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# BROKER CARAVAN™

INTERNATIONAL

TUESDAY, AUGUST 23, 2016

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

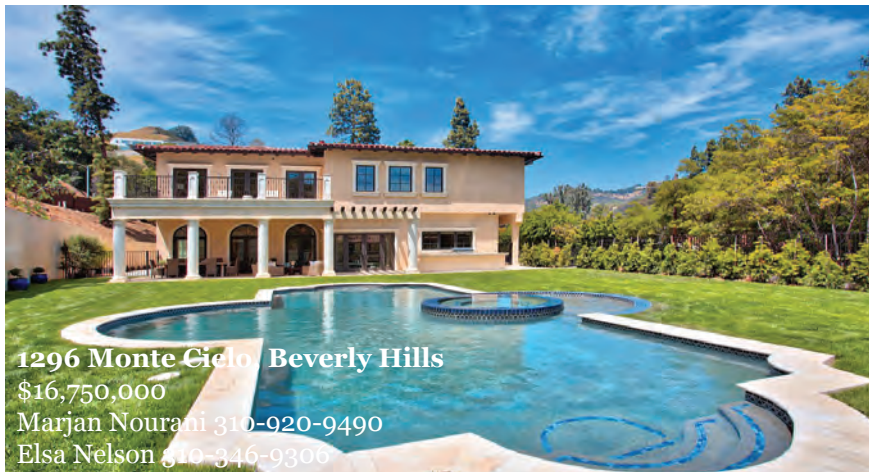


## NELSON SHELTON

REAL ESTATE



### *Distinctive Properties Division Presents*



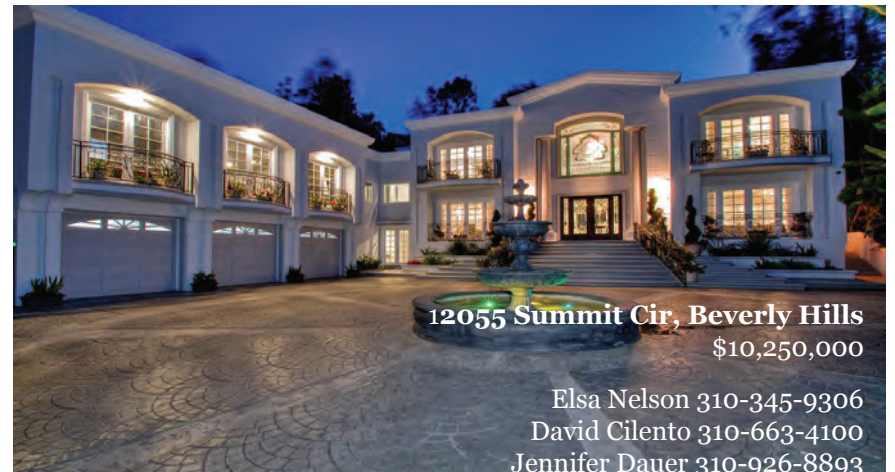
**1296 Monte Cielo, Beverly Hills**

\$16,750,000

Marjan Nourani 310-920-9490

Elsa Nelson 310-346-9306

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



**12055 Summit Cir, Beverly Hills**

\$10,250,000

Elsa Nelson 310-345-9306

David Cilento 310-663-4100

Jennifer Dauer 310-926-8893

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



**1456 Stradella Rd, Bel Air**

\$8,650,000

Joya Ovadya 310-753-7808

Elsa Nelson 310-345-9306

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



**1691 San Onofre, Pacific Palisades**

\$6,975,000

Mariana Gharai 310-738-9080

Upper Riviera Palisades | 3BD | 4BA | 17,792 sqft lot

*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](http://www.NelsonShelton.com) TO SEE WHAT'S NEW!









BY APPOINTMENT ONLY

410 DABNEY LN, BEVERLY HILLS  
\$19,995,000

Branden Williams, Rayni Williams - 310.691.5935



BY APPOINTMENT ONLY

570 EVELYN PL, BEVERLY HILLS  
\$15,995,000

Michael LaMontagna - 310.925.9826



BY APPOINTMENT ONLY

1375 SUMMITRIDGE PL, BEVERLY HILLS  
\$8,700,000

David Yocum - 310.691.6164

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INTERNATIONAL REAL ESTATE

HILTONHYLAND.COM

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





**STUDIO 0.10 ARCHITECTS**

**Mü/SH RESIDENCE – Los Angeles**

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, DESIGNER – BUILDER, 1963**

**EXPRESSIONIST MODERNISM ABOVE THE OUTPOST – Los Angeles**

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**



**BLUE SKY BUILDING SYSTEMS**

**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.

**\$674,000 / Stephen Skuris & Matthew Berkley**



**HATHAWAY HILL GUARD GATED ESTATE**

**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.

**\$1,395,000 / Ilana Gafni & Crosby Doe**





**BACK ON THE MARKET!**  
**SMITH & WILLIAMS, ARCHITECTS**

**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**



**NEW EXCLUSIVE!**  
**THEODORE PLETSCH, A.I.A.**

**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**

**architectureforsale.com™**

Crosby Doe Associates, Inc. 9312 Civic Center Drive #102 Beverly Hills, CA 90210 / 30 N. Raymond Avenue #404 Pasadena, CA 91103

**CROSBY DOE**  
**ASSOCIATES**  
**310.275.2222**



**MULHOLLAND DRIVE SCENIC CORRIDOR**

**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.

**\$1,399,000 / David Koch**



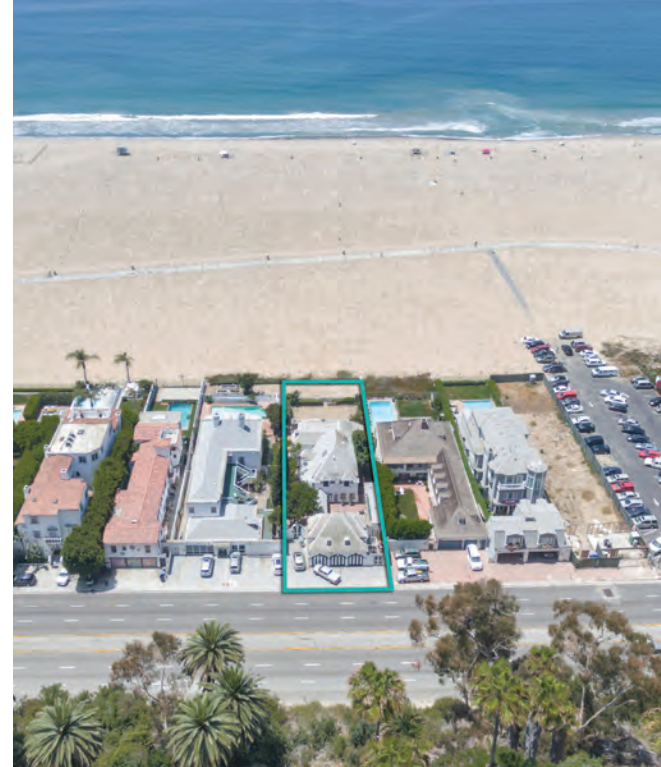
**MILTON J. BLACK, ARCHITECT**

**STREAMLINE MODERNE – Los Feliz**

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 Streamline 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.

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





BY  
APPOINTMENT

## 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.

## WHEELER COBERLY

310.351.6234 | [wheeler.coberly@gmail.com](mailto:wheeler.coberly@gmail.com)



THEPARTNERTRUST.COM

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EXCLUSIVE AFFILIATE OF







OPEN HOUSE  
TUESDAY 11AM-2PM

## 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](mailto:wavehouse@thepartnerstrust.com)



THEPARTNERSTRUST.COM

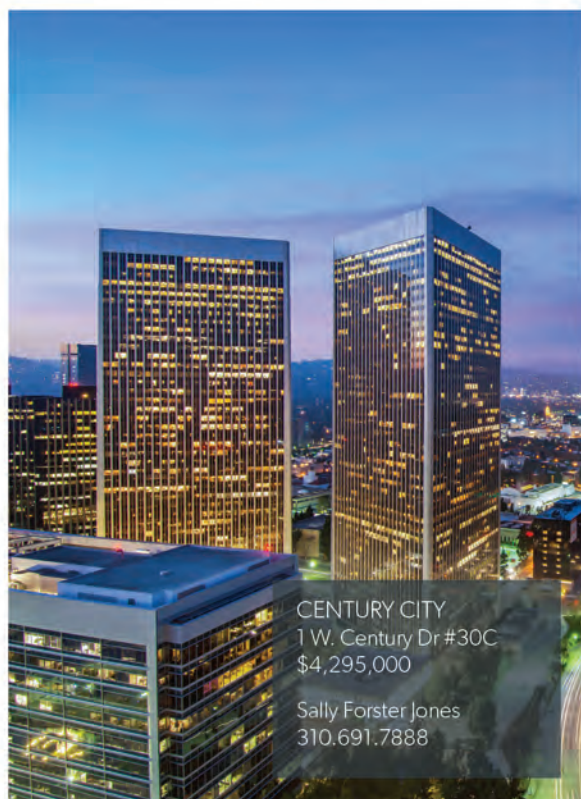
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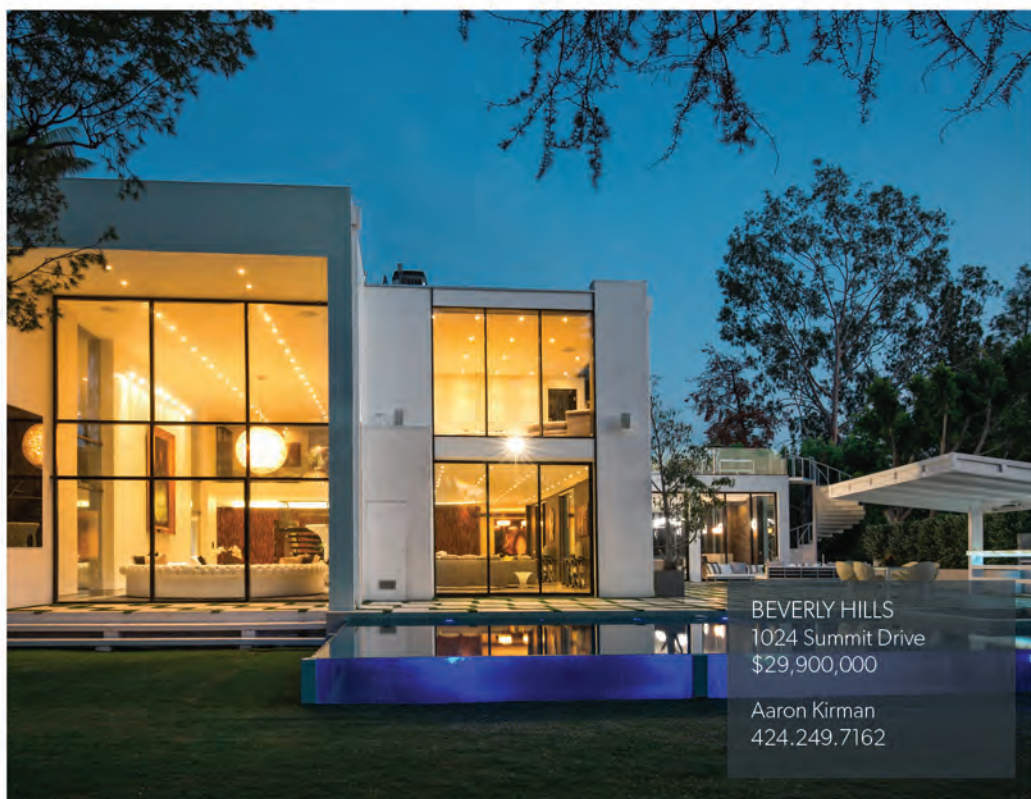
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# JOHN AAROE GROUP



CENTURY CITY  
1 W. Century Dr #30C  
\$4,295,000  
Sally Forster Jones  
310.691.7888



BEVERLY HILLS  
1024 Summit Drive  
\$29,900,000  
Aaron Kirman  
424.249.7162



NEW LISTING

SHERMAN OAKS  
3861 Kingswood Road  
\$2,799,000  
Craig Strong  
310.439.3225



SHERMAN OAKS  
4021 Hopevale Drive  
\$3,249,000  
Jay Martinez  
Gil Dirge  
323.377.8332

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

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





NEW LISTING

OPEN TUESDAY 11-2  
 BEVERLY HILLS  
 1003 Benedict Canyon Dr  
 \$9,995,000  
 Craig Strong  
 310.439.3225



SANTA MONICA  
 1047 Grant Street  
 \$1,900,000  
 Aimee & Melissa  
 310.729.9726



NEW LISTING

STUDIO CITY  
 4339 Wilkinson Avenue  
 \$1,399,000  
 Tom Sardo  
 818.929.1575



OPEN TUESDAY 11-2

BEVERLY HILLS  
 9681 Highridge Drive  
 \$3,990,000  
 Aaron Kirman  
 Tyler Green  
 424.249.7162



NEW LISTING

BEVERLY HILLS P.O.  
 13470 Firth Drive  
 \$3,350,000  
 Adrian Grant  
 310.962.7142





**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 310.770.0777  
DAFNA MILSTEIN 310.867.5598  
www.MSPROPERTYPARTNERS.com gregg@greggsilver.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 323.422.0888  
www.THEWOODWARDTEAM.com mary@thewoodwardteam.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 347.238.7622  
www.ADI-PEREZ.com AdiPerez@kw.com





**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



**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

**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





# Sotheby's

INTERNATIONAL REALTY



## 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

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FRANK SYMONS | Executive Vice President/Chief Operating Officer, Western Region | 310.724.7000

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# A True International Real Estate Brand



**9501 Gloaming Dr • Beverly Hills**  
Tina Eavers  
8 bed • 8 bath • 6,377 sf • 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



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**406 S Sycamore Ave · Hancock Park Adjacent**  
Rosalie Klein  
5 bed · 6 bath · 6,502 sf lot  
**\$3,790,000**  
323.935.8680



**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



**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



**8455 Fountain Ave #601 · West Hollywood**  
Yawar Charlie | Karen Sanchez  
3 bed · 3 bath · 2,071 sf  
**\$1,100,000**  
323.547.8900



**6652 Lindenhurst Ave · Beverly Grove**  
Rosalie Klein  
2 bed · 2 bath · 7,098 sf lot  
**\$1,650,000**  
323.935.8680



**Mar Adentro · Los Cabos**  
Yawar Charlie | Karen Sanchez  
Hotel & Residences | 5 Star Luxury Destination  
**\$841,950 - \$5,553,600**  
323.383.3753



**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



**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



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LosAngeles.EVUSA.com  
323.937.5101

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Hollywood as only a few will ever see it.



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# THE 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



ABOVE THE PENTHOUSES







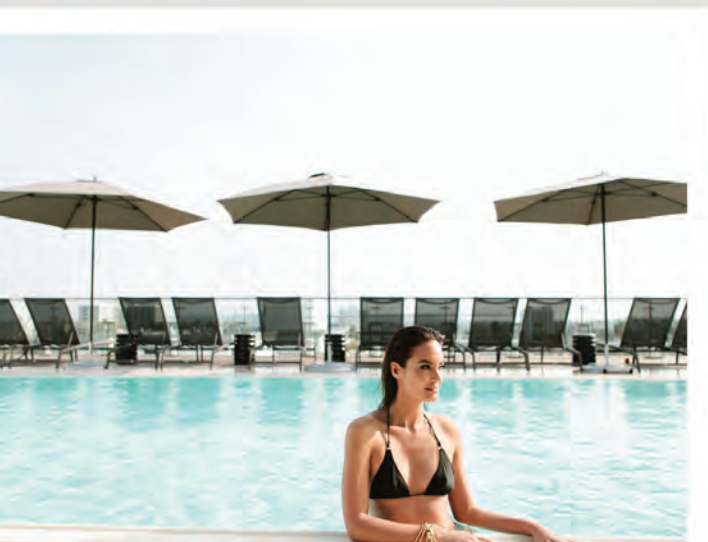
# 8500

**AWARDED  
"BEST RESIDENTIAL  
PROJECT OF THE YEAR"**

*Leases starting at \$5,500/mo.*

#### 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



5% BROKER PARTICIPATION



*Virtual tour at [8500burton.com](http://8500burton.com) | [info@8500burton.com](mailto:info@8500burton.com) | 310.274.9898 | [i](#) [📞](#) 8500Burton*

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# 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](https://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. [broadbeachcoastfront.com](https://broadbeachcoastfront.com)

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



## 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](https://weahomes.com/listing/beverly-park-circle)

**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](https://brentwoodcompound.com)

**Stephen Shapiro** (310) 860-8888 | CalBRE# 01257836

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



## 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](https://weahomes.com/listing/661-doheny-rd)

**Fred J. Bernstein** (310) 300-0599 | CalBRE# 01476689

[WEAHOMES.COM](https://weahomes.com)



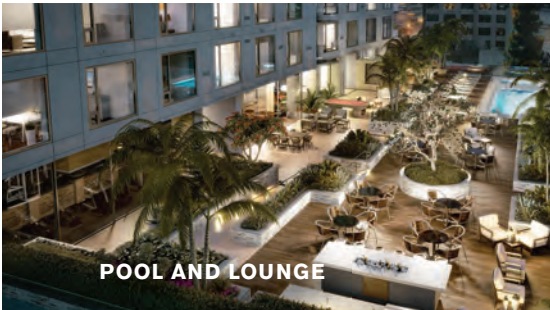
## WESTSIDE ESTATE AGENCY

**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

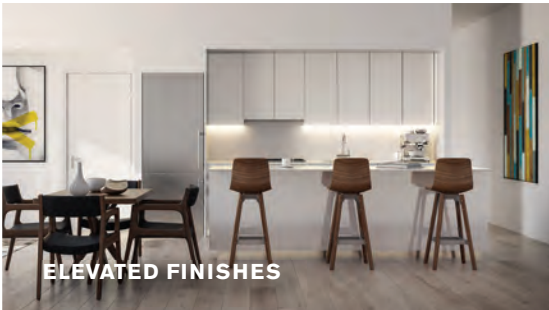


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JN 01855054 | DL 01905889 | TH 01377779



# Nest Seekers INTERNATIONAL

NEW LISTING



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

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

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# PROPERTIES

## Nest Seekers INTERNATIONAL



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

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





## 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

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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](mailto:MHartman@eplahomes.com)

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## 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 en-suite 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



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Glen | Priced from the low \$900,000s  
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# VIEW



## FEATURED *Properties*

VENICE | \$3,995,000

Represented by ARAM AFSHAR (310) 702-0583

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*View magazine is distributed to 15.9 million households each year.  
Browse all digital editions at [cbview.com](http://cbview.com)*

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### 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**



### 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**



### ENCINO | \$749,900

Beautiful 4 bed/2.5 bath home with private yard & abundant storage. Open Sun 1-4pm

**BRIAN SELEM (310) 442-1644**



### HANCOCK PARK | \$1,875,000

Gorgeous 4 bed, 3 updated bath Spanish on prime tree lined street! (4th used as family rm)

**LISA HUTCHINS (323) 460-7626**



### 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**



### HOLLYWOOD HILLS | \$949,000

Celebrity inspired design. Private hillside residence recently remodeled and updated.

**CLAUDIA HIPOLITO (323) 906-2425**



### LAKE SHERWOOD | \$1,649,000

Panoramic views from all 4 levels! Remdld kit, wrap around balcony, mst w/frplc. Spa.

**TRICIA ONSGARD (805) 495-1048**



### 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**



### MALIBU | \$2,195,000

Beautiful Malibu Park home on apx. 1 acre w/ocean views, 3+2.5 tropical landscaping +spa

**BRIAN MERRICK (310) 317-8373**



### OXNARD | \$1,995,000

Large Mandalay Bay 3+4 entertainer's home w/ 50 ft. dock with huge water views.

**SHELDON BERGER (805) 312-7653**



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Arcadia (626) 445-5500

Beverly Hills North (310) 777-6200

Beverly Hills South (310) 273-3113

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Glendale (818) 240-1111

Hancock Park North (323) 464-9272

Hancock Park South (323) 462-0867

La Cañada Flintridge (818) 790-3334

Los Feliz (323) 665-5841

Malibu Colony (310) 456-3638

Malibu West (310) 457-6550

Manhattan Beach (310) 802-5700

Marina del Rey (310) 301-3500

Montecito (805) 969-4755

**COLDWELLBANKERHOMES.COM**





### 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**



### SUNSET STRIP | PRICE UPON REQUEST

New Construction - Fall 2016 | Custom Contemporary 4BD+5BA w/open floor plan, Pool & View

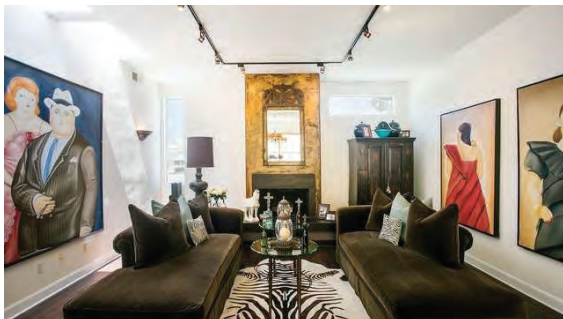
**LAURA MARIE (213) 840-5353**



### TORRANCE | \$859,000

Excellent opportunity to make this warm & well cared for home your own.

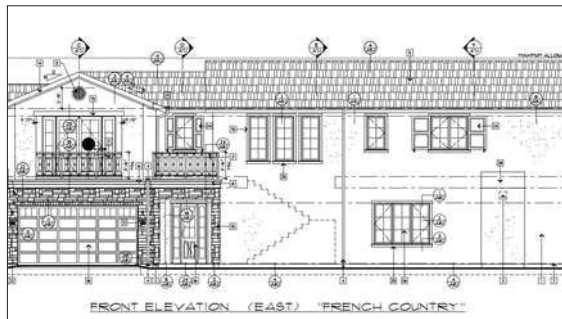
**GUNILLA GOUDEAU & DEBBIE TAYLOR (310) 920-5176**



### 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**



### 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**



### 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  
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Sherman Oaks (818) 995-2424  
Studio City (818) 788-5400  
Venice (424) 280-7400  
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# A&D ARCHITECTURE & DESIGN

## PALM SPRINGS: MODERN ARCHITECTURE'S MAGNIFICENT MECCA

by Bret Parsons

Since the 1920s, Palm Springs has been Hollywood's desert playground for 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](http://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](http://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](http://www.13760ValleyVista.com)

Steve Shrager (818) 606-7862



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\$3,999,999  
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# 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*



# COUNTRY ESTATE



425 N. TIGERTAIL ROAD  
OPEN TUESDAY 11AM - 2PM  
MARY LU TUTHILL





**\$10,000 BONUS TO SELLING AGENT!**

**OPEN HOUSE:**  
**Friday, August 26<sup>th</sup>, 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](http://www.14101chandlerboulevard.com)

**James Muske**  
Coldwell Banker  
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[www.jimmuske.com](http://www.jimmuske.com)  
CalBRE # 00758095

**\$1,699,500**



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# 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](http://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](mailto:nhartman@coldwellbanker.com)  
[lbrenner@coldwellbanker.com](mailto:lbrenner@coldwellbanker.com)  
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# 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 23<sup>rd</sup> • 11-2**

**\$3,995,000**

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





# 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 23<sup>rd</sup> • 11-2**

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

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





# 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

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



**OPEN SUN 2-5**  
\$3,199,000 | 240 S Bentley Avenue, Westwood | 5BD/4BA  
**Larry Young | 310.777.2879**



**OPEN TUES 11-2**  
\$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**



\$1,275,000 | 1664 Maltman Avenue, Silver Lake | 4BD/2BA  
**Judy Oroshnik | 323.671.1248**



**OPEN SUN 2-5**  
\$799,000 | 1100 S Clark Dr #102, Beverlywood | 2BD/2½BA  
**Joel & Dorit Cooper | 310.968.2401**

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Visit us online at **bhhscalifornia.com**  
Beverly Hills | Brentwood | Calabasas | Encino | Los Feliz | Los Olivos | Montecito  
Pacific Palisades | Pasadena | Santa Barbara | Santa Monica | Sherman Oaks | Studio City | Ventura



# EXTRAORDINARY RESULTS



\$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**



\$789,000 | 4764 Cleland Ave, Mount Washington | 2BD/1¾BA  
**Bonnie Rolls | 323.671.1209**



\$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





# SCENIC ROMANTIC

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



**ALEXANDRA KERR**  
310.795.1440  
alexandrakerrla@gmail.com







## 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](mailto: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





Unobstructed City and Hill Views

## 447 S Spalding Drive | Beverly Hills

**\$3,495,000** 4 Bed | 3.5 Bath

Melinda Tamkin

310.493.4545



Stunning Country English

## 1399 Holmby Avenue | Westwood

**\$1,895,000** 3 Bed | 2 Bath

Scott Tamkin

Melinda Tamkin

310.493.4141



By Appointment  
Only

## 1400 Ocean Blvd #1101 | Long Beach

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

Tori Barnao

323.633.1878

Gersh Gershunoff

213.359.0328

Matthew Clayman

914.621.1553



Open Tuesday  
11-2pm &  
Sunday 2-5 pm

## 910 N Valley Street | Burbank

**\$695,000** 2 Bed | 2 Bath

Gersh Gershunoff

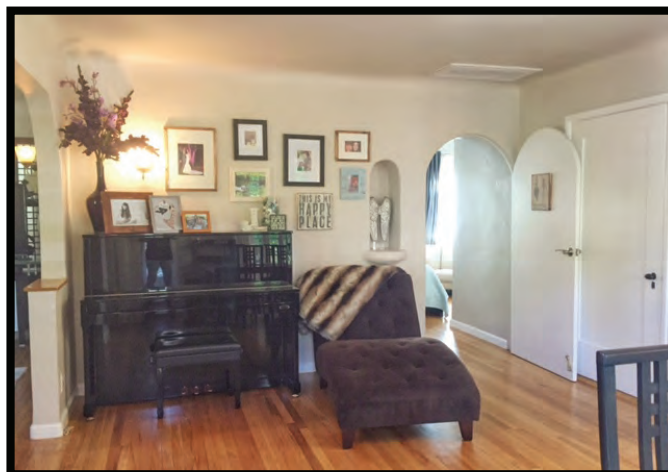
213.359.0328

Tori Barnao

323.633.1878



# H o l l y w o o d   H e i g h t s   C h a r m e r



**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**



**Chris -323-496-6655**

**Sandy -323-496-6622**

[homesbychris@me.com](mailto:homesbychris@me.com)

**chris & sandy**  
right at home

Bre # 01290100

Bre # 01324401

**O P E N   T U E S D A Y   A u g . 2 3 r d   1 1 : 0 0 - 2 : 0 0 P M**





# DEVELOPMENT OPPORTUNITY IN PRIVATE CELEBRITY ENCLAVE

Artist rendering

## NEW LISTING OPEN TUES | 11-2

13470 Firth Drive  
BH P.O. | \$3,350,000  
[13470firth.aaroe.site](http://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](mailto:adrian@adriangrant.com)  
[adriangrant.com](http://adriangrant.com)



JOHN AAROE GROUP





## CRAIG STRONG

EXECUTIVE DIRECTOR, AAROE ESTATES

310.439.3225 | [craig@strongrealtor.com](mailto:craig@strongrealtor.com) | [strongrealtor.com](http://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





OPEN  
TUE 11-2



JOHN AAROE GROUP





# 499 HALVERN DRIVE

BRENTWOOD

**BILLY ROSE**

[BROSE@THEAGENCYRE.COM](mailto: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 11-2 PM

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** | \$8,495,000  
 5 BEDS | 7 BATH | 4,922 SQ. FT. | 14,211 SQ. FT. LOT



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



**462 S. MAPLE DRIVE #3 BEVERLY HILLS** | \$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



An international associate of Savills | THEAGENCYRE.COM







# 7930 VULCAN DRIVE

HOLLYWOOD HILLS

6 BEDROOMS | 6.5 BATHROOMS. | 7930VULCANDRIVE.COM

OPEN TUESDAY 11-2PM

NEW PRICE

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.

OFFERED AT \$6,995,000

STACY GOTTULA  
THE AGENCY  
323.610.7191

DAVID KRAMER  
HILTON & HYLAND  
310.691.2400



An international associate of Savills | THEAGENCYRE.COM







2437 CASTLE HEIGHTS AVENUE  
BEVERLYWOOD

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



An international associate of Savills | THEAGENCYRE.COM

Sotheby's  
INTERNATIONAL REALTY







# 1550 N. EL CENTRO AVENUE

HOLLYWOOD

FROM THE FOUNDERS OF THE VICEROY AND KELLY WEARSTLER:  
LUXURIOUS LIVING BLENDED SEAMLESSLY WITH  
THE SERVICES OF A FINE BOUTIQUE HOTEL

Completed in 2016, Hollywood Proper comprises of 200 furnished and unfurnished one and two-bedroom residences, including four penthouses. The custom Kelly Wearstler design speaks to mid-century modernism with a nod to chic, California style. Here, the comforts and privacy of luxurious living are blended seamlessly with the services of a fine boutique hotel. Amenities include: rooftop pool, valet parking, concierge, room service, and spectacular views of the Hollywood Sign and LA cityscape.

**BEN BELACK**  
424.233.0922

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$3,400 TO \$30,000/MO  
1 - 2 BEDROOM FURNISHED LEASE RESIDENCES  
INCLUDING 4 PENTHOUSES



An international associate of Savills

THEAGENCYRE.COM







# 5940 W. 77TH PLACE

WESTCHESTER

OPEN TUESDAY 11-2PM

NEW PRICE

5 BEDROOMS | 4.5 BATHROOMS | 3,524 SQ. FT. | 7,800 SQ. FT. LOT

Brand new construction in the Westport Heights area of Westchester and adjacent to Silicon Beach. This open, bright, and thoughtful contemporary home features five bedrooms and four and a half bathrooms. Cedar wood accent paneling on the front of the house warms the approach. As you enter, the open floor plan feels even more expansive with twenty-one foot ceilings and large glass pocket doors that open up to the backyard. Wood floors throughout. This is a must see.

OFFERED AT \$2,185,000

JACKIE SMITH  
THE AGENCY  
213.494.7736

KOFI NARTEY  
COMPASS  
310.849.5634



An international associate of Savills | THEAGENCYRE.COM

COMPASS







# 865 N. BUNDY DRIVE

BRENTWOOD

3 BEDROOMS | 2.5 BATHROOMS | 2,860 SQ. FT. | 8,107 SQ. FT. LOT

The Central Office of Architecture designed this environmentally conscious space in an exterior of Hardi panels creating a tight, flemishly spare façade. The front industrial door opens to a sunken foyer with a floating stairway into the living and dining areas separated by a massive stone hearth. The Boffi kitchen with free-standing cabinets and work areas is accessorized with Gaggenau & Miele appliances. Ardex floors and high ceilings. Sliders open to the entertaining deck and pool area.

MAX NELSON  
424.238.2482

ADRIENNE MARTZ  
424.238.2483

OPEN TUESDAY 11-2PM  
NEW LISTING

OFFERED AT \$2,695,000



An international associate of Savills | THEAGENCYRE.COM







# 1005 N. REXFORD DRIVE

BEVERLY HILLS

NEW LISTING

8 BEDROOMS | 10 BATHROOMS | 14,000 SQ. FT. | 30,820 SQ. FT. LOT

Introducing The Rexford Edward Estate. First time on the market in over 17 years. A rare opportunity in prime Beverly Hills. Situated on a desirable tree-lined street north of Sunset Boulevard, lies this gorgeous estate property featuring a grand, eight-bedroom, ten-bathroom home with expansive grounds, pool and tennis court. The elegant floor plan is ideal for a sophisticated but comfortable lifestyle. The dramatic foyer flows to the formal living room, large family room with exposed beam ceilings and stone fireplace.

OFFERED AT \$23,000,000

MARY HELLMUND  
424.230.7806



An international associate of Savills

THEAGENCYRE.COM







OPEN TUESDAY 11-2PM

16659 ASHLEY OAKS | ENCINO | \$4,299,000  
 6 BEDS | 6 BATH | 7,870 SQ. FT. | 17,793 SQ. FT. LOT | 16659ASHLEYOAKS.COM  
 CRAIG KNIZEK      JON GRAUMAN  
 818.618.1006      424.238.2484



OPEN TUESDAY 11-2PM

3701 LONGRIDGE AVENUE | SHERMAN OAKS | \$6,495,000  
 6 BEDS | 8 BATH | 7,140 SQ. FT. | 48,754 SQ. FT. LOT | 3701LONGRIDGE.COM  
 CRAIG KNIZEK      BILLY ROSE  
 818.618.1006      424.230.3702







# THE RESIDENCES AT CARBON BEACH

## THREE RESIDENCES REMAIN

Only three homes remain available within this exquisitely private enclave located steps from the sand and sea in Malibu's famed Billionaire's Beach. Each offers sweeping ocean views, sleek, open-concept design, soaring 11-foot ceilings and a plush, expansive rooftop terrace with fireplace and jacuzzi — the ultimate setting for seaside lounging, dining and entertaining.

**Starting at \$3,695,000 | 2.5% Broker Commission**

**3 Bed | 3.5 Bath | 4,996 – 5,415 Approx. Total Sq. Ft.**

**310.698.7889 | [Carbon-Beach.com](https://Carbon-Beach.com)**

22065 PACIFIC COAST HIGHWAY, MALIBU, CALIFORNIA 90265

**SOCAL**  
HOLDINGS





# COUNTRY RIDGE

ESTATES



## Country Ridge Estates

*An Exceptional Lifestyle In An Idyllic Setting*

Set amidst sweeping canyon and mountain views minutes from the heart of Calabasas, Country Ridge is a private estate community offering a distinct style of living at the foothills of the Santa Monica Mountains. Providing unmatched space, privacy and serenity, five homesites and four hacienda-style residences are set upon 5 to 40 idyllic acres and seamlessly connected to the nature that surrounds.

**PRICE UPON REQUEST | 2.5% BROKER COMMISSION**

**MODEL ESTATE OPEN**

TUES, THURS, FRI, SAT, SUN  
11AM - 4PM

*Represented by*  
**Craig Knizek & Michelle Schwartz**

424.221.5039

[COUNTRYRIDGECALABASAS.COM](http://COUNTRYRIDGECALABASAS.COM)

2717 COUNTRY RIDGE ROAD, CALABASAS, CA 91302



The developer reserves the right to make modifications in materials, specifications, plans, pricing, various fees, designs, scheduling and delivery of the homes without prior notice. All dimensions are approximate and subject to normal construction variances and tolerances. Plans and dimensions may contain minor variations from floor to floor. This is not an offer to sell or solicitation to buy to residents in jurisdictions in which registration requirements have not been fulfilled, but is intended for information only. Listing Broker: The Agency New Development CA RE 01973483. 6/29/16. Obtain the property report or its equivalent by federal and state law and read it before signing anything. No federal or state agency has judged the merits or value, if any, of this property. 🏠







Springville elacora in Camarillo is a family-friendly community with a future five-acre park with basketball court, volleyball courts, turf playfield, exercise equipment and children's tot lot.

**\$10,000 INCENTIVE PACKAGE ON FEATURED HOMES\***

**BRISA**

**Single-Family Home | Homesite 191 – Plan 3A**  
Completion October 2016  
2,098 Sq. Ft. | 3 Bedrooms + Loft | 2.5 Baths  
2-Car Garage | Kitchen with Full Island  
Laundry Room | Stainless Steel Appliances  
**\$678,710**

**VIVA**

**Courtyard Home | Homesite 156 – Plan 1CR**  
Completion November 2016  
1,640 Sq. Ft. | 3 Bedrooms + Loft | 2.5 Baths  
2-Car Garage | Kitchen with Full Island  
Laundry Room | Stainless Steel Appliances  
**\$560,785**

**LEARN MORE AT**  
**[elacoraSpringville.com/MLS](http://elacoraSpringville.com/MLS)**

379 Calistoga Road, Camarillo, CA 93010  
805-465-6929 | Open Daily 10 a.m. to 5 p.m.

**South of Ponderosa Drive, between Springville Drive and N. Las Posas Road**

by Comstock Homes

\*Limited-time offer. \$10,000 buyer credit to go towards closing costs and Design Center upgrades only. Only those pre-qualified with our preferred lender will be eligible to receive the incentive. Please see sales agent for more details. Floor plans, elevations, renderings, features, finishes and specifications are subject to change by the developer at any time. They should not be relied upon as representations, expressed or implied. All dimensions and square footages are approximate and subject to normal construction variances and tolerances. Please see an elacora sales agent for clarification. Models do not reflect racial preference. California licensed broker. CalBRE #01912034.



# 9743 ELDERIDGE DRIVE



## OPEN TUESDAY 11-2 | 2BR/3BA | 2,466 SqFt.

This au courant Beverly Hills home is the epitome of elegance. The sundrenched formal living room opens to an artistically curated landscape of roses, olive trees and cypress topiaries. An outdoor fire table and flawless dining pavilion are ideal for entertaining friends and family. The formal dining room and sleek European kitchen all open to verdant grounds. A generous master suite includes dual bathrooms, dressing room, magnificent closet and view terrace. The additional bedroom suite is spacious and bright. The attention to detail and quality throughout is outstanding. Finishes include LED recessed lighting throughout, crystal Swarovski fixtures, Porcelanosa wall tiles, quartz countertops and Italian porcelain and travertine floors. Modern, refined and minutes to the most fabulous restaurants and shops Beverly Hills has to offer.

**Proudly Offered at \$2,169,000**



## RSR Real Estate

Anthony Stellini | bre# 01710680

Sherri Rogers | bre# 01420104

Elisa Ritt | bre # 01410040

[assistant@rsrrealestate.com](mailto:assistant@rsrrealestate.com)

310.888.3377

# RSR



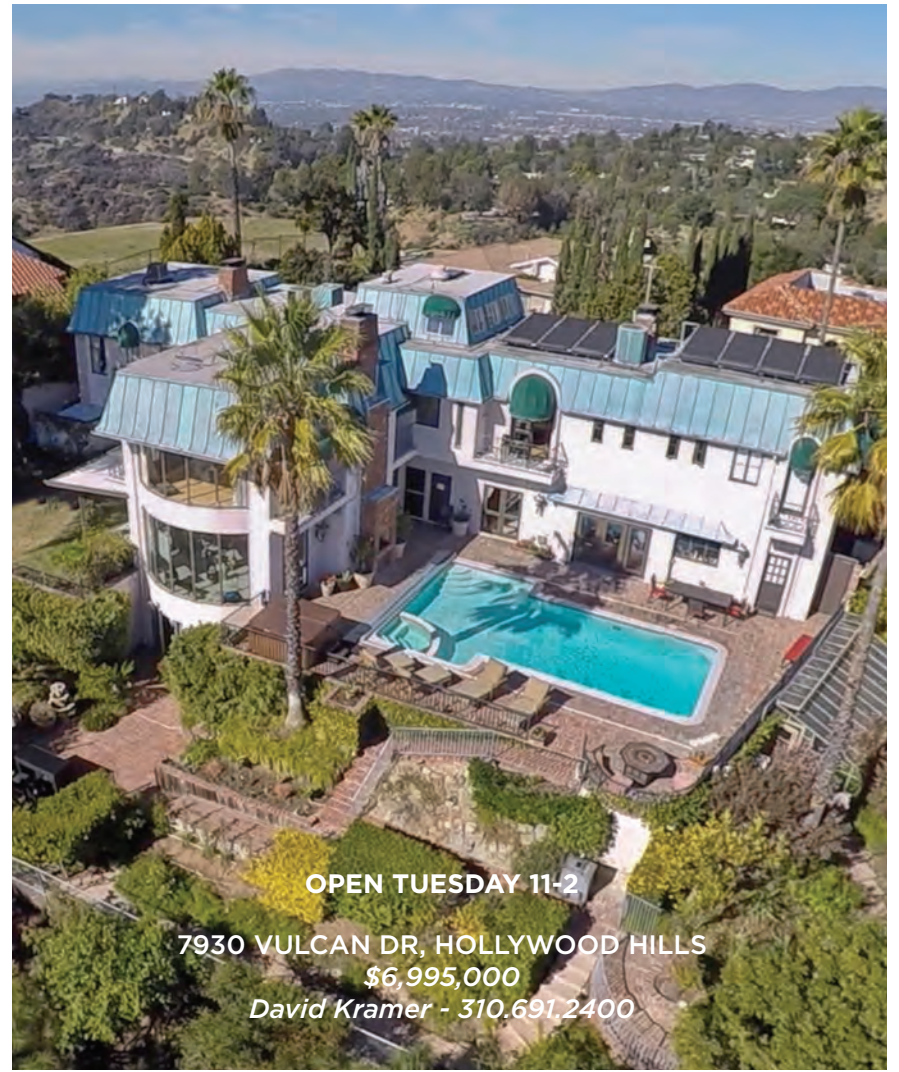


READY TO BUILD  
9694ANTELOPE.COM



BY APPOINTMENT ONLY

9694 ANTELOPE RD, BEVERLY HILLS  
NEW PRICE \$19,400,000  
Dimitri Velis - 310.691.5923



OPEN TUESDAY 11-2

7930 VULCAN DR, HOLLYWOOD HILLS  
\$6,995,000  
David Kramer - 310.691.2400



OPEN TUESDAY 11-2

721 N SPAUDLING AVE, WEST HOLLYWOOD  
\$3,199,000  
Gary Gold - 310.858.5411



OPEN TUESDAY 11-2

310 N LUCERNE BLVD, HANCOCK PARK  
\$3,099,000  
Gary Gold - 310.858.5411





**HH**

**HILTON & HYLAND**

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

HILTONHYLAND.COM

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





OPEN TUESDAY 11-2

425 N MAPLE DR #503, BEVERLY HILLS  
\$4,999,999 | LEASE \$16,000/MO

Gordon MacGeachy, Denise Moreno - 310.903.3935



OPEN TUESDAY 11-2

10380 WILSHIRE #304, WESTWOOD  
\$2,600,000

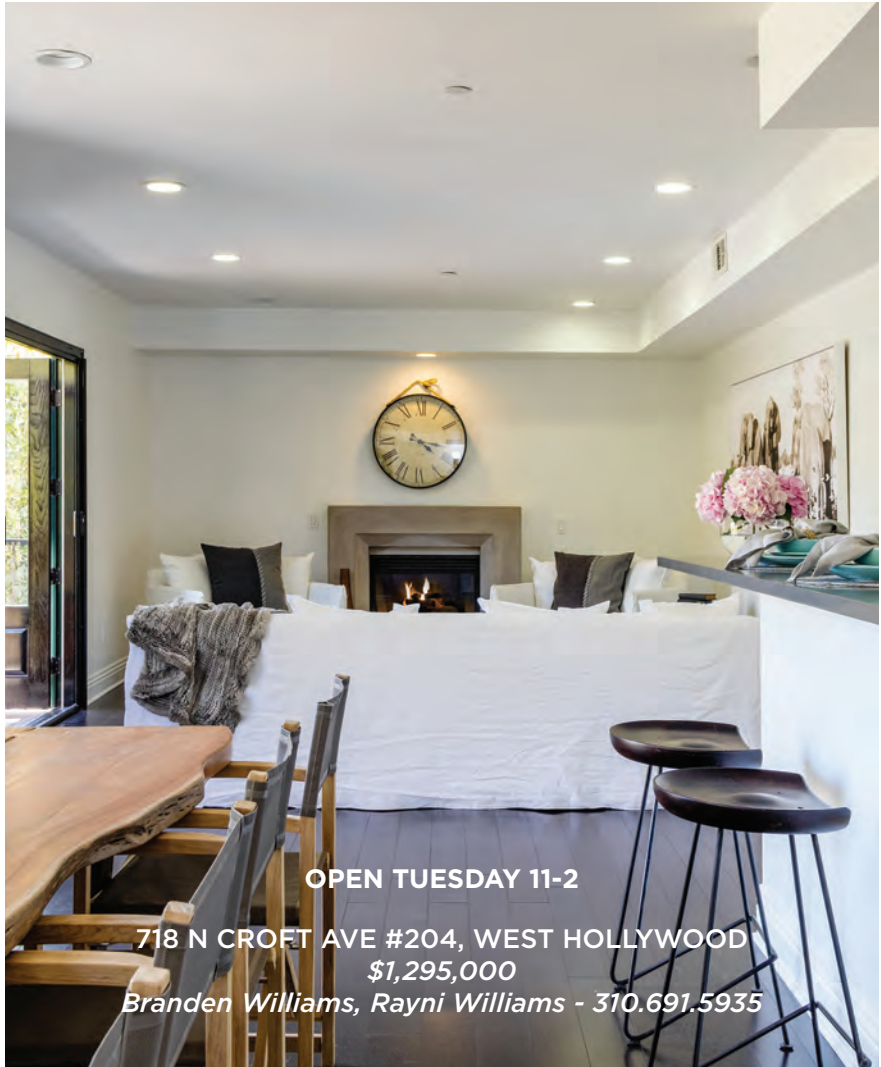
Barbara Tenenbaum, Felix Pena, Esq. - 310.858.5468



OPEN TUESDAY 11-2

838 N DOHENY DR #305, WEST HOLLYWOOD  
NEW PRICE \$1,650,000

Trista Rullan - 310.858.5476

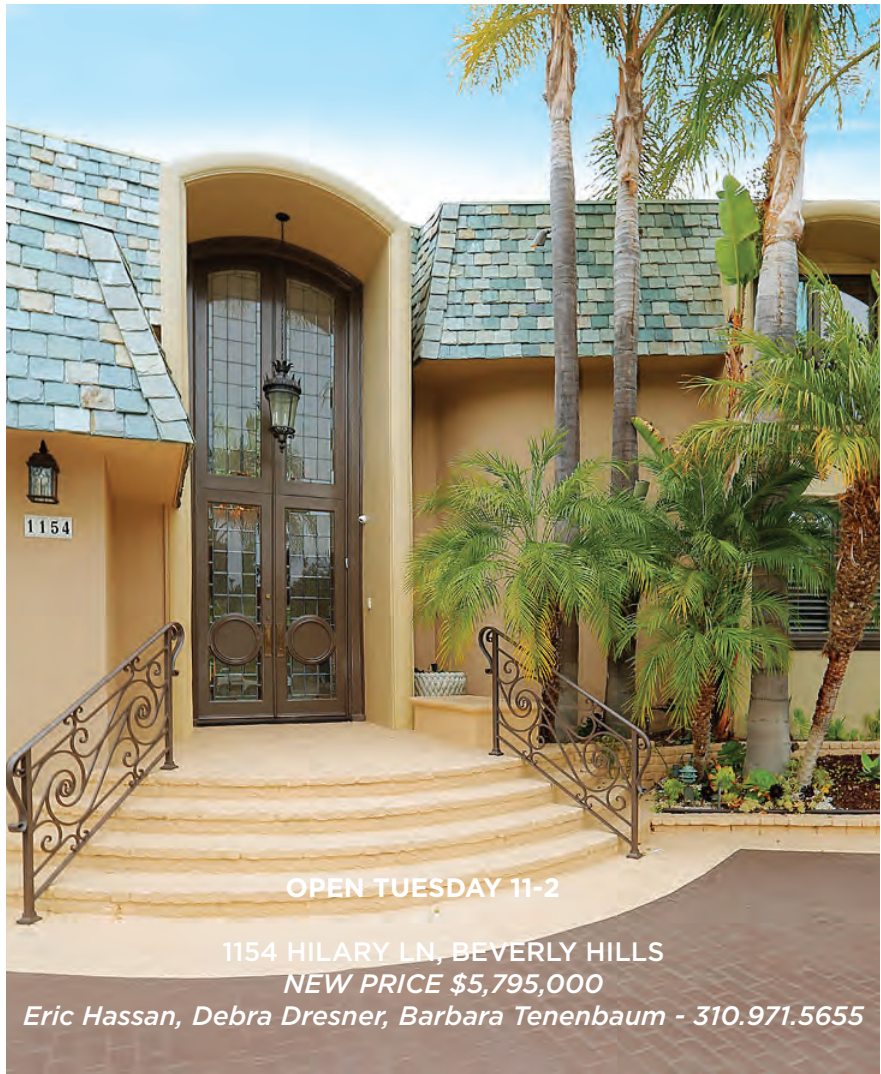


OPEN TUESDAY 11-2

718 N CROFT AVE #204, WEST HOLLYWOOD  
\$1,295,000

Branden Williams, Rayni Williams - 310.691.5935





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**HILTON & HYLAND**  
CHRISTIE'S  
INTERNATIONAL REAL ESTATE

HILTONHYLAND.COM

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



OPEN TUESDAY 11-2  
**WEST HOLLYWOOD**  
9255 DOHENY RD. #1901 | \$4,995,000



**WILLIAMS & WILLIAMS**

ESTATES

BRANDEN WILLIAMS & RAYNI WILLIAMS  
WWW.SIERRATOWERS1901.COM | 310.691.5935

HILTON & HYLAND **HH**



OPEN TUESDAY 11-2  
**WEST HOLLYWOOD**  
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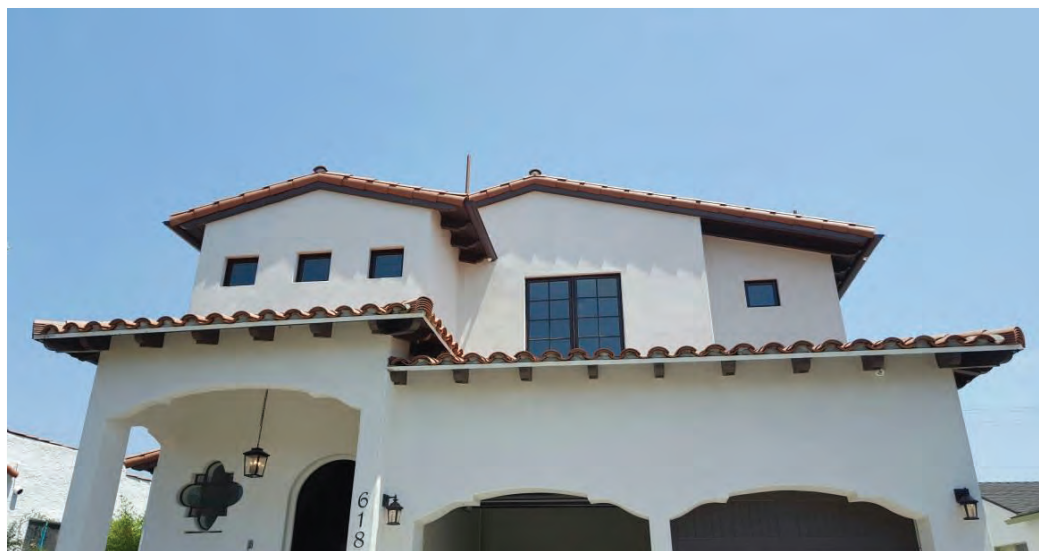
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2150 Hollyridge Drive | 3 Bedrooms | 3.5 Baths | \$2,599,000  
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### LA CAÑADA

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Natalie Elias 310.775.1141



### PACIFIC PALISADES

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### SUNSET STRIP

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**JOSH & MATTHEW ALTMAN**

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**JACOB GREENE**

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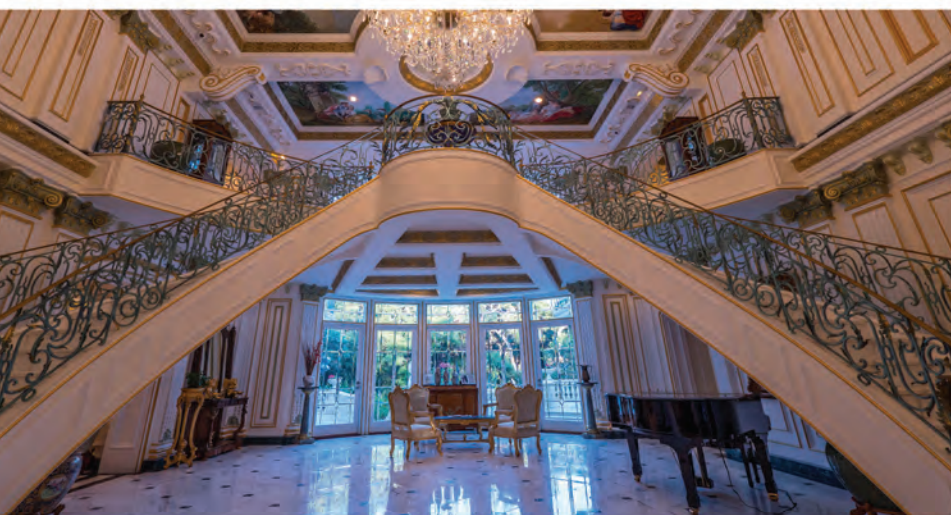
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**AB** THE ALTMAN BROTHERS

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**NATALIE ELIAS**  
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Property can be sold as a single Parcel for \$15,000,000: APN 4386-012-012

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**3 Bedrooms • 2.5 Bathrooms • apx 2,340 sf • apx 10,889 sf lot**

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OPEN HOUSE AUGUST 23, 11AM-2PM

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*5 bedrooms, 6 bathrooms  
6,556 sq. ft.*

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*Hosting a Coffee Bar*

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*5 bedrooms, 5.5 bathrooms  
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*Serving Chinese Chicken Salad  
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### 817 17TH STREET #4 SANTA MONICA

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**Brett Karns**  
3109037949

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HOLLYWOOD HILLS

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\$1,995,000 | 3<sup>BED</sup> 4<sup>BTH</sup> 3,890<sup>SQ. FT.</sup>

OPEN TUESDAY 11-2PM

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- List Price: \$1,675,000 | HOAs \$571/mo.
- 2 BR, 2 BA, 2 Parking Spaces included in HOAs
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## UNIT 409

- List Price: \$925,000 | HOAs \$434/mo.
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- MLS# 16-127708

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- 1310 sf with City Skyline & Arts District Park Views
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5120 CALATRANA DRIVE  
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Welcome to 5120 Calatrana Drive, a brand new Modern home built in 2015, located south of Ventura Blvd. This home has a sweeping valley, city views, and provides privacy and serenity, in its own form. Warm and inviting, refined and unique, gracious and intimate--all perfectly describes this exquisite home. This one of a kind 3 bedroom, three story home opens up to an Elegant living/dining room, fireplace, wonderful cooks kitchen with top of the line appliances. Wonderful rooftop/deck balcony great for entertaining. Come enjoy breath-taking views from throughout this home.

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**9396 Sierra Mar Drive**  
*Amazing view home in the Bird Streets*

- ◇ Three bedrooms and three baths
- ◇ City, ocean and Catalina views
- ◇ Indor, outdoor living areas
- ◇ Gourmet Kitchen
- ◇ Italian marble counters
- ◇ Hand forged iron work
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- ◇ French doors
- ◇ Separate guest suite/office
- ◇ 10,864 sq. ft. lot

*Price adjusted to \$3,450,000*

**MARC NOAH**  
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# 3014 BREAKERS DRIVE

CORONA DEL MAR | \$6,250,000



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Panoramic Views overlooking Corona del Mar. Amazing 4 Bed + 4.5 Bath home just steps from the beach. Features 2 master bedroom suites, oversized family/living room, gourmet kitchen, expansive entertaining decks, open floor plan, and lots of natural light. Enjoy best of Coastal Living.

**Nicole Contreras**

nicole.contreras777@gmail.com  
310.614.4952  
bre# 01512844

**Tim Beans**

tim@beansrealestate.com  
949.933.8496  
bre# 01870987

