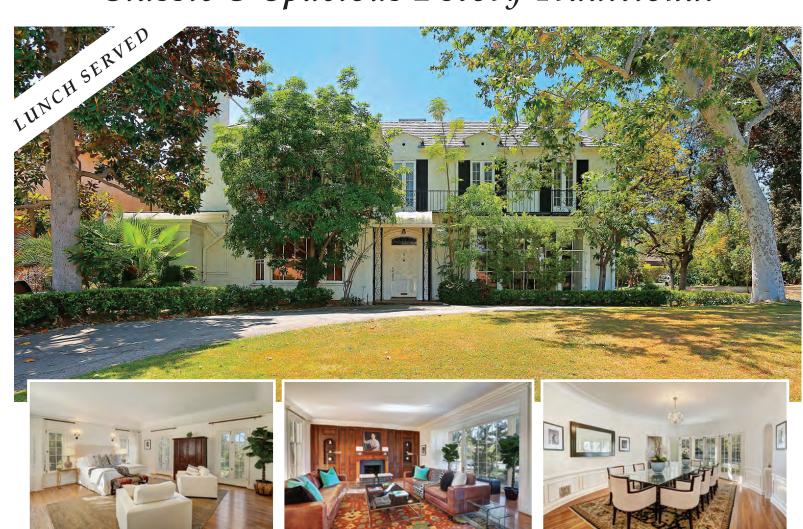




[©]2016 Coldwell Banker Real Estate LLC. Al Rights Reserved. Coldwell Banker Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Coldwell Banker Residential Brokerage office is owned by a subsidiary of NRT LLC. Coldwell Banker[®] and the Coldwell Banker Logo, Coldwell Banker Previews International[®] and the Coldwell Banker Residential Brokerage office is owned by a subsidiary of NRT LLC. Coldwell Banker[®] and the Coldwell Banker Logo, Coldwell Banker Previews International[®] and the Coldwell Banker Residential Brokerage office is owned by a subsidiary of NRT LLC. Coldwell Banker[®] and the Coldwell Banker[®] and the Coldwell Banker Residential Brokerage office is owned by a subsidiary of NRT LLC. Coldwell Banker[®] and the Coldwell Banker Logo, Coldwell Banker Residential Brokerage office is owned by a subsidiary of NRT LLC. Coldwell Banker[®] and the Coldwell Banker Residential Brokerage of property provided by seler or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection and with appropriate professionals. Real estate agents affiliated with Coldwell Banker Residential Brokerage. **Cal BRE #00663172**



Classic & Spacious 2 story Traditional



633 North Foothill Road • Beverly Hills If you've seen this home before, you won't recognize it now!

- Absolute charm and authenticity!
- Sunlit rooms with high ceilings & wood floors
- 4 Bedrooms up + 2 maid's rooms down
- Big master suite w/dual baths & wardrobes
- Huge formal living room
- Stately oval dining room
- Big paneled den w/FP/bar/built-ins
- Mammoth family room
- Large outdoor bonus/rec room/studio & bath
- Family & breakfast rooms open to expansive rear yard
- Over 15,000 sq ft prime corner lot
- Highly desirable central Flats palm tree-lined road
- Intense elevated curb appeal further enhances this gem

Grand Re-Opening Tuesday, August 23rd • 11-2

\$7,995,000 or for lease at \$14,000/month

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







©2016 Coldwell Banker Real Estate LLC, All Rights Reserved. Coldwell Banker Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Coldwell Banker Residential Brokerage office is owned by a subsidiary of NRT LLC. Coldwell Banker @ and the Coldwell Banker Logo, Coldwell Banker Previews International@ and the Coldwell Banker Previews International Logo, are registered service marks owned by Coldwell Banker Real Estate LLC. Broker does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property provided by seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection and with appropriate professionals. If your property is currently listed for sale, this is not intended as a solicitation. Sales may not represent all brokers. Real estate agents affiliated with Coldwell Banker Residential Brokerage are independent contractor sales associates and are not employees of Coldwell Banker Residential Brokerage. Cal BRE #00863172



ARCHITECTURAL TENNIS COURT ESTATE



NEW LISTING 4411 NOELINE AVENUE, ENCINO \$8,499,999

OPEN TUESDAY-AUGUST 23RD 11AM-2PM | FRIDAY-AUGUST 26TH 11AM-2PM

An architectural tour de force, this gated contemporary is a sanctuary, combining dramatic space and light with absolute privacy on incomparable grounds. Designed by Peter Tolkin Architecture and built in 2001, the residence is set on nearly 3 1/2 secluded acres on a serene hillside above the San Fernando Valley. Shaded by a roof with deep overhangs, the main residence is a series of concrete and glass pavilions that open to a peaceful courtyard, pool, spa and lush landscaping, with stately oaks, sycamores, fruit trees, palms and succulents. Quality design, construction and finishes. Secluded one-bedroom guesthouse with kitchen, separate artist's studio/gym with full bath and N/S lighted tennis court complete this rare, exquisite estate.









JOYCE REY (310) 285-7529 | Joyce@JoyceRey.com | JoyceRey.com

STACY GOTTULA (323) 610-7191 | Stacy@StacyGottula.com | StacyGottula.com

STEPHEN APELIAN

(323) 804-3400 | Stephen@StephenApelian.com | StephenApelian.com

WWW.4411NOELINE.COM

©2016 Coldwell Banker Real Estate LLC. Coldwell Banker*, Previews[®] and Coldwell Banker Previews International are registered trademarks licensed to Coldwell Banker Real Estate LLC. An Equal Opportunity Company. Equal Housing Opportunity Owned And Operated By a Subsidiary of NRT LLC. Broker does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property provided by seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection and with appropriate professionals. Coldwell Banker*, the Coldwell Banker Previews[®] International Logo, are registered service marks owned by Coldwell Banker Real Estate LLC. CalBre: 00465013 & 01885055 & 01372678



QUALITYAGENTS



\$3,995,000 | 5219 E Camino Cielo, San Marcos Pass | 26±ac (assr) Mormann/Elliott | 805.689.3242/805.450.9933



\$3,199,000 | 240 S Bentley Avenue, Westwood | 5BD/4BA Larry Young | 310.777.2879



\$2,588,000 | 13710 Bayliss Rd, Brentwood | 3BD/3½BA S. Dishell/B. Marcus | 310.466.5676



\$1,710,000 | 4015 Rock Hampton Dr, Tarzana | 5BD/4½BA Linda Wiseman | 818.458.0985



\$1,499,000 | 1868 Roscomare Rd, Bel Air | 3BD/2BA DiAnne Krumm | 818.618.8371



 Figure 100 S Clark Dr #102, Beverlywood
 2BD/21/2BA

 Cale A Dorit Cooper
 310.968.2401

©2016 Berkshire Hathaway HomeServices California Properties (BHHSCP) is a member of the franchise system of BHH Affiliates LLC. BHH Affiliates LLC and BHHSCP do not guarantee accuracy of all data including measurements,

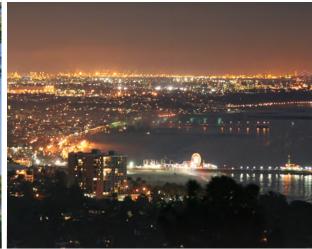


Visit us online at **bhhscalifornia.com**

EXTRAORDINARYRESULTS



\$2,900,000 | 3251 Purdue Avenue, Mar Vista | 5BD/6BA S. Bubis/R. Frey | 310.255.3450/310.488.3595



\$3,350,000 | 1171 Tellem Drive, Pacific Palisades | 4BD/4BA Dolly Niemann | 310.230.3706



\$1,298,000 | 1924 Myra Ave, Los Feliz | 3BD/2BA Pierre Stooss | 310.699.1143



\$1,099,000 | 5801 Rolling Rd, Woodland Hills | 5BD/4BA Abby Krasny/Lara Baharlo | 917.363.7946/310.562.0975



\$989,900 | 338 Monrovia Ave, Long Beach | 4BD/2¾BA Ellen Model | 818.292.5413



Abby Krasny/Lara Baharlo | 917.363.7946/310.562.0975 Ellen Model | 818.292.5413

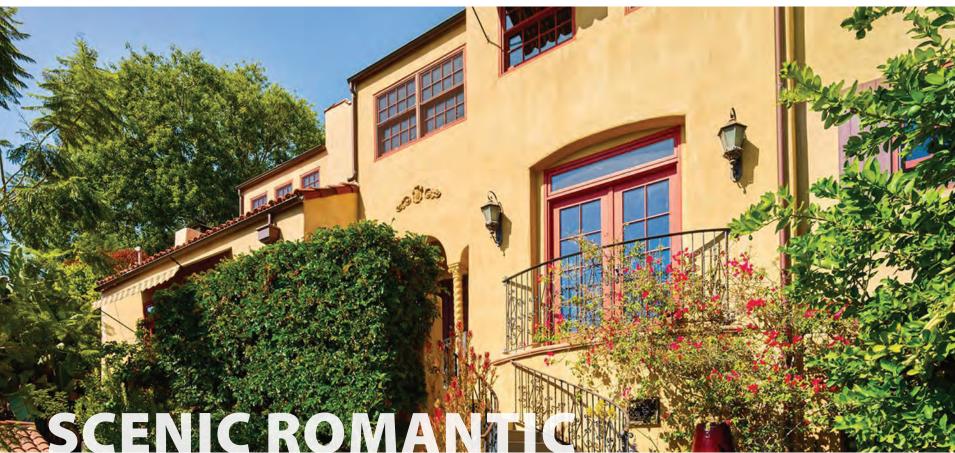
\$1,180,000 | 1561 S Beverly Drive #101, Beverlywood | 3BD/2½BA Jennifer Niman | 818.907.7255

conditions, and features of property. Information is obtained from various sources and will not be verified by broker or MLS. Sellers will entertain and respond to all offers within this range. CalBRE 01317331

BERKSHIRE HATHAWAY | California Properties HomeServices

WWW.6478IVARENE.COM

OPEN TUESDAY 11-2 LUNCH SERVED, 11-2 | DRINKS SERVED, 5-7



Your Mediterranean classic awaits in the Hills. Inviting foyer, wrought iron staircase, LR with fireplace, den, and open kitchen with banquette dining area. French doors open to expansive stone patio with FP, built-in cooking area, perfect for entertaining. Resort style backyard also includes garden, saltwater pool/spa, poolside cabana with bath/ sauna. Upper level includes master suite with lounge area, 2 addl BRs. Lower BR ideal as office. Street-to-street lot, 5-car parking. Romantic and private, this home represents L.A. living at its best!

6478 Ivarene Ave | Hollywood Hills

Offered at \$1,975,000



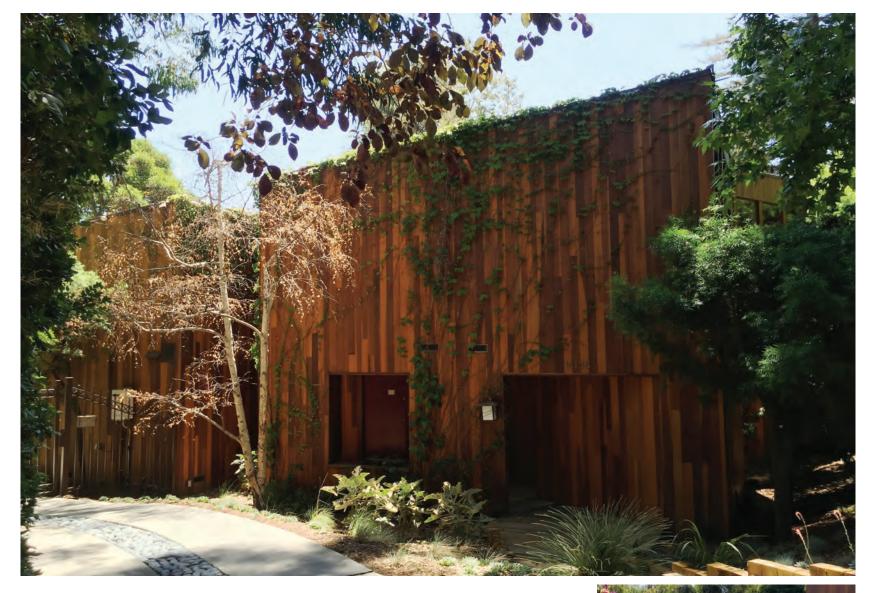




ALEXANDRAKERR 310.795.1440

alexandrakerrla@gmail.com

BERKSHIRE HATHAWAY | California Properties HomeServices



14186 Alisal Ln Santa Monica Canyon

Rarely does an opportunity like this arise. A very special Santa Monica Canyon property on a small, private street. 4,500 sf, 5 bed, 4 bath Architectural on a 15,541 sf lot! There is a separate studio and pool on this huge lot.

\$6,000,000



ISABELLE MIZRAHI isabelle@inthecanyon.com 310.230.3720

An Independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property provided by the seller or obtained from public records or other sources, and the buyer is advised to independently verify the



The future of real estate has arrived in Los Angeles.



Luxury Redefined

806 N Rodeo Drive | Beverly Hills

\$29,995,000 11 Bed | 12.5 Bath

Paul Margolis 310.413.5955 Yvette Pozzato 310.844.8403



Price Reduction, Guesthouse + Private Beach

31026 Broad Beach Road | Malibu \$9,500,000 2 Bed | 2.5 Bath

Scott Tamkin Melinda Tamkin 310.493.4141



New Price, Development Opportunity

601 Perugia Way | Bel Air

\$7,495,000 5 Bed | 6 Bath

Jeeb O'Reilly 310.980.5304 **Tori Barnao** 323.633.1878



Gated + 3.5 Acres of Private Horse Property, Topanga

21415 Greenbluff Drive | Topanga

\$3,995,000 4 Bed | 5 Bath

Jeeb O'Reilly 310.980.5304 Austin Pick 310.383.6461

Manhattan | Brooklyn | East Hampton | Bridgehampton | Southampton | Sag Harbor | Washington DC | Chevy Chase Boston | Cambridge | Miami | Coconut Grove | Beverly Hills | Malibu | Pasadena | Montecito | Santa Barbara | Basalt | Aspen

COMPASS



Unobstructed City and Hill Views

447 S Spalding Drive | Beverly Hills \$3,495,000 4 Bed | 3.5 Bath

Melinda Tamkin 310.493.4545



1400 Ocean Blvd #1101 | Long Beach

\$1,350,000 3 Bed | 2 Bath

Tori Barnao 323.633.1878
 Gersh Gershunoff
 Matthew Clayman

 213.359.0328
 914.621.1553

Stunning Country English

1399 Holmby Avenue | Westwood \$1,895,000 3 Bed | 2 Bath

Scott Tamkin Melinda Tamkin 310.493.4141



910 N Valley Street | Burbank

\$695,000 2 Bed | 2 Bath

Gersh Gershunoff 213.359.0328 **Tori Barnao** 323.633.1878

compass.com 310.230.5478 ☑ compass У compassinc ▮ compass

Compass is a licensed real estate broker (01991628) in the State of California and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, ornissions, changes in price, condition, sale, or withdraw without notice. To reach the Compass main office call 310.230.5478

Hollywood Heights Charmer







6850 Camrose Dr. Los Angeles Ca. 90068 Offered at \$899,000

This charming, Hollywood Heights California Spanish home is set back behind towering palm trees and hedges, providing tons of privacy. Open floor plan with wood floors throughout, french doors, central HVAC, arched doorways and many more classic features. Beautiful private backyard includes raised wood decking, dining & seating areas, Saltillo tiles and grassy yard. Lots of off street parking and storage. Ideally located near the Hollywood Bowl, Hollywood & Highland, Kodak Theater, the 101 frwy and the iconic Sunset Strip!

MLS # 16-152886









right Ahome

Bre # 01290100 Bre # 01324401

DEVELOPMENT OPPORTUNITY IN PRIVATE CELEBRITY ENCLAVE

NEW LISTING OPEN TUES | 11-2

13470 Firth Drive BH P.O. | \$3,350,000 *13470firth.aaroe.site*

- ±28,559 lot area (±half acre)
- ±4,368 living area
- Salt water pool
- 4+4

Adrian Grant



Director, Aaroe Estates

310.962.7142 call or text adrian@adriangrant.com adriangrant.com



JOHN AAROE GROUP



CRAIG STRONG

EXECUTIVE DIRECTOR, AAROE ESTATES 310.439.3225 | craig@strongrealtor.com | strongrealtor.com



PRIVATE OPEN HOUSE

Tuesday August 23 | 11:00am to 2:00pm Sunday August 28 | 2:00pm to 5:00pm 1003 Benedict Canyon Drive, Beverly Hills | Offered at \$9,995,000





JOHN AAROE GROUP





499 HALVERN DRIVE

BRENTWOOD

BILLY ROSE BROSE@THEAGENCYRE.COM 424.230.3702







MAGICAL BRENTWOOD COMPOUND

One of the most unique and magical properties in Los Angeles, this thoughtfully restored plantation-style, gated compound is comprised of five structures and some of the city's most enchanting grounds. The main house features a first-rate master suite (with dual closets and baths) as well as five additional bedroom suites, three large-scale family or living rooms, a massive dining room befitting of any major holiday or gathering, a cook's kitchen, and a mixologist's dream bar. The expansive, approx one-acre grounds contain the sparkling pool, two guest "casitas" (one currently fully outfitted as a recording studio and the other as a broadcast studio), a gym, a wonderful glass-walled office, an outdoor dining area (with its own enclosed chef's kitchen), spacious rose garden, pond, large greenhouse and "next level" playground. A quiet retreat from the chaos of the city, while still very much within its confines.

OPEN TUESDAY 11-2PM

NEW LISTING | \$15,500,000

9 BEDS 16 BATHS 40,793 SQ. FT. LOT



1709 RISING GLEN ROAD SUNSET STRIP | \$10,995,000 4 BEDS | 7 BATH | 6,051 SQ. FT. | 19,560 SQ. FT. LOT



1430 ABBOT KINNEY BLVD VENICE | \$9,995,000 3 BEDS | 3.5 BATH | 3,010 SQ. FT. | 2,700 SQ. FT. LOT



1085 CAROLYN WAY BEVERLY HILLS I \$8,495,000 5 BEDS | 7 BATH | 4,922 SQ. FT. | 14,211 SQ. FT. LOT



435 S. PLYMOUTH BLVD HANCOCK PARK I \$8,450,000 6 BEDS | 7.5 BATH | 8,086 SQ. FT. | 18,010 SQ. FT. LOT



462 S. MAPLE DRIVE #3 BEVERLY HILLS I \$3,364,000 4 BEDS | 5 BATH | 3,364 SQ. FT.



908 N. BEDFORD DRIVE BEVERLY HILLS | \$60,000/MO 5 BEDS | 6 BATH | 10,000 SQ. FT. | 20,700 SQ. FT. LOT

BLAIR CHANG 424.230.3703







7930 VULCAN DRIVE

6 BEDROOMS | 6.5 BATHROOMS. | 7930VULCANDRIVE.COM

Development opportunity. King of the Hill at the top of Mt. Olympus with views stretching out in every direction: the Hollywood sign, uncountable glittering city lights, Santa Monica Bay, mountains, and all the way round to the twinkling San Fernando Valley. Situated in the very center of this panorama is a one-of-a-kind, double-lot tennis court estate. Just minutes from the Sunset Strip, this fantastic development opportunity has the rare combination of a USTA lighted N/S tennis court (on its own separate lot), stellar views, grassy yard and beautiful grounds. Remodel this six-bedroom, six-and-a-half bath house or build new, either way opportunities like this do not come along often.

STACY GOTTULA THE AGENCY 323.610.7191 DAVID KRAMER HILTON & HYLAND 310.691.2400

OPEN TUESDAY 11-2PM

NEW PRICE

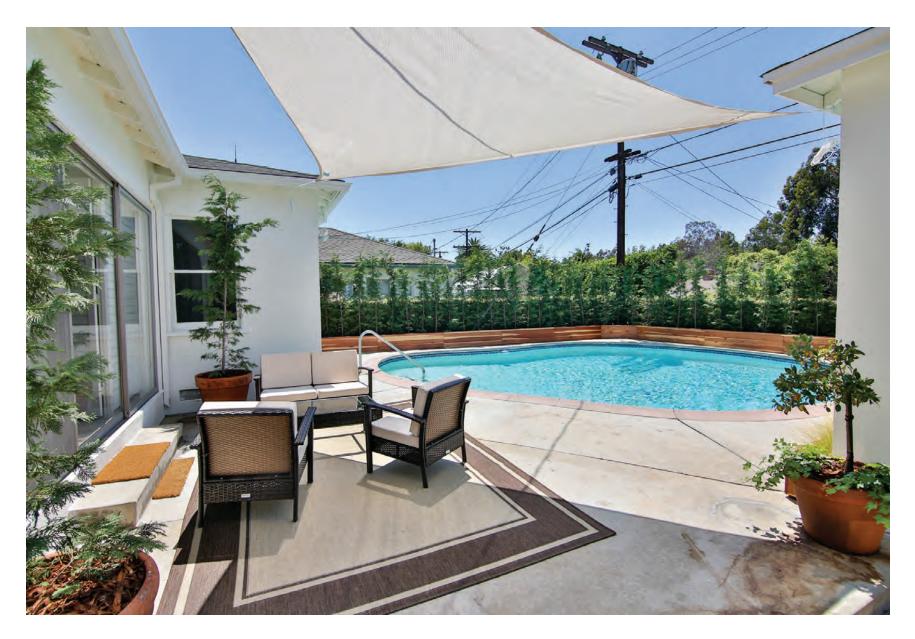
OFFERED AT \$6,995,000



An international associate of Savills THEAGENCYRE.COM







2437 CASTLE HEIGHTS AVENUE

3 BEDROOMS | 2 BATHROOMS. | 5,747 SQ. FT. LOT

Amazing opportunity to live in prime Beverlywood just east of Beverwil Drive and north of Beverlywood Street. Central location with easy access to all major areas of Los Angeles. This charming home has come to the market for the first time since 1954 and has just been remodeled. Two bedrooms with two bathrooms plus third bedroom, (or den) with French doors that open to the spacious sun-drenched back yard with pool. Two car garage with long driveway.

JUSTIN MANDILE THE AGENCY 424.230.7807 DEAN MANDILE SOTHEBY'S INTERNATIONAL REALTY 310.777.5135

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$1,599,000



