


TUESDAY

01 Beverly Hills Single Family

| | | | | |
|----------------------------|------|---------------|-------|------------|
| 1700 GREEN ACRES DR | Open | 11-2 | 592D6 | NEW |
| \$14,500,000 | 5+7 | MEDITERRANEAN | | |




RSVP TO ATTEND

Gated Beverly Hills French Mediterranean 5 bedroom +7 bath palatial estate. Over 9,000 sq/ft North of Sunset on just over a 26,000 sq/ft lot. Grand entry with 25 ft ceilings & dramatic curved staircase. Handsome office/library w/ fp. Formal living room with ornate crown moldings and wall paneled detail. Gourmet kitchen w/ center island, large walk in pantry. Light filled rotunda breakfast room has a view of the lush backyard with patio, BBQ & pool.

MLS#14-785291
Myra Nourmand 310-888-3333
NOURMAND & ASSOCIATE

,Blf-Ins,Dshwshr,Dryer,Grbg Disp,Other

| | | | | |
|----------------------|------|------------------|-------|------------|
| 116 N PALM DR | Open | 11-2 | 632H2 | red |
| \$3,495,000 | 5+7 | 2sty-CONTEMP MED | | |



NOW, AN UNBELIEVABLE VALUE!

NOW \$500,000 LESS THAN ORIGINAL PRICE . . . PRICED TO SELL! Grand, bright, move in cond 5BR+6 Ba 2 story Mediterranean, rebuilt in 1987, locat North of Wilshire on 7,500 sq ft lot. Grt open floor plan w/ high ceilings, hardwood floors, skylights, 3 fireplaces. Lrg living rm. Large family rm. Large formal dining rm. Beautiful mstr suite w/ balcony, wet bar, & 2 walk-in closets. Mster bath w/ spa tub & steam shower. Nice grassy yard. Square footage appears to be larger than those in public records

MLS#14-751681
Steven Geller 310 777-6237
COLDWELL BANKER RESI

Hardwd Floors, high ceilings, skylights

| | | | | |
|------------------------|-------|---------------|-------|------------|
| 1014 LAUREL WAY | Open | 12-2 | 592E6 | rev |
| \$10,995,000 | 6+8.5 | MEDITERRANEAN | | |



1014 LAUREL WAY

Newer Tuscan Mediterranean Villa on one of Beverly Hills north of Sunset most coveted streets Laurel Way. Gated and private, enter through double glass and iron doors into an entry with 20 foot ceiling bursting with light. Designed with a great open floor plan and all the rooms in the right places. This home is approximately 11,200sqft with high ceilings and large windows throughout including French doors which open to the beautifully appointed back yard.

MLS#13-701527
Valerie Fitzgerald 310-285-7515
COLDWELL BANKER RESI

BBQ,Blf-Ins,Cbl,Dshwshr,Elvtr

| | | | | |
|--------------------------|------|-------------|-------|------------|
| 340 S OAKHURST DR | Open | 11-2 | 632H3 | rev |
| \$2,948,000 | 5+4 | CONTEMP MED | | |



LUXURY CONTEMPORARY MEDITERRANEAN HOME

Located in the heart of Beverly Hills find this luxury Contemporary Mediterranean home. Featuring hardwood floors, stainless steel appliances, crown moldings and designer finishes. The perfect Beverly Hills family home featuring a formal dining room, spacious guest bedrooms, a sun drenched atrium, and large master bedroom with walk in closet. Located a short distance from the Rodeo Drive shops as well as Beverly Vista Elementary School.

MLS#14-756189
Jennifer Winston 310.944.1167
HILTON & HYLAND

Blf-Ins,Cbl,Dshwshr,Dryer,Frzr,Other

01 Beverly Hills Lease

| | | | | |
|----------------------|-------|------|--------------|------------|
| 609 N ALTA DR | Open | 11-2 | 592G7 | red |
| \$13,500 | +4500 | 6+6 | 2sty-SPANISH | |



CLASSIC SPANISH HOME IN BEVERLY HILLS FLATS.

This classic home has great curb appeal with lush landscaping and an enchanting wrought iron gated entry. The inside of the home has many original details and features gorgeous wood floors, a beautiful formal dining room, separate breakfast room, office, large living room with beamed ceilings, and a recently remodeled kitchen. The main house has 5 bedrooms and 5 bathrooms with an additional bedroom and bathroom in the guest apartment above the garage. A must see!

MLS#14-780887
Rochelle Maize 3109688828
NOURMAND & ASSOCIATE

JUST REDUCED!!

02 Beverly Hills Post Office Single Family

| | | | | |
|--------------------------|-------|---------------|-----|------------|
| 9455 READCREST DR | Open | 11-2 | 592 | NEW |
| \$3,395,000 | 4+4.5 | 2sty-CAPE COD | | |



BHPO CREST STREETS CHARMER
WWW.9455READCRESTDR.COM

Entertainer's dream features 4 Bedrooms, 4.5 bathrooms, volume beamed ceilings, remodeled kitchen & baths, private master retreat, fireplace, stylish herring bone pattern hardwood floors and French doors leading to a flat grassy yard, infinity pool, spa and more! Set against serene canyon views, this is a must see property.

Omega Group-Todd Michaud 310.429.8191
KELLER WILLIAMS

www.OmegaGroup.LA

| | | | | |
|-------------------------|------|---------------|-------|------------|
| 9544 OAK PASS RD | Open | 11:30-1:30 | 592D2 | NEW |
| \$3,295,000 | 3+3 | ARCHITECTURAL | | |




STYLISH ARCHITECTURAL IN PRIME BHPO

Great example of Mid-Century Frank Lloyd Wright-style architecture. State-of-the-art renovations completed recently. 3BR/3BA plus living & dining rooms, library & music room. Every room opens to the outdoors. Outdoor areas include spa, terraced yard & patios, fountains & outdoor shower. Very private, gated property set among expensive estates on desired gated street. This home is offered fully furnished, including original pieces, light fixtures & accessories. Warner Ave. Elem. School.

MLS#14-775669
Jackie Feldmar-Cohenca 310-278-8487
TELES PROPERTIES, IN

Available for Lease \$14,500/mo

| | | | |
|--------------------------------|-------|--------|------------|
| 1259 BEVERLY ESTATES DR | Lunch | 11-2 | NEW |
| \$3,250,000 | 4+3 | FRENCH | |



PRIME LOWER BENEDICT CANYON FRENCH TRADITIONAL

Gated on a private, verdant knoll w/ fabulous sweeping, pastoral views. Spacious floorplan. Expansive elegant Living Room w/ huge fireplace opens to large patio as does the adjacent Family Area w/ wet bar. Formal Dining Room. Cozy convertible Study. Expansive Master Suite w/ dual baths, a dressing area & dual closets. Upstairs Maid's/Guest Qtrs. --two bedrooms & bath. Backyard grounds are expansive & picturesque w/ an unusual amount of mostly flat, usable area. Pool. Ripe for redevelopment.

Larry Young 310.777.2879
BERKSHIRE HATHAWAY

www.LarryYoungWestside.com

| | | | | |
|--------------------------|-------|-------------|--------|------------|
| 9790 TOTTENHAM CT | Open | 11-2 | 592/C1 | NEW |
| \$3,150,000 | 4+4.5 | TRADITIONAL | | |



SENSATIONAL TRADITIONAL NEWLY REMODELED AND EXPANDED

Taken down to the studs w/ a newly poured foundation. Gourmet cook's kitchen w/ Sub-Zero and 48" Wolfe range, as well as Wolfe wall oven & warming drawer. Wine fridge and 2 dishwashers. Master has dual baths w/ Walker Zanger marble, Waterworks tub and fixtures. Kolbe and Kolbe windows and doors throughout. Surround sound, w/ alarm & prewired for security cameras. New Pebble Tec heated pool with Baja shelf and spa. Warner School district! The finest and most exquisite of exquisite finishes.

Marshall Peck 310-497-3279
COLDWELL BANKER BHN

| | | | | |
|----------------------------|------|---------------|-------|------------|
| 1375 SUMMITRIDGE PL | Open | 11-2 | 592D5 | red |
| \$6,700,000 | 6+8 | ARCHITECTURAL | | |



REDUCED VIEW PROMONTORY RECOMMENDED FOR OWNER/ USER


Amazing Architectural compound with incredible panoramic views reduced to sell! This home was remodeled for the present owner by Frank Israel. Additional updating if desired will have limitations as the 50% rule will apply. Presently this compound is not considered a development site, so please send clients who want a big house with gorgeous views, and just want to add their personal touches.

MLS#14-759379
Jodi Rubin 310-254-7123
SOTHEY'S INTERNATIO

1375Summitridge.com

TUESDAY

| | | | | |
|--------------------|------|--------------|-------|------------|
| 9903 KIP DR | Open | 11-2 | 592C4 | red |
| \$4,750,000 | 5+6 | CONTEMPORARY | | |




PRIVATE GATED BEVERLY HILLS ESTATE

NEW PRICE! Gorgeous remodeled Contemporary home approximately 5,745 square feet with soaring ceilings and superb scale. Light and bright living room with stone floors, beamed ceilings, fireplace and walls of glass. Formal dining room designed for large-scale entertaining. Gourmet eat-in kitchen with top-of-the-line stainless appliances. Family/media room, 4 bedroom suites, and powder room complete the first floor. Large master bedroom. Gated and private.

MLS#14-737067
Steve Frankel 310-281-3981
COLDWELL BANKER-BH N

www.stevefrankel.com

| | | | | |
|-----------------------------|----------|-------------|-------|------------|
| 8618 FRANKLIN AVENUE | Refresh. | 11-2 | 592J4 | red |
| \$1,925,000 | 3+3 | POST & BEAM | | |



TUESDAY CARAVAN 11-2 & SUNSET STRIP TWILIGHT VIEWING 6-8

JUST REDUCED - Stunning remodeled & expanded mid-century post & beam above the Strip on a cul de sac street w/ city light views. This 3 bed/3bath home features open space, high ceilings, & walls of glass. The open layout includes an entertainer's kitchen, with a dining room & living area that open to a spacious deck, all overlooking city views. Two bedrooms & baths on the main level could be used for guests & workspace, and the luxurious master suite on the lower level has a private garden area.

MLS#14-764905
Tom Tostengard 323-872-4710
BERKSHIRE HATHAWAY

8618FranklinAve.com

| | | | | |
|----------------------------|------|--------|-------|------------|
| 1441 SUMMITRIDGE DR | Open | 11-2 | 592D5 | red |
| \$4,495,000 | 4+5 | MODERN | | |



STUNNING NEW CONSTRUCTION ARCHITECTURAL HOME WITH BREATHTAKING CITY, CANYON AND OCEAN VIEWS. PERFECT FOR ENTERTAINING WITH CONTEMPORARY OPEN FLOORPLAN INCLUDING SPACIOUS LIVING AND DINING ROOM, DRAMATIC FIREPLACE, MAGNIFICENT 12 FT. HIGH CEILINGS, FRENCH OAK HARDWOOD FLOORS THROUGHOUT, EXTREMELY LIGHT AND BRIGHT WITH FLOOR TO CEILING GLASS WINDOWS AND DOORS AND VIEWS FROM EVERY ROOM. MASTER SUITE WITH LUXURIOUS MASTER BATHROOM, EXQUISITE FINISHES AND CUSTOM WALK IN CLOSET. THREE ADDITIONAL EN-SU

MLS#14-739465
Dominique Jeramaz 310-531-2910
CITY REAL ESTATE, IN

Cbl,Dshwshr,Frzr,Micro,Rng/Ovn,Other

| | | | | |
|--------------------------|------|--------|-------|------------|
| 1500 VIEWSITE TER | Open | 11-2 | 592J4 | rev |
| \$4,995,000 | 3+4 | MODERN | | |




SEXY MODERN MASTERPIECE W/ JETLINER VIEWS | OPEN 11-2 & 6-8

Sexy modern masterpiece completely redone w/unparalleled jetliner views from downtown to the ocean. Fully automated smarthouse w/Vantage Home Automation System, security cameras & Siedle Keyless Entry. Walls of pocketed Fleetwood glass doors & dark grey Terrazzo floors seamlessly blend the indoors w/the outdoor entertaining areas, al fresco dining, flat screen TV's, sparkling pool w/waterfall & infinity spa, pool bath & outdoor shower.

MLS#14-775541
Zach Goldsmith 310.908.6860
HILTON & HYLAND

Blf-Ins,Intrcm

| | | | | |
|---------------------------|------|-------|-------|------------|
| 1300 DAWN RIDGE DR | Open | 11-2 | 592D5 | rev |
| \$3,250,000 | 3+4 | VILLA | | |



CONDO ALTERNATIVE WITH STUNNING VIEWS

French Regency Villa by Caspar Ehmcke AIA with stunning head-on city views. High ceilings and marble floors in living and dining room. Center island kitchen with adjacent breakfast room. Guest suite up with two masters, office and balcony downstairs. Wine storage. This private and tranquil pied-a-terre is wonderful condo alternative.

MLS#14-784381
Hilary Stevens 310-281-3941
COLDWELL BANKER RESI

Dshwshr,Dryer,Grbg Disp,Micro,Rng/Ovn

| | | | |
|---------------------------|------|--------------|------------|
| 2401 JUPITER DRIVE | Open | 11-2 | rev |
| \$3,779,000 | 4+4 | CONTEMPORARY | |



NOT YOUR TYPICAL MT. OLYMPUS HOME!

See for yourself--Absolutely Stunning! One of a kind both inside & out. Wide-Open Flowing Floor plan. Kitchen with German cabinets, Caesarstone counters & Miele appliances. Spectacular Living rm w/dual sitting areas opens to step down Family rm. French Oak floors, Glass & stainless trimmed stairs. Enormous Master Bedroom suite w/sitting area, dual closets & spa-like bath. Resort-like rear yard w/pool, spa, fire pit & fountains. Canyon & City Light Views. Finest finishes throughout. A MUST SEE!

MLS#SR14139786CN
Ellen Model 818-933-2400
BERKSHIRE HATHAWAY

www.2401jupiter.com

03 Sunset Strip - Hollywood Hills West *Single Family*

| | | | | |
|----------------------------|-------|-------------|-------|------------|
| 8515 HOLLYWOOD BLVD | Open | 11-2 | 592J5 | NEW |
| \$2,995,000 | 3+3.5 | MID-CENTURY | | |



MID-CENTURY LIVING IN THE SUNSET STRIP

Outstanding example of Mid-Century Architecture, in a prime Sunset Strip location. Swank, poolside living with w/open city-to-ocean views from this walled & gated residence. A semi-private drive leads to this 2,756 s.f. residence, with all the rooms in the right places. Just moments to all the action in the Strip, yet serenely perched above it all. A perfect, crisp package w/privacy & sensational livability.

MLS#14-787611
P. Maurice T. Rustad 310.623.8819
RODEO REALTY - BH

8515Hollywood

| | | | | |
|-----------------------|------|---------------|-------|------------|
| 1660 QUEENS RD | Open | 6-8 | 592J4 | rev |
| \$2,495,000 | 3+4 | ARCHITECTURAL | | |



CHECK US OUT FOR TWILIGHT 6PM-8PM

Behind walls and hedges, this stunning Archtctrl, has been carefully re-concvd over the years into a smart compound with manicured terraces and a resort-style, salt-water pool. Upon ent, one immed senses the privacy desired for today's Angelino lifestyle.

MLS#14-759163
Eric Lavey 310-908-6800
THE AGENCY

<http://www.theagencyre.com/for-sale/1660>

| | | | | |
|-----------------------------|------|-------------|-------|------------|
| 8707 SUNSET PLAZA PL | Open | 11-2 | 592J4 | NEW |
| \$1,895,000 | 2+2 | MID-CENTURY | | |



HILLSIDE RETREAT CLOSE TO ALL

THE ULTIMATE HWD HILLS DREAM-HOME. A PICTURESQUE PIED DE TERRE ON A QUIET AND PRIVATE CUL-DE-SAC OFF OF SUNSET PLAZA. THE PERFECT CELEBRITY HIDE-OUT. A ONE LEVEL HOME THAT BOASTS CHARM, CHARACTER, AND WARMTH ALONG WITH A GREAT OPEN FLOOR PLAN. AN ABUNDANCE OF SOFT NATURAL LIGHT. HARDWOOD FLOORS. GOURMET KITCHEN WITH CUSTOM CABINETRY. MASTER BEDROOM WITH HUGE WALK-IN CLOSET PLUS A SUMPTUOUS BATH. SEAMLESS INDOOR/OUTDOOR FLOW TO A SPARKLING POOL. SOME CITY VIEW. SEVERAL LUSH OUTDOOR SPACES.

MLS#14-785555
Neal Baddin 323-793-7405
COLDWELL BANKER RESI

BBQ,Blf-Ins,Rng/Ovn,Fridg

| | | | | |
|---------------------------|------|--------------|-------|------------|
| 1615 N GENESEE AVE | Open | 11-2 | 593B4 | rev |
| \$2,225,000 | 3+3 | 1sty-SPANISH | | |




SENSATIONAL 1920'S SPANISH

Tucked behind a private hedge, this sensational and romantic 1920's Spanish is situated on one of the best streets in the coveted Sunset Square. Like a gated "Mini Compound" the property is comprised of two structures (main & guest quarters) whose positions on site shelter a verdant rear garden, outdoor dining area and swimmer's pool.

MLS#14-778853
Joshua Myler 3233330301
THE AGENCY

Dshwshr,Grbg Disp,Fridg

| | | | |
|-------------------------|----------|-------------|------------|
| 1573 VIEWSITE DR | Open 6-8 | 592J4 | rev |
| \$1,595,000 | 3+3 | MID-CENTURY | |




TWILIGHT OPEN HOUSE 6-8PM

Located in the lower Sunset Plaza area. Showcasing spectacular city & canyon views, this home presents an open floor plan w/large living room, gourmet kitchen w/ breakfast bar, formal dining, guest bedroom/den & powder bath. This home features wood beamed ceilings, granite counter tops, newly finished light oak floors, landscaped backyard w/cabana, hot tub & roof-top viewing deck. Great for entertaining and a short distance down Sunset Plaza to entertainment, shops, and restaurants.

MLS#14-751875
Natalie Elias 310-775-1141
WEA

Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other

| | | | |
|------------------------------|-----------|-------------|------------|
| 2860 PACIFIC VIEW TRL | Open 11-2 | 593C1 | rev |
| \$1,585,000 | 2+2 | TRADITIONAL | |



SWEEPING 180 DEGREE CITY LIGHT VIEWS - PARK LIKE GROUNDS

Absolutely Charming 2BD + 2BA home hidden up a Long, Gated Driveway in a Magical Setting with Sweeping 180 Degree City Light Views and a Lush Garden with mature Trees and Breathtaking Views. There is also a view of the Hollywood Sign from the Master Bedroom and the brick patio. Ideal artist's hide-away. Quick commute to Warner Bros, Universal, Disney, Sunset-Gower, and Paramount. Walking distance to Runyon Canyon Park. Move-in condition! Room for a Pool.

MLS#14-769667
Robert Eilbacher 323-863-5030
ROBERT EILBACHER

03 Sunset Strip - Hollywood Hills West Lease

| | | | |
|-------------------------|-----------|--------------------|------------|
| 1693 MARMONT AVE | Open 11-2 | 593A4 | NEW |
| \$24,500 | 4+5 | 2sty-MEDITERRANEAN | |



PRIVATE HOLLYWOOD HILLS ITALIAN VILLA


The dramatic city to ocean views will take your breath away from this private Hollywood Hills location. Perched above the Sunset Strip sits this four bedroom, five-bathroom custom Italian villa. It's the ultimate in privacy and elegance and perfect for a celebrity client. Spacious floor plan with large living room, dining room, and screening room that opens up to the huge flat yard with pool, spa, sauna, and separate guesthouse. California living at it's best!

MLS#14-787325
Rochelle Maize 310-968-8828
NORMAND & ASSOCIATE

Cbl,Dshwshr,Dryer,Grbg Disp,Micro,Other

04 Bel Air - Holmby Hills Single Family

| | | | |
|--------------------------------|---------------|---------------|------------|
| 896 N BEVERLY GLEN BLVD | Refresh. 11-2 | 592B6 | NEW |
| \$1,595,000 | 2+3 | ARCHITECTURAL | |



TROPICAL SANCTUARY

Just 1/2 mile North of Sunset Blvd, sits this gorgeous architectural totally rebuilt home. This tri-level stunner features 2,221 square feet of living space. Amazing sunlight with nearly all windows looking out on your own natural rain forest-of-a- yard featuring 20 foot stone waterfall, entertaining area, relaxing deck and spa. Gourmet kitchen, master suite on its own level, spacious second bedroom, generous closets, hardwood and stone floors. Attached, direct entry 2 car garage.

MLS#14-787705
Steven Foonberg (310) 474-1013
BEVERLY GLEN REALTY

www.StevenFoonberg.com

05 Westwood - Century City Single Family

| | | |
|--------------------------|-----------|------------|
| 376 DALEHURST AVE | Open 11-2 | NEW |
| \$5,295,000 | 4+6 | |




PRIME LITTLE HOLMBY LOCATION

This estate is set atop a knoll on a 21,000 ft lot w/ a 220 ft frontage on Dalehurst.Beautifully bricked pathways lead to a columned front entry w/light filtering front door. Enter into a 2 story generous foyer w/circular staircase to the 2nd floor. The impressive step down liv rm w/ a rich toned oak wood floor, recessed lights, crown moldings & gas/wood flpc w/French drs that lead to backyard patio. Timeless kitchen, sunny dining room, open & airy glass enclosed sunroom. Full security system.

Mark & Lynn Rogo 310-777-6213
COLDWELL BANKER BHN

| | | | |
|-----------------------|-----------|------------------|------------|
| 10428 WYTON DR | Open 11-2 | 632C1 | red |
| \$4,295,000 | 5+6 | 2sty-TRADITIONAL | |



PRIME LITTLE HOLMBY MONTEREY COLONIAL

Monterey Colonial revived to its original splendor by famed designers Ron Wilson & Joe Guidera. Period details like inlaid hrdwd flrs, beamed ceil, moldings, FR windows & drs. Formal entry hall. LR is large & elegant. FDR. Gentleman's Den. Gourmet cooks kitchen w/ top appliances opens to FR & breakfast area. Five en suite Bds incl. a Mstr Ste w/ spa-like Bath. Outdoor LR, swimmer's pool & pavilion w/ several sitting & eating areas + flat grassy yd. Security & sound system. Warner Elementary.

MLS#14-776373
Larry Young 310-777-2879
BERKSHIRE HATHAWAY

www.10428WytonDrive.com

| | | | |
|----------------------------|-----------|---------------|------------|
| 10567 WELLWORTH AVE | Open 12-2 | 632C3 | rev |
| \$2,195,000 | 4+4 | MEDITERRANEAN | |



10567 WELLWORTH AVE


Wow-hard to find charming Spanish family home in great Westwood location just south of Wilshire. Large living room with bay window, fireplace and hardwood floors open to formal dining room. The kitchen is updated-remodeled with granite countertops white cabinets plenty of cooking space open to large family room with fireplace. Great backyard for kids or entertaining with eating and lounge areas and flat screen TV. An office with large open windows and maids+bath complete the 1st floor.

MLS#14-768815
Valerie Fitzgerald 310-285-7515
COLDWELL BANKER RESI

Blt-Ins,Dshwshr,Hood Fan,Micro,Rng/Ovn

05 Westwood - Century City Condo / Co-op

| | | | |
|-------------------------------|-----------|--------------|------------|
| 10660 WILSHIRE #PH1801 | Open 11-2 | 632C3 | NEW |
| \$4,995,000 | 4+5 | CONTEMPORARY | |



WILSHIRE MANNING PENTHOUSE

Extremely rare PENTHOUSE offering in the full service Wilshire Manning. This rear, southwest corner residence offers approximately 5,553 s.f., w/a gracious, single level floor plan, all the rooms, storage & amenities of a private home & tremendous panoramic city-to-ocean views. Step through the formal entry to a grand living rm w/multiple sitting areas, fireplace, extensive use of hardwood, marble & custom mill-work. Properties like this come up only once every 5 years.

MLS#14-787571
T. Rustad P. Maurice 310.623.8825
RODEO REALTY - BH

WilshireManning1801.com

| | | | |
|---------------------------------|-----------|-------------------|------------|
| 10445 WILSHIRE BLVD #303 | Open 11-2 | 632C2 | NEW |
| \$999,000 | 2+2 | 1sty-CONTEMPORARY | |



ONE OF THE MOST PRESTIGIOUS ADDRESSES - THE GRAND

Prestigious, full service "The Grand" in the corridor! Cstm-designed/meticulously remodeled, 2BD/2BA quiet rear unit. 2nd bdrm is currently a beaut walk-in clst w/cstm blt-ins, but can be converted back to bdrm. Sep cozy ofc area & top-of-the-line, open kit w/+ hi-end aplncs & conveniences + brkfst bar. Lrg balcony w/lush green views. 2 cstm-designed baths w/frameless showers. Mstr bath w/many designer details, multiple body sprayers & rain head in shwr + sep steam shwr. HOA w/Erthqk lns.

MLS#14-786759
Todd Marks 310-383-5354
BERKSHIRE HATHAWAY

Cbl,Dshwshr,Dryer,Frzr,Grbg Disp,Other

NEW! The MLS Stats

Get Statistics for ANY Listing Search.

Get statistics that really matter to you and your clients with the MLS Stats option in the Listing Search! It's Easy; Create a Listing Search, click Run Stats, select a Report, then Print or Email to create custom statistics from any Listing Search!

TUESDAY

1505 S BENTLEY AVE #302 Refresh. 11-2 632A4 **NEW**
\$829,000 2+2 CONTEMPORARY



PENTHOUSE CONDOMINIUM, COMPLETE WITH LUXURY & STYLE!
 The first impression upon entering this open floor plan, 2 story penthouse condominium, is natural light streaming throughout each room. Special features such as high ceilings, clear story windows, hardwood floors, fully remodeled kitchen, black flamed granite counters, stainless steel appliances, breakfast bar, recessed lighting, separate office area w/ wet bar & abundance of closets add to the desire to call this home.

MLS#14-787559
 Andrew Thurm 3103452661
 COLDWELL BANKER RESI **Blt-Ins,Dshwshr,Dryer,Elvtr,Frzr,Other**

1567 WESTHOLME AVE #2A Open 11-2 632C3 **NEW**
\$825,000 2+3 1sty-CONTEMPORARY



SINGLE LEVEL CONDO OVER 2200 SQ. FT.
 This spacious single level unit in prime Westwood has 2 bedrooms plus a separate den, laundry room and powder room. Both bedrooms have walk in closets and full bathrooms with separate tub and shower. The large kitchen also has a breakfast area. The living room has an enclosed wet bar, large dining area, fireplace and good sized balcony. The HOA common area includes a large communal patio and two guest parking spaces. Trust sale; agent is related to seller

MLS#14-782157
 Stephanie/Dick Franklin 310-418-9351
 GIBSON INTERNATIONAL **Blt-Ins,Cbl,Dshwshr,Grbg Disp,Rng/Ovn**


1818 PARNELL AVE #8 Open 11-2 632C4 **NEW**
\$625,000 2+3



Must See! 2 bd 2.5ba townhouse w/bonus rm in coveted Westwood Charter! Great open floor plan. Solid maple flrs in kitchen, dining and LR. Quartz counters in kitchen, SxS prkg w/direct entrance

MLS#14-787483 **Dshwshr,Grbg Disp,Rng/Ovn,Fridg**
 Howard Weiss 310.508.8868 **KELLER WILLIAMS-SANT**

440 VETERAN AVE #204 Open 11-2 631J2 **NEW**
\$475,000 1+1 CONTEMPORARY



PIED-A-TERRE NEAR WESTWOOD VILLAGE
 Beautiful tree lined residential neighborhood. Enter a spacious living room with fireplace, tall ceilings ,wet bar, sliding glass doors open to a large balcony. Generous tiled dining area. Balcony off bedroom, 2 closets , hall sink plus full bath with separate tile shower stall, tub, sink with granite counter tops . Hardwood floors in public areas Conveniently located near UCLA.

MLS#14-787281
 Blanche A D'Souza 310 990 0087
 KELLER WILLIAMS RLTY **Blt-Ins,Fridg**


2111 S BEVERLY GLEN #PH5 Open 11-2 632D4 **red**
\$895,000 899000 2+2.5 2sty-CONTEMPORARY



REDUCED! BEAUTIFUL 2 STORY PENTHOUSE CONDO
 .Beautiful 2 story 2 Bedroom + 2.5 bathroom Penthouse in a stylish modern building. Quiet rear unit w/extra large closets, great storage, built-ins & other designer details. Great room with mahogany floors & stylish kitchen with granite counter-tops & stainless steel appliances. Den with fireplace and treetop balcony. Down a sweeping staircase is a wonderful master suite with two walk-in closets, large tub, shower & private balcony. 2nd bedroom has its own bathroom and massive walk in closet.

MLS#14-769345
 Meir Kroll 310-658-1288
 THE AGENCY **Blt-Ins,Cbl,Dshwshr,Grbg Disp,Hood Fan**

06 Brentwood Single Family
1750 WESTRIDGE RD Open 11-2 631E2 **NEW**
\$6,500,000 5+6 CONTEMPORARY



NEWLY REMODELED CONTEMPORARY RETREAT
 Exceptional lower Westridge Rd. home is newly remodeled and transformed into a light filled calming contemporary retreat. Exquisite design, clean lines, flexible open floor plan. Gated drive, large motor court. Fleetwood doors retract for seamless access to bucolic canyon to ocean views, landscaped lawn, pool/spa. Prof chef's kitchen w top of line apple. Expansive master suite. Oak Quartz hardwood floors, four fireplaces, security, 2 media areas. A rare, modern take on classic California living.

MLS#14-787539
 Matt Fonda 818-216-1545
 COLDWELL BANKER-STUD **BBQ, Wolf, Sub-zero, Sound syst, Sec Sys**

12324 25TH HELENA DR Open 11-2 631F3 **NEW**
\$3,100,000 3+3 TRADITIONAL



FANTASTIC BRENTWOOD TRADITIONAL WITH AWESOME VIEWS!!
 Marvelous 25th Helena offers a 3 bedroom/ 3 bath home with office. Designer details throughout including chef's kitchen with marble counters and stainless appliances. 2 BD/2BA + Office up and 1 BD/1BA down. The private backyard is complete with saltwater pool and amazing canyon views!!

MLS#14-786031
 Scott Tamkin 310-493-4141
 JOHN AAROE GROUP **www.25thHelena.com**

12663 PROMONTORY RD Open 11-2 591E4 **NEW**
\$2,850,000 4+5 2sty-CONTEMP MED



STUNNING MODERN VIEW VILLA
 SEE TODAY'S FULL PAGE COLOR AD. Rare Westside LA/ Mountaingate offering! 24HR Guard-Gated SEC.Fairway & Mtn Views. Fabulous floorpln, 4BR,5BA-nearly 5,000sf of luxury. Remodeled w/a contemporary design. High ceilings, expansive rooms, large picture windows, Beautiful resort-like backyard features an architectural waterfall, fireplace, built-in BBQ. Exceptional Master Suite. ELEVATOR + 3-car direct entry garage. MUST SEE THIS SPECIAL GEM!

MLS#14-786217
 Tania Ferris 310-713-8234
 COLDWELL BANKER PREV **www.12663ArtShowplace.com**

1055 N NORMAN PL Refresh. 11-2 591G7 **NEW**
\$2,480,000 4+4 RANCH



ENCHANTED HIDEAWAY IN BRENTWOOD
 Elegant and Cozy with a unique private setting. Walk in and forget you are in Los Angeles. This hidden gem features great indoor/outdoor flow for entertaining. The 4 bedrooms and 4 bathrooms. The open space will take your breath away. It is a combination of extraordinary that includes multiple terraces and patios, auditorium seating, grassy space, hike pathways/walkways, and quiet Zen style spaces perfect for relaxation and meditation. It is a retreat!

MLS#14-786537
 Catherine Shakib Kamran 3104305346
 KELLER WILLIAMS BEVE **BBQ,Blt-Ins,Dshwshr,Dryer,Frzr,Other**

361 N BOWLING GREEN WAY Open 11-2 631G2 **NEW**
\$2,299,000 2+2 1sty-TRADITIONAL



CHARMING TRADITIONAL ON CUL DE SAC CORNER
 Charming, warm and inviting 2 bedroom traditional home on corner lot with cul de sac in best Brentwood location. 2 bedrooms in main house. Beautiful hardwood floors flow through entry, formal dining room, gracious living room and den. Living room and den both have wood burning fireplaces. Living room has a wall of glass and French doors overlooking the grounds and patio. At rear of the property and above the garage is an airy and bright guest unit. Currently tenant occupied so limited showings.

MLS#14-786537
 Josie Benjamin 310-880-3437
 COLDWELL BANKER-BHN **Other**



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TUESDAY

| | | | | |
|-----------------------------|----------|-------------------|-------|------------|
| 12311 11TH HELENA DR | Refresh. | 11-2 | 631G4 | red |
| \$3,595,000 | 4+6 | 2sty-CONTEMPORARY | | |



Newly Priced !! A Remodeled Contemporary in one of the most desirable & quiet locations in Brentwood. Sun-filled Living Room with extra High Ceiling looks over an exceptionally serene, Oasis-like Zen garden with matured vegetation, water fall and spa. Sensational & private 2nd. floor Master Suite with sitting area/office, Fire Place, His & Hers Bathrooms, large walk-in closets and a private deck/balcony. Great kitchen with Center Island leads to Dining & Family Room area with superb flow.

MLS#14-764743
Mazda Hoghoughi 310-271-4040 X
ELITE PROPERTIES REA

BBQ,Blt-Ins,Dshwshr,Dryer,Grbg Dis,Other

| | | | | |
|-------------------------------------|------|------------------|-----|------------|
| 11670 W SUNSET BLV, UNIT 108 | Open | 11-2 | 631 | NEW |
| \$499,000 | 2+2 | 1sty-CONTEMP MED | | |



FANTASTIC BRENTWOOD CONDO!!

Fantastic 2 bedroom/2 bath Brentwood condo that was just renovated. Unit features gorgeous hardwood floors, brand new bathrooms, smooth ceilings and a lovely kitchen. Courtyard style building is built around a central pool. Walking distance to all the best that Brentwood has to offer! Must see!!!

Thomas Hilal 310-486-1065
NOURMAND & ASSOC. BW

06 Brentwood Condo / Co-op

| | | | | |
|----------------------------------|-------|-------------|-------|------------|
| 575 S BARRINGTON AVE #107 | Lunch | 11-2 | 631H3 | NEW |
| \$889,000 | 2+3 | CONTEMP MED | | |



VERY HIP CONTEMPORARY! COMPLETELY REMODELED!

Quiet unit in the Prestigious Excelsior bldg. Features 2 bdrm suites on opposite ends. Chef's kitchen w/granite, custom cabs & mosaic glass. LV rm w/ hdwd flrs, FP & French doors to balcony, great for BBQing! Dining rm w/ hdwd flrs & wet bar w/ wine cooler. Mstr ste w/FP & 2nd balc. Remod mstr ba w/spa tub & oversized shower. Newly painted, inside Indry, 2 SXS prkg, & extra storage. Bldg. includes: Pool, hot tub, banquet room, gym, 26 gst prk & EQ Ins. Fab location.

MLS#14-785633
Elyse Arbour 310-873-4188
RODEO REALTY- BRENTW

www.575Barrington107.com

06 Brentwood Lease

| | | | | |
|-------------------------------|------|-------------|-------|------------|
| 11680 MONTANA AVE #305 | Open | 11-2 | 631H4 | NEW |
| \$4,295 | 2+3 | CONTEMP MED | | |



AMAZING TOP FLOOR UNIT IN A PRIME BRENTWOOD LOCATION!

Spacious condominium features plantation shutters, French doors and fireplace in the living room that leads to a patio. Large master suite with fireplace and high ceiling, updated master bathroom with frameless shower door. Kitchen has stainless steel appliances and lots of cabinet space. In close proximity to trendy shopping, restaurants, farmers market and all Brentwood has to offer.

MLS#14-787445
Steve Sawai 310.899.3584
COLDWELL BANKER RESI

Dshwshr,Dryer,Elvtr,Grbg Disp,Hood Fan

453 S BARRINGTON AVE, UNIT 302 Open 11-2 631H3

| | | | | |
|------------------|-----|------------------|--|------------|
| \$849,995 | 2+3 | 3sty-CONTEMP MED | | NEW |
|------------------|-----|------------------|--|------------|




WWW.453BARRINGTONAVE302.COM

Set back from Barrington Ave down an exclusive, private drive is this elegant traditional condo. Approximately 1663 sq ft, this meticulously maintained & remodeled home is the perfect spot for a discerning buyer looking for a tranquil retreat yet still in walking distance to all Brentwood has to offer. Chef's kitchen with granite counters, marble floors and upscale SS appliance. Formal DR with coffered ceilings, huge living room w FP. Master suite with spa-style bath and walk-in closet.

Regina Vannicola 310-625-2061
KELLER WILLIAMS - SM

07 West L.A. Single Family

| | | | | |
|------------------------|------|---------------|-------|------------|
| 1955 PURDUE AVE | Open | 11-2 | 632A6 | NEW |
| \$1,695,000 | 3+3 | ARCHITECTURAL | | |



AWARD WINNER BY ARCHITECT DAVID MING-LI LOWE


Selected by the A.I.A. in 1994 as one of 100 most important new houses, every inch of this living space inspired by Charles Eames and Pierre Chareau will satisfy the artistic buyer who understands that their surroundings impact their creativity. While technically a condominium, there are no homeowner fees, there is no homeowner's association, there is a separate apn, and the land for the residence in not held in common. This may be the best Westside buy in architecture.

MLS#14-786855
Crosby Doe
CROSBY DOE ASSOCIATE

Dshwshr,Elvtr,Grbg Disp,Rng/Ovn

575 S BARRINGTON AVE #304 Lunch 11-2 631H3

| | | | | |
|------------------|-----|-------------|--|------------|
| \$845,000 | 2+3 | CONTEMP MED | | NEW |
|------------------|-----|-------------|--|------------|



BEAUTIFUL, BRIGHT AND EXTREMELY QUIET!

Featuring 2 bd. + 2 1/2 ba unit in the Prestigious Excelsior bldg. Large LV rm has FP, built-in speakers & French doors to balcony. Dining room w/wet bar. Remodeled kitchen w/ new SS appliances. Mstr suite w/FP, walk-in closet & French doors to 2nd balcony. Lovely master ba w/spa tub, separate shower & built-in vanity. 2nd bdrm w/ blt-in book cases. Inside Indry & SxS pkg. Bldg. includes: Pool, saunas, gym, banquet room, 26 guest prkg & EQ ins. Fab Location!

MLS#14-786573
Elyse Arbour 310-873-4188
RODEO REALTY- BRENTW

www.575Barrington304.com

2725 STONER AVE Open 11-2 672B1

| | | | | |
|------------------|-----|------------------|--|------------|
| \$898,000 | 3+2 | 1sty-TRADITIONAL | | NEW |
|------------------|-----|------------------|--|------------|



Charming home w/picket fence & brick walkway lead you into a warm/inviting LR w/wood burn frpl, built in bookcase & more. Sunny remod kitchen-overlooks backyd-has new soft close cabinetry, SS app, granite counters, recess lites & classic built-in diner booth seating. Den w/beam ceiling/ brick flring has wall to wall glass sliders which open to inviting deck & private grassy park-like backyd. Refin hdwd flrs, dual-pane wnds, ceil fans in bdrms, updated bathrms, auto sprink system & spac open patio.

MLS#14-786899
Christina Becket 310-508-0357
THE BECKET GROUP

Dshwshr, W/D,Grbg Disp,Oven,Stove,Micro

11939 GORHAM AVE, UNIT 205 Open 11-2 631/H4

| | | | | |
|------------------|-----|-------------|--|------------|
| \$799,000 | 2+2 | 1sty-FRENCH | | NEW |
|------------------|-----|-------------|--|------------|



2BR CONDO IN PRIME BRENTWOOD LOCATION

Spacious & updated 2nd floor, 2BR/2BA unit in quiet Brentwood location near all the shops & restaurants. Approximately 1,725 sq. ft. per floor plan co. Gourmet kitchen w/ ss appliances and granite counters, side by side W/D & hardwood floors. Large Master w/ sitting area and/or office area & walk-in closet. Lush interior garden courtyard & walkway leading to the pool & gym. 2 tandem + add'l guest parking. Elegance, privacy and convenience in a prime location—what more could one want?

Nora & Peter Wendel 310.979.3913
COLDWELL BANKER - BW

www.11939Gorham205.com

2543 AMHERST AVE Open 11-2 672A1

| | | | | |
|--------------------|-----|-------------|--|------------|
| \$1,049,000 | 3+3 | TRADITIONAL | | rev |
|--------------------|-----|-------------|--|------------|



STORYBOOK HOME

Fall in love with this storybook home located on a quiet, tree lined street. A red front door, rose bushes and nicely landscaped front yard make this home the jewel on the block. This 2 story Cape Cod style home has crown molding, three full baths, hardwood floors, dual-zone central air/heat and space saving built-ins throughout. A lush and private backyard with brick patio area and grassy yard make it easy to enjoy the outdoor California lifestyle.

MLS#14-776171
Tami Pardee 310-907-6517
PARDEE PROPERTIES

Blt-Ins,Cing Fan,Dshwshr,Dryer,Grbg Disp

TUESDAY

07 West L.A. Condo / Co-op

| | | |
|-----------------------------|----------------------|------------|
| 12412 TEXAS AVE #301 | Refresh. 11-2 631H6 | NEW |
| \$875,000 | 2+3 2sty-TRADITIONAL | |



PENTHOUSE TOWNHOUSE 1 BLOCK FROM BRENTWOOD & SM

With over 2100 SF, this TH is larger than many single family homes. Gleaming hardwood floors, walls of glass, a gracious fireplace & wrap around balcony highlight the living room with soaring ceilings. The eat-in kitchen with newer stainless steel appliances opens to the formal dining room with wet bar and a great flow for entertaining. Downstairs offers master ste. w/frpl. & balcony + 2nd bedroom ste. filled with light. The loft opens to a rooftop deck with views. Inside laundry. SxS parking.

MLS#14-786847
 Stacy Blair Young (424)202-3254
 TELES PROPERTIES
 Blt-Ins,Dshwshr,Washer/Dryer,Grbg Disp

1242 S BARRINGTON AVE #305 Open 11-2 631J5 **NEW**

| | |
|-----------|------------------|
| \$539,000 | 2+2 CONTEMPORARY |
|-----------|------------------|



Location! This lovely unit, close to shops & restaurants in a very walkable neighborhood, has a great open floor plan with a spacious kitchen that opens to a dining area & living room with cozy fireplace. Generous balcony off of living room. Master bedroom has large walk-in closet & an updated bathroom. Spacious second bedroom with large closet. Updated second half bathroom. The complex has a lovely pool and sundeck, as well as a gym & sauna. Great for UCLA students, the Blue Bus stops steps away

MLS#14-786579
 Mary Ortiz 917-743-8703
 KELLER WILLIAMS HOLL

08 Cheviot Hills - Rancho Park Single Family

| | | |
|-----------------------|----------------------|------------|
| 2929 MOTOR AVE | Open 11-2 | NEW |
| \$1,895,000 | 4+4 2sty-TRADITIONAL | |



STUNNING NEWLY RENOVATED TRADITIONAL!

This traditional home features elegant carrara marble counter-tops, high ceilings, wide-plank hardwood floors throughout and custom details throughout. Beautiful entry opens to the spacious living room that is flooded with natural light which seamlessly flows from the dining room onto the sun-filled kitchen. Master suite features a decadent master bath with a unique blend of stone and marble finishes and large walk-in closet. Lushly landscaped yard perfect for entertaining or dining al fresco!

Rory Posin/Kristian Bonk 310-839-8500
 RE/MAX BEVERLY HILLS
 www.RoryPosin.com

10707 ESTHER AVE Open 11-2 632D6 **NEW**

| | |
|-----------|-----------------|
| \$965,000 | 3+1 TRADITIONAL |
|-----------|-----------------|



GREAT FIXER IN RANCHO PARK!

Great opportunity to own in this desirable neighborhood. This 3 bedroom / 1 bath fixer features hardwood floors, fireplace and detached converted garage. The large backyard is private and offers lots of grassy area for entertaining. Located close to trendy shopping and dining with easy access to Westwood, West LA, Century City and Culver City. Located in the Overland school district. This gem is not to be missed!

MLS#14-787439
 Benjamin S. Lee 310-858-5489
 COLDWELL BANKER RES
 None

09 Beverlywood Vicinity Single Family

| | | |
|------------------------|-----------------|------------|
| 1801 S HOLT AVE | Open 11-2 632J5 | NEW |
| \$819,000 | 2+2 SPANISH | |



AUTHENTIC STEINKAMP SPANISH. HUGE YARD AND GORGEOUS DECK

Large corner lot. 2+1.5+Bonus/Office. Grand Living Room with gracious fireplace and emblematic leaded glass window with decorative stained glass shield motif. French doors open from the Master Bedroom to huge deck great for entertaining. Gated driveway with detached garage and bonus room/office. Authentic Kitchen has been restored with a vintage feel. Original stained glass and artwork with hardwood floors throughout. Curved breakfast room wall of leaded glass.

MLS#14-787721
 Paul Kellogg 310-777-6307
 COLDWELL BANKER BH N
 www.1801SHolt.com

09 Beverlywood Vicinity Condo / Co-op

| | | |
|-----------------------------|-----------------|------------|
| 1167 ROXBURY DR #201 | Open 11-2 632F3 | rev |
| \$749,000 | 2+2 TRADITIONAL | |



LOCATION: 1/2 BLOCK FROM BEVERLY HILLS AND ROXBURY PARK

LOCATION-LOCATION-LOCATION: 1/2 block from Beverly Hills and Roxbury Park. 2 blocks to a gourmet market and drug store. Brand new carpets & fresh paint. Private gated garage with 2 parking spaces and plenty of storage. Pool and sundeck. Beautiful tree lined street. Great opportunity to own a one story condo.

MLS#14-783211
 Bucky Hazan 310-963-7522
 TELES PROPERTIES, IN
 Dryer,Washer,Refrigerator

10 West Hollywood Vicinity Single Family

| | | |
|----------------------------|-----------------|------------|
| 9024 DORRINGTON AVE | Open 11-2 592H7 | NEW |
| \$1,600,000 | 4+4 TRADITIONAL | |




TIMELESS ENGLISH STYLE HOME

This timeless English style home is situated on everyone's favorite street! Savor the best cuisine nearby in this ideal location. The varied combination of picket fence, large windows and roof style, enhance the facade, and the interior is just as engaging. The home is classic with design detail, which makes "old fashion" very fashionable!

MLS#14-783547
 Jane Schore 3235736562
 COLDWELL BANKER SS
 www.shoppingwithschore.com

8929 ASHCROFT AVE Open 11-2 592H7 **NEW**

| | |
|-------------|-----------------|
| \$1,250,000 | 2+2 TRADITIONAL |
|-------------|-----------------|



WEST HOLLYWOOD'S HIDDEN TREASURE

Behind hedges is a hidden treasure that captures the stylish side of cozy. As you enter the gate, a beautiful rose garden leads to a charming porch perfect for conversation. As you enter the hm you are fascinated by the magnificent stained glass window in the formal dining rm, & an elegant & comfortable interior, highlighted by crown moldings, coved ceiling & French doors leading to the prvt back yard. The sophisticated palette inside & out truly makes this a jewel that rarely becomes available.

MLS#14-785185
 Jane Schore 323 5736562
 COLDWELL BANKER SS
 www.shoppingwithschore.com




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TUESDAY

| | | | | |
|---------------------------|------|--------|-------|------------|
| 1208 N MCCADDEN PL | Open | 11-2 | 593E5 | rev |
| \$919,000 | 3+4 | MODERN | | |



INTRODUCING THE HOLLYWOOD COLONY 2 - 10 NEW MODERN HOMES!

Introducing The Hollywood Colony 2, a collection of 10 new architectural homes w/3 beds + 3.5 baths with incredible rooftop decks w/iconic city views, direct access garage & open floor plans! Featuring designer kitchens & baths w/high end cabinetry, hardwood floors, approx 10 ft. ceilings, large windows & abundant natural light. Huge master bedrooms, beautifully tiled baths, solar ready, controlled access & wired for whole home automation on a gated private street.

MLS#14-785819
Grant Linscott 323-300-1174
KELLER WILLIAMS RLTY

Dshwshr,Grbg Disp,Hood Fan,Micro,Rng/Ovn

| | | | | |
|---------------------------------|-------|--------------------|-------|------------|
| 656 N WEST KNOLL DR #101 | Open | 11-2 | 592J7 | NEW |
| \$829,000 | 2+2.5 | 1sty-ARCHITECTURAL | | |



SPA RETREAT IN THE HEART OF WEHO

Over 1500 square feet of single story living. Rich maple floors,cozy fireplace and adjoining balcony make your feel right at home. 2masters,2 spa bathrooms+powder. Perfectly designed chefs kitchen,interior laundry room,stunning built ins, storage galore, 2 separate parking spaces and a 95 walk score.

MLS#14-786599
Ryan Fitzgerald 310-402-6000
JOHN AAROE GROUP

Bff-Ins,Cbl,Dshwshr,Elvtr,Frzr,Other

10 West Hollywood Vicinity Condo / Co-op

| | | | | |
|-------------------------------|------|--------------|-------|------------|
| 1100 ALTA LOMA RD #903 | Open | 11-2 | 592J6 | NEW |
| \$949,000 | 1+2 | CONTEMPORARY | | |




VALUE & OPPORTUNITY AT THE LUXURY EMPIRE WEST

Prime West Hollywood, full-service Empire West building. Bright, ±1,600 SF (assr) 1BD/2BA w/den. Open floor plan & floor-ceiling windows to terrace & views. Concierge & valet, stylish lobby, rooftop pool w/views, tennis & gym.

MLS#14-786879
ST.JAMES + CANTER 310-291-1029
BERKSHIRE HATHAWAY

www.1100altaloma903.com

| | | | | |
|--------------------------------|------|------|--|------------|
| 1222 N KINGS RD, UNIT 4 | Open | 11-2 | | NEW |
| \$689,000 | 2+2 | | | |



WONDERFUL IN WEHO

Spacious (1461 sq ft) 2+2 townhome on two levels in beloved building. Vaulted ceilings, generous sized rooms, newer stranded bamboo floors, large en-suite master with spa tub, two sinks, updated kitchen with subzero refrigerator, gas fireplace, balcony, two car park, laundry room in unit, loads of storage, exterior hardscape upgrades and painting in process with assessments paid by seller, EQ and water paid by HOA, in prime WeHo location. Also Open Sunday 8/31/14 from 2pm-5pm.

Jeffrey Sachs 310-777-6361
COLDWELL BANKER RESI

Other

| | | | | |
|-------------------------------|----------|-------------------|-------|------------|
| 1155 N LA CIENEGA #508 | Refresh. | 5-7 | 592J5 | NEW |
| \$849,000 | 2+2 | 1sty-CONTEMPORARY | | |



TWILIGHT OPEN,WINE AND CHEESE,EXQUISITELY REDONE

Views of the world from this exquisitely redone 2 brm 2 bth comdo on the fifth floor. Corner unit with walls of glass overlooking city to Catalina Island, Exquisite finishes include Brazilian granite countertops in kitchen, French limestone in guest bth, travertine flrs in master bth, new hardwood flrs thruout soundproofed in living rm. Double pane windows, 180 degree panoramic view,large balcony. Perfect for the discriminating buyer with great taste. Drop dead beautiful

MLS#14-787257
Marilyn Watson 310/766-2020
RODEO REALTY - BEVER

State of the art appliances,air cond.

| | | | | |
|-------------------------------|------|-------------------|-------|------------|
| 1124 N LA CIENEGA #303 | Open | 11-2 | 592J6 | NEW |
| \$439,000 | 1+1 | 3sty-CONTEMPORARY | | |



LARGE BRIGHT WEHO CONDO WITH BALCONY AND VIEWS

This large, north-facing condo is on top floor of a small building, centrally located btw Holloway + Fountain. Main living space is open floorplan + features wood floors, gas fireplace + French doors that open to a balcony, imbuing the space w/ beautiful light + offering both great outdoor space + stellar views of the Hollywood Hills. Kitchen has breakfast counter, lots of cabinet space. Bedroom is huge + offers double closet + walk-in closet. It's a beautiful room + has terrific light + views.

MLS#14-787779
Geoff Clark 323-459-3845
DEASY PENNER & PARTN

None

| | | | | |
|-------------------------------|----------|-------------------|-------|------------|
| 1155 N LA CIENEGA #508 | Refresh. | 11-2 | 592J5 | NEW |
| \$849,000 | 2+2 | 1sty-CONTEMPORARY | | |



180 DEG.VIEWS, HILLS, DTN. TO OCEAN, EXQUISITELY REDONE, TOP

Views of the World! Magnificently redone SE Corner 2 bedroom / 2 bath condo. Exquisite finishes including Brazilian Granite countertops in kitchen, French limestone in guest bth, travertine flrs in master bth with new hardwood floors thru out, soundproofed in liv.rm, Double pane windows Unobstructed 180 degree panoramic views from city to Catalina island. Perfect for a buyer with great taste, lite, bright, and spacious, with large balcony. Stunning décor drop dead beautiful. Must see now.

MLS#14-787257
Marilyn Watson 310/766-2020
RODEO REALTY - BEVER

isoectacular 180 views,exquisitely redon

11 Venice Single Family

| | | | | |
|---------------------------|--------|---------|-------|------------|
| 1157 VAN BUREN AVE | Lunch | 11-2 | 672A5 | NEW |
| \$1,299,900 | 2+1.75 | SPANISH | | |



CHARMING SPANISH HOME

Charming Spanish Style home in great area of Venice near Abbot Kinney Blvd, Beach, and Marina. Featuring 2 Br, Den, 1.75 Ba with Hardwood Floors, Coved Ceilings, Wood Burning Fireplace, Double Pane Windows, Dining Room, and Built-in Kitchen. The spacious Family Room opens out to an enclosed, private yard. The 2 car Detached Garage has laundry hook-ups and storage. Covered patio. The electric and plumbing were updated in 2008. Double-pane windows. Abbot Kinney School. MLS#14-787109

Terry Ballentine 310-351-9743
RE/MAX ESTATE PROP.

www.TerryBallentine.com

| | | | | |
|-----------------------------------|-------|--------------------|--|------------|
| 1327 HAVENHURST DR, UNIT 9 | Open | 11-2 | | NEW |
| \$849,000 | 2+2.5 | 2sty-ARCHITECTURAL | | |



FANTASTIC CONTEMPORARY TOWNHOME!

Amazing architectural townhse. Pvt gated crtyrd ent to spacious home highly upgrded beyond 1's expectations. Features concrete flrng, cstm recessed litng, L.R. & entire unit wired for sound & hm theater system. Opened chef's kitch has SS appliances & cstm cabinetry & cooking space. Mstr ste has skylites, FP, cstm builtin closts, & updated bthrm w/dual sinks. L.R. & dining area open to lrg pvt patio. Electrified skylights. In unit laundry + PRIVATE 2 CAR GRG w/ lots of storage. Only 10 townhms.

D Banchik & M Collins 310-777-2866
BHHS BH AND C BANKER

Dishwasher, range, disposal

| | | | | |
|-------------------------|------|--------------------|-------|------------|
| 2472 LOUELLA AVE | Open | 11-2 | 672A5 | rev |
| \$2,195,000 | 4+4 | 2sty-ARCHITECTURAL | | |



LIGHT INFUSED CALIFORNIA ARCHITECTURAL W/ SPARKLING POOL/SPA

Located in a prime Venice location, this 4 Bdrm/4 Bath California architectural encompasses warm/modern details and finishes. Enjoy abundant space & high-end finishes for refined modern living w/ frictionless indoor/outdoor Southern California lifestyle. Complete w/ architectural details & environmentally friendly materials, this home offers it all & leaves nothing to the imagination! Soak in the ocean breezes & entertain guests in the beautiful landscaped backyard w/ sparkling pool and spa.

MLS#14-785663
Tami Pardee 310-907-6517
PARDEE PROPERTIES

Refrigerator,Oven/Range,Micro,Pool/Spa

TUESDAY

11 Venice *Condo / Co-op*

1046 PRINCETON DR #212 Open 11-2 672A6 **rev**
 \$645,000 0+1 ARCHITECTURAL

ASSUMABLE SELLER FINANCING AVAILABLE

19 of 30 Lofts left, ASSUMABLE SELLER FINANCING Available, Restrictions Apply. Silicon Beach Lofts in the Oxford Triangle of Venice near shopping and entertainment. Work/Live spaces, select units offering SS Appliances, Italian Cabinets, Marble Counter Tops, 9'-30' Bow Truss Ceilings, Private Interior Elevator, Large Windows & Commercial roll up Doors, Skylights, Steel Beams, Large Balcony/Patio. Final CofO issued 2010. Pictures are of Model units, Marina Del Rey post office

MLS#14-763999
 Lee Johnson 310-892-2244
 SOTHEBY'S INTERNATIO

Blt-Ins, Cbl, Dshwshr, Grbg Disp, Micro, Oth

12 Marina Del Rey *Condo / Co-op*

310 TAHITI WAY #106 Open 11-2 701J1 **NEW**
 \$789,000 2+2 CAPE COD

2 +2 beautifully remodeled unit. Italian style kitchen - viking range - sub zero - wood burning stove - marble/wood flooring - marble bathrooms - walk in shower - private atrium -

MLS#14-786861
 Lee Tonks 3109803979
 ABBOT KINNEY REAL ES

306 BORA BORA WAY #311 Open 12-2 701J1 **NEW**
 \$699,000 2+2 ARCHITECTURAL

START TIME NOON: RARE TOP FLOOR IN RESORT COMPLEX

NOON-2PM Beautiful remodeled peaceful top floor. Marina resort style. Luxurious immaculate security complex with pool, spa, tennis. Idyllic location. West facing bright quiet exposure and balcony Spa-like bathrooms, granite stainless kitchen, dining area, breakfast room, full size laundry in unit, dark hardwood floor, 12 foot smooth beam ceilings, crown molding, double door entry, FP, recessed lighting. Large master walk-in closet, great storage. Convertible 2nd bedroom is currently den.

MLS#14-786873
 John A Lucy 310-623-1376
 KELLER WILLIAMS HH

Clng Fan, Dshwshr, Dryer, Elvtr, Grbg Disp

13 Palms - Mar Vista *Single Family*

3727 WASATCH AVE Open 11-2 672C4 **NEW**
 \$2,485,000 5+6 CONTEMPORARY

SPECTACULAR NEW CONTEMPORARY HOME IN PRIME MAR VISTA

Set on an elevated lot, with 5 bedrooms, all en suite, and 5 and a half baths. Expansive interior rooms will host large scale entertaining with ease. The kitchen, boasting beautiful marble counters, custom cabinetry and top of the line stainless appliances, becomes the center for family and entertaining. As you step out to the rear terrace, the view is lovely. New pool and spa surrounded by lush lawns, shrubs and trees. Clean contemporary lines distinguish the property.

MLS#14-787677
 Ron Wynn
 COLDWELL BANKER-MONT

Dshwshr, Dryer, Rng/Ovn, Wshr

4231 STEWART AVE Open 11-2 **NEW**
 \$1,299,000 3+2.5 1sty-CONTEMPORARY

A PORCH FOR EVERY SEASON!

Imagine relaxing evenings enjoying the summer breeze or catching the morning sun on the other side of your house. Warm contemporary home designed for easy going, year-round living. Spacious wraparound porch extends living space to create a seamless transition between indoors & out. Imaginative breezeway takes center stage providing a connection to shared common living. Boasting great features w/ vaulted ceilings, Nano doors, wide plank oak floors, gourmet kitchen.

MLS#14-787519
 Laurie Woolner (310) 699-0980
 POWER BROKERS INTL.

microwave, dshwshr, stove/oven, fridge

X 4331 PURDUE AVE Lunch 11-2 672/E4 **NEW**
 \$939,000 5+2.5 2sty-TRADITIONAL

PRIVATE RETREAT

Amazing private retreat with unlimited potential! Spacious two story five bedroom single family home perfect for large or extended family or duplex potential

MLS#14-788377
 L. Bodet/D. Jubas 310-458-0091
 SM-MONTANA

13 Palms - Mar Vista *Condo / Co-op*

11916 VENICE #1A Refresh. 11-2 672D3 **NEW**
 \$540,000 3+3 ARCHITECTURAL

CASH OFFERS OR EXPEDITED FINANCED OFFERS ONLY. Hard to find 3BR/2.5BA townhome in desirable Mar Vista. Walking distance to many amenities and only 3 miles from Venice Beach! Perfect house alternative. Beautiful hardwoods, large kitchen, comfortable dining area and room for breakfast nook. Inside laundry and side by side gated parking. Beautiful limestone fireplace in the living room, patio off the kitchen and a nice size balcony upstairs. Great investment for the future!

MLS#14-768377
 Justin Jacobson 310-892-2673
 HORIZON REALTY

Dshwshr, Rng/Ovn

3677 MENTONE AVE, UNIT 1 Open 11-2 672 **NEW**
 \$535,000 2+3 TRADITIONAL

1,269 sq ft frnt facing townhome w/only 1 common wall. Completely renovated. Kit w stnls stl aplncs, bfast bar & lg dining area. LR w firepl & wd flrs throughout. Immaculately maintained sm complex.

MLS#14-787183
 Molly Betuel 310.625.6494
 COLDWELL BANKER-MONT

10740 LAWLER ST #9 Open 11-2 672E1 **NEW**
 \$459,500 2+2 CONTEMPORARY

TWELVE 2BR/2BA UNITS! MODEL UNIT #9 OPEN

This charming condominium complex features 12 units, with each unit being individually sold. All units boast 2 bedrooms/2 bathrooms with a fireplace in the living room as well as either a balcony or patio area plus 2 parking spaces in the gated garage. Unit #9 has been beautifully redone and is currently being shown as model unit. Other units can be sold as-is or for an additional cost can be purchased w/optional remodel package. Offered from \$433,500 to \$459,500 LawlerCondos.com

MLS#14-787183
 Joyce Essex Harvey
 COLDWELL BANKER RESI

www.LawlerCondos.com

14 Santa Monica *Single Family*

100 ESPARTA WAY Open 11-2 631C6 **NEW**
 \$3,199,000 4+3 TUDOR

BEAUTIFUL TUDOR WITH OCEAN & CANYON VIEWS!

Stunning ocean & canyon views in prime location at the end of a much coveted street North of San Vicente, on a rare cul-de-sac. Updated kitchen & baths, but still has amazing potential for extensive remodel. Tons of original details thruout! Contemporary kitchen w/stainless appliances & breakfast bar opens to family room w/picture windows. Sunny master w/canyon & ocean views & private balcony. Beautiful, tranquil backyard w/courtyard patio & deck surrounded by lush landscaping & treetop views.

MLS#14-787519
 Brett Silver 310-458-4024
 PARTNERS TRUST SM


Built-ins



The Source Of Real Time Real Estate™

TUESDAY

| | | | | |
|---------------------|------|-------------|-------|------------|
| 2302 HILL ST | Open | 11-2 | 671J2 | NEW |
| \$2,199,000 | 4+4 | CONTEMP MED | | |



SOPHISTICATED SUNSET PARK

Gorgeous 2-story home re-built in 2012 with expert craftsmanship on an oversized lot in the heart of Sunset Park! Sophisticated style & finishes. Gracious contemporary open floor plan. High ceilings, lovely light, hardwood floors. Phenomenal kitchen with tumbled marble tiled backsplash, granite counters, stainless steel appliances, 6 burner Thermador range with hood & double ovens, Thermador built-in refrigerator & freezer, built-in microwave, center island & breakfast bar.

MLS#14-787525
 Tamra (Tami) Pardee
 PARDEE PROPERTIES

Blf-Ins,CIng Fan,Dshwshr,Frzr,Grbg Disp

| | | | | |
|----------------------------------|------|------------------|--------|------------|
| 1528 PRINCETON ST, UNIT 1 | Open | 11-2 | 631/G7 | NEW |
| \$875,000 | 2+3 | 3sty-CONTEMP MED | | |



GORGEOUS TWO BEDROOM TOWN HOME HAS IT ALL!


Stunning front facing townhome in a new complex featuring classic Mediterranean architecture in Santa Monica. 2 bed 2.5 bath with a direct access private garage and patio. Beautiful courtyard entryway. Minutes to Water Garden, Colorado Center, restaurants, and parks in SM. Quality finishes, custom cabinets, Caesar stone countertops, walk-in closets and lots of light!

Diane Dorin
 TELES PROPERTIES

424-203-1835
Blf-ins, Dshwshr, Rng/Ovn,Refridgerator

14 Santa Monica Condo / Co-op

| | | | | |
|----------------------------|------|--------------|-------|------------|
| 1033 OCEAN AVE #403 | Open | 11-2 | 671D2 | NEW |
| \$2,800,000 | 2+2 | CONTEMPORARY | | |



INDULGE IN LIFE'S REWARDS...

Meticulously furnished, designer perfect, turn-key ocean view penthouse residence. Thoroughly remodeled in 2014 with new appliances, walnut hardwood floors, unparalleled tile, stone and cabinetry, state-of-the-art media, sound, lighting and alarm systems, 12 foot ceilings and glass walls that open to magnificent views of the Pacific Ocean. One of the largest two bedroom condominium residences on Ocean Avenue. EV ready. Quite possibly the finest condominium residence in Santa Monica.

MLS#14-784487
 Neil Smith
 NORMANDIE

310-990-9641
STUNNING LARGE OCEAN VIEW PENTHOUSE

| | | | |
|---------------------------|-------|-------------------|------------|
| 827 BAY ST, UNIT 9 | Open | 11-2 | NEW |
| \$779,000 | Prjct | 1sty-CONTEMPORARY | |

Upper Rear no common walls, windows on all sides. 2 spacious balconies at entry and living. Wood floors and newer kitchen with granite and white appliances. Just like a home. Move in ready. Close to all.

washer dryer
 Peter Mullins 31 600 6976
PETER MULLINS R.E.

| | | | | |
|-------------------------|-------|--------------|-------|------------|
| 2666 31ST ST #10 | Open | 11-2 | 672A1 | NEW |
| \$749,000 | 3+2.5 | CONTEMPORARY | | |



SUNSET PARK TOWNHOME

Inviting front facing 3+2.5 Townhome in Sunset Park amongst many single family homes. Minutes away from many coffee shops, restaurants, great parks & Grant Elem School. This front unit has a good size patio, rich wood beam ceilings & fpl in living room with 1/2 bath downstairs. Lovely updated kitchen with stainless steel appliances & sdxds laundry, classy finishes, laminate Pine wood floors & new plantation shutters throughout.

MLS#14-785577
 Dan Nessel
 BERKSHIRE HATHAWAY

310-365-0195
Blf-Ins,Dshwshr,Grbg Disp,Micro,Rng/Ovn

| | | | |
|------------------------|-------|-------|------------|
| 128 MONTANA AVE | Open | 11-2 | NEW |
| \$1,539,000 | 3+2.5 | TUDOR | |



CLASSIC ENGLISH TUDOR IN PRIME SANTA MONICA

Classic English 2 story townhouse in small 5 unit building. Hardwood floors throughout. Living room with fireplace and French doors to a front patio. A generous dining room opens to a rear patio. The kitchen has been totally and beautifully redone. 3 bedrooms and 2 bathrooms up. The spacious master has high ceilings and a private balcony. Private direct access garage with laundry and storage area. Wonderful Santa Monica location.

Isabelle Mizrahi
 BERKSHIRE HATHAWAY

310.230.3720

| | | | | |
|----------------------------|----------|-------|-------|------------|
| 1504 BERKELEY ST #A | Refresh. | 11-2 | 631H6 | rev |
| \$885,000 | 2+3 | OTHER | | |



RENOVATED TOWNHOME IN HEART OF SANTA MONICA-AMAZING VALUE

Beautifully remodeled 2 BD/2.5 BA town home located in Santa Monica! This fresh, 3 story, corner unit offers air conditioning, 2 car private garage, only attached by one wall & is flooded w/ natural light from 4 balconies. A gorgeous Carrera marble fireplace is the center focus of the spacious living room. Both bdms offer baths en suite featuring Caesar stone counters & white subway tile. Enjoy the walk-in closet & loft in the master suite. This townhome is perfect - don't miss this opportunity!

MLS#14-785391
 Tami Pardee
 PARDEE PROPERTIES

310-907-6517
Dshwshr,Micro,Rng/Ovn,Fridg

| | | | | |
|-------------------------|-------|---------------|-------|------------|
| 3002 3RD ST #109 | Lunch | 11-2 | 671G4 | NEW |
| \$1,025,000 | 2+2.5 | ARCHITECTURAL | | |




STUNNING AND SPACIOUS OCEAN PARK CONDO WITH UPDATED KITCHEN

Situated in the architectural Sea View, this warm yet elegant & contemp. condo in OP boasts a delightful sense of openness /spaciousness characterized by high ceilings, arch. windows & French doors leading to a wonderfully private & wrap-around patio. From the elegant living/dining rooms to the upgraded gourmet kitchen w/ quartz countertops, Calcutta back-splash & SS appliances, this residence also features a master suite, 2nd en-suite bed., garden facing den/office, 3 FP's & SxS parking.

MLS#14-787509
 Jack Graniti
 PACIFICA WEST PROP.

310-625-6656
Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn,Fridg

| | | | | |
|-------------------------|------|-------------|-------|------------|
| 2417 34TH ST #18 | Open | 11-2 | 672A1 | rev |
| \$620,000 | 2+3 | CONTEMP MED | | |



COURTYARD BEAUTY AWAITS YOU WITH STYLE, QUALITY AND TASTE!

NOT TOO LATE to buy this serene and vibrant twtnhs condo located in quiet rear of a lush, sunny crtyd. Completely upgraded w/HW flrs and plantation shutters thruout, there is a functional, updttd kitch w/granite countertops, new appli & a redone 1/2 bath down. Liv rm-dining area lead to patio facing east. Up there are two master BR suites w/soaring ceil., revampd baths+lge pvt balcony. Hge indiv stor rm. 2 Pkg. Sec bldg&gar. Priced below relev sales. Peaceful and luxurious, this home won't last.

MLS#14-785637
 Ruth Shari
 COLDWELL BANKER RESI

310-442-1646
Blf-Ins,Dshwshr,Dryer,Grbg Disp,Micro

REMINDER

The MLS™ reserves the right to refuse and/or edit any ad it deems unsuitable.

No ad shall include statistical or numerical comparisons of performance between or among different real estate brokerage firms, brokers, or agents.



TUESDAY

14 Santa Monica Lease

| | | | | |
|--------------------|-------|---------|-------|------------|
| 615 24TH ST | Open | 11-2 | 631F6 | NEW |
| \$26,000 | 4+5.5 | SPANISH | | |



BEAUTIFULLY REMODELED SPANISH

Newly remodeled 4BR Spanish w/5.5BA on a beautiful st. in Franklin School Dist. Up entails a sumptuous mstr suite, adjoining rm which could be used as a nursery/office + priv bal. Newly remld Mstr. BA w/Carrara mrble, new vanities, spa tub & 2 walk-in closets. Also, 2 additional BR suites & one has a loft above it,+ both have private balconies.Dwn has 1 BR suite, newly rem BA w/Carrara & soak tub + shwr. New French White Oak hw flrs. Lrg DR w/FP, french drs lead to a zen-like patio. 2car garage.

MLS#14-787753
Susan Kastner 310-899-3413
COLDWELL BANKER RESI

Dshwshr,Rng/Ovn,Fridg

| | | | | |
|----------------------------|------|--------|-------|------------|
| 1033 OCEAN AVE #403 | Open | 11-2 | 671D2 | NEW |
| \$17,500 | 2+2 | MODERN | | |



LIFE'S REWARDS REIMAGINED...

Meticulously furnished, designer perfect, turn-key ocean view penthouse residence. Thoroughly remodeled in 2014 with new appliances, walnut hardwood floors, unparalleled tile, stone and cabinetry, state-of-the-art media, sound, lighting and alarm systems, 12 foot ceilings and glass walls that open to magnificent views of the Pacific Ocean. One of the largest two bedroom condominium residences on Ocean Avenue. EV ready. Quite possibly the finest condominium residence in Santa Monica.

MLS#14-783737
Neil Smith 310-990-9641
NORMANDIE

STUNNING LARGE OCEAN VIEW PENTHOUSE

| | | | | |
|----------------------------|-------|------|-------|------------|
| 1705 OCEAN AVE #403 | Lunch | 11-2 | 671C1 | NEW |
| \$9,995 | 1+2 | | | |

RARE OPPORTUNITY FOR LEASE at The Waverly! Brand new, exclusive condominium residence with spectacular ocean views! One bedroom PLUS DEN (w/closet)! Open kitchen, great room and large terrace.

MLS#14-769411
Teri Gooden 213.300.5995
Dshwshr,Dryer,Frzr,Grbg Disp,Hood Fan
COLDWELL BANKER RESI

| | | | | |
|------------------------|------|-------|-------|------------|
| 121 ESPARTA WAY | Open | 11-2 | 631C6 | red |
| \$10,800 | 3+2 | RANCH | | |



SANTA MONICA LEASE - NORTH OF SAN VICENTE

Great opportunity to live in a charming one story ranch style home in Santa Monica! Outstanding location on a beautiful tree-lined cul-de-sac. The spacious living and dining rooms open to a covered patio, pool and grassy yard. Kitchen has been remodeled with carrera marble and stainless steel appliances. There is a large pantry and charming breakfast area. The spacious master bedroom with remodeled bath and walk in closet has a fireplace and French doors that lead to the patio.

MLS#14-767635
Ron Wynn
COLDWELL BANKER-MONT

BBQ,Blf-Ins,Rng/Ovn,Fridg

| | | | | |
|--------------------|-------|-------------|-------|------------|
| 516 26TH ST | Open | 11-1 | 631F5 | rev |
| \$12,500 | 6+3.5 | TRADITIONAL | | |



REDUCED - GREAT FAMILY HOME

Bright, Warm and Inviting Family Home. Wonderful for Entertaining. Move-in Condition. Formal Living Room, Formal Dining Room, Laundry Room, Kitchen with Granite and Center Isle, French Doors open to Grassy Backyard. Lap Pool and Hot Tub. 3 Bedrooms up, including Master Suite with Balcony and Walk-In Closet. 2 Bedrooms down, plus Maid's or Office. Garage. Lots of Parking. Close to Restaurants and Stores.

MLS#14-780089
Linda Easton 310.259.7155
COLDWELL BANKER-PAC.

Dshwshr,Dryer,Grbg Disp,Hood Fan,Micro

15 Pacific Palisades Single Family

| | | | | |
|--------------------------|----------|------------------|-------|------------|
| 533 VIA DE LA PAZ | Refresh. | 11-2 | 631A6 | NEW |
| \$4,550,000 | 6+6 | 2sty-TRADITIONAL | | |



FIRST BROKERS OPEN

Custom built in 2008 this Stunning Remington Cape Cod feels like a brand new home. This 6 beds/5.5 bath home sits on one of the Palisades most highly desired streets. Perfectly situated between the bluffs and the village, this home has it all. The main level welcomes you with a formal living, dining, office and family room. The Chefs kitchen is an entertainers dream with top of the line Viking and Subzero appliances, marble counter tops and a butlers station complete with a wine fridge.

MLS#14-784959
Alexandra Pfeifer 310-230-3776
BERKSHIRE HATHAWAY H

BBQ,Blf-Ins,Cbl,Cent Vac,Dshwshr,Other

| | | | | |
|-----------------------|-------|------------------|--------|------------|
| 606 ERSKINE DR | Open | 11-2 | 630/J5 | NEW |
| \$3,995,000 | 5+4.5 | 2sty-TRADITIONAL | | |



JUST WHAT YOUR CLIENTS HAVE BEEN LOOKING FOR!!

THIS LOVELY TRADITIONAL FAMILY HOME SITS ON AN 11,000 SQ.FT. LOT IN THE EL MEDIO BLUFFS AREA. THE BACKYARD WITH POOL, SPA, & CHARMING VERANDA OPENS UP TO TREETOP VIEWS ACROSS TEMESCAL CANYON AND AFFORDS GREAT PRIVACY. THE RECENT RENOVATION PROJECT INCLUDES KITCHEN & BATHROOM UPDATING, ADDITION OF BEAUTIFUL CROWN MOLDINGS, & THE USE OF INVITING PAINT COLORS THROUGHOUT. 4 BEDROOMS & 3 BATHROOMS UP, 1 BEDROOM/STUDY & 1.5 BATHROOMS DOWN. THIS FRIENDLY ONE-OWNER HOME EXUDE TRUE CHARM AND COMFORT!

Ania Patterson 310-962-7227
KERRY PATTERSON CO.

| | | | |
|-----------------------|-------|------------------|------------|
| 606 ERSKINE DR | Open | 1-2 | NEW |
| \$3,995,000 | 5+4.5 | 2sty-TRADITIONAL | |



CHARMING TRADITIONAL HOME IN DESIRABLE EL MEDIO BLUFFS

Wonderful Nantucket Style home recently renovated sits on a beautiful 11,000 sq. ft. lot w sweeping views of Temescal Canyon. Light and bright w beautiful windows, hardwood floors and crown moldings; sunlight floods most every room of this 5 bedroom/ 4.5 bath home. Ideal floorplan for entertaining, open kitchen and family room w french doors leading to the rear yard. Terrific outdoor entertainment spaces incl. the rear veranda w fireplace. Outdoor bbq, grassy yard, private pool and spa.

Hugh Evans III 310.500.1331
PARTNERS TRUST BW

stove, refrigerator, oven, fan

| | | | |
|--------------------------|-------|------|------------|
| 1433 EL BOSQUE CT | Open | 11-2 | NEW |
| \$2,095,000 | 4+3.5 | | |



BEAUTIFUL & RARE PALISADES HIGHLANDS HOME WITH VIEWS

Beautiful designer home set back from street on rare quiet cul de sac in Palisades Highlands. Formal living and dining rooms, huge family room/kitchen and breakfast room plus 4 bedrooms and huge landscaped lot with lots of privacy. Soaring ceilings, custom built-ins, recessed lighting, gorgeous flooring, Viking & Subzero appliances, sumptuous master retreat with luxurious bath and private terrace with grand vistas. Quiet street with sprawling property.

Thomas Mann 310-500-7796
KELLER WILLIAMS BH

| | | | | |
|------------------------|-------|--------------|-------|------------|
| 934 GALLOWAY ST | Open | 11-1 | 631B5 | rev |
| \$3,295,000 | 4+4.5 | CONTEMPORARY | | |



JUST COMPLETED! WWW.934GALLOWAY.COM

Beautiful sleek Contemporary located in the desirable "Alphabet Streets". Designed with a spacious Open-Style floor plan and oversized windows creates a great abundance of natural light. There are tall ceilings, an amazing center-island Italian design Kitchen with Meile appliances plus LED lighting throughout. Tall Fleetwood "pocket doors" open the first floor to a grassy yard, an "outdoor room" with FP and a sense of seamless indoor/outdoor living.

MLS#14-783623
Craig Natvig 310.880.3665
COLDWELL BANKER-PAC.


Blf-Ins,Dshwshr,Grbg Disp,Hood Fan,Micro

Questions? Need Assistance?
Contact our Help Desk Department!


Please call 310.358.1833
Mon - Fri 8am - 7pm, Sat 9am - 2pm, and Sun 9am-1pm

TUESDAY

| | | | | | |
|--|-----|--------------|------|-------|------------|
| 16625 MARQUEZ TER | | Refresh. | 11-2 | 630H5 | rev |
| \$2,900,000 | 3+3 | CONTEMPORARY | | | |
|  | | | | | |
| MARQUEZ DESIGNER VIEW HOME | | | | | |
| Intimate. Playful. Boundless: Yours to experience in the upward trending Marquez area of Pacific Palisades. This newly re-imagined and rebuilt contemporary traditional view home built in 2012 is rich in design, detail, and warmth, and is truly a special place to call home. Owner/designer done the well-proportioned rooms, balcony and open flow floor plan bring together indoor/outdoor living spaces, gardens, and ocean vistas for relax living, intimate gatherings and extraordinary entertaining. | | | | | |
| MLS#14-779857 MICHAEL HIATT 310-481-4342 SOTHEBY'S | | | | | |
| Home tour: youtu.be/By4zTCILWKM | | | | | |

| | | | | | |
|--|-------|-------------------|------|-------|------------|
| 3641 SURFWOOD RD | | Open | 11-2 | 630E5 | rev |
| \$1,599,000 | 3+2.5 | 1sty-CONTEMPORARY | | | |
|  | | | | | |
| GREAT SUNSET MESA HOME! | | | | | |
| Desirable one level floor plan home in sought-after Sunset Mesa neighborhood. Kitchen with granite counters and bay window. Mountain, Santa Monica Bay, Queen's Necklace views from dining area, kitchen and back yard. Enclosed, flat back yard. Easy access to Santa Monica, Palisades and Malibu centers. Move right in or bring your designers and builders and enhance to its full potential. | | | | | |
| MLS#14-777009 Marta Samulon 310-230-2448 COLDWELL BANKER-PAC. | | | | | |
| Blf-Ins,Cbl,Dshwshr | | | | | |

15 Pacific Palisades Condo / Co-op

| | | | | | |
|--|-----|-------------|------|-------|------------|
| 17104 PALISADES CIR | | Open | 11-2 | 630F1 | NEW |
| \$875,000 | 3+3 | CONTEMP MED | | | |
|  | | | | | |
| Beautiful light and airy 3 bedroom tri-level Highlands town home. Fabulous opportunity for this end unit which boasts hardwood floors, high ceilings, remodeled kitchen and Master bath, office, private patio and direct entry 2 car garage. There is a community pool, spa, exercise room and lush, manicured grounds. This is a winner! | | | | | |
| MLS#14-787531 Susan Cosentino 310-924-9382 SOTHEBY'S INTERNATIO | | | | | |
| Blf-Ins,Dshwshr,Hood Fan,Rng/Ovn | | | | | |

| | | | | | |
|--|-----|--------------|------|-------|------------|
| 17352 W SUNSET BLVD #304 | | Open | 11-2 | 630G6 | NEW |
| \$465,000 | 1+1 | CONTEMPORARY | | | |
|  | | | | | |
| TREMENDOUS BLUE OCEAN VIEW CONDO IN PACIFIC PALISADES | | | | | |
| Tremendous blue ocean views right out your master bedroom & living room window making any time of the day a relaxing one! Step inside this bright, light, open retreat just minutes from the beach whether you are walking or driving. Edgewater Towers is secure & priv w/ an entry gate & guard. Kitch features great cabinet space, range, double oven, tiled counter tops. Ample space for LR & DR combined. Large priv mstr bdrm awaits behind closed doors - exceptional closet space, & bal w/ ocean views. | | | | | |
| MLS#14-783753 Eric Hass 310-597-2131 PARTNERS TRUST BRENT | | | | | |
| Clng Fan,Dshwshr,Gbg Disp,Hd Fan,Rng/Ovn | | | | | |


15 Pacific Palisades Lease


| | | | | | |
|--|-----|--------------|------|-------|------------|
| 1225 LACHMAN LN | | Open | 11-2 | 630H3 | NEW |
| \$8,500 | 3+3 | CONTEMPORARY | | | |
|  | | | | | |
| MOVE-IN LACHMAN LEASE WITH VIEWS | | | | | |
| Mid Lachman with views of the ocean and coastline. This contemporary Palisades home has an open floor plan, light filled generous rooms, pool and waterfall and is a truly relaxing place to live. Built around a central entry and courtyard, this 3 bedroom and 2.5 bath home has indoor/outdoor floor plan ideal for intimate gatherings or lavish entertaining. Lease available immediately. | | | | | |
| MLS#14-779589 MICHAEL HIATT 310-481-6262 SOTHEBY'S | | | | | |
| Blf-Ins,Dshwshr,Rng/Ovn,Fridg | | | | | |

16 Mid Los Angeles Single Family

| | | | | | |
|---|-----|--------------|------|-------|------------|
| 2035 S CURSON AVE | | Refresh. | 11-2 | 633B6 | rev |
| \$649,000 | 3+2 | CONTEMPORARY | | | |
|  | | | | | |
| COMPLETELY MODERNIZED MID-CITY CHARMER | | | | | |
| Gorgeous Remodel on one of the most desirable streets in Mid-City. Located just North of Washington Blvd. on the corner of Bangor & Curson, this Home is Close to All that Culver City has to Offer. Three Bedrooms and Two Bathrooms are featured in this charming and fully remodeled house; other Features include New Range and Dishwasher, stunning Wood Floors throughout, Private Backyard with Beautiful Mature Avocado Tree, and Oversized 2+ Car Garage. Hurry; This One Won't Last!!!! | | | | | |
| MLS#14-784117 John Duerler 213-924-2208 HANCOCK HOMES REALTY | | | | | |
| Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn | | | | | |

18 Hancock Park-Wilshire Single Family

| | | | | | |
|--|-----|--------------------|------|--------|------------|
| 342 N HIGHLAND AVE | | Refresh. | 11-2 | 593 E7 | NEW |
| \$1,750,000 | 5+4 | 2sty-MEDITERRANEAN | | | |
|  | | | | | |
| FIXER ALERT! MAJESTIC MEDITERRANEAN WITH POOL | | | | | |
| Fixer Alert! Majestic Mediterranean built in 1927 invites a new 3rd owner to restore her good bones to 2014 standards. Spacious beamed living room and formal dining room once opened to the entry courtyard.Family room/den open to the entertaining yard, fruit trees and oversized pool with dressing room attached to the 2 car garage. Public records show 5 beds/4 baths in 3505 sqft on 9855 lotsz. | | | | | |
| MLS#14-787565 Lyn Bradford 323.533.5053 JOHN AAROE GROUP | | | | | |

| | | | | | |
|--|-----|---------|------|-------|------------|
| 249 N WINDSOR | | Lunch | 11-2 | 633G1 | NEW |
| \$1,595,000 | 4+4 | SPANISH | | | |
|  | | | | | |
| BEAUTIFULLY UPDATED HOME IN WINDSOR SQUARE | | | | | |
| Beautifully updated home in desirable Windsor Square. Amazing open kitchen with stainless steel appliances, large master suite with a beautiful bath. 3 additional nice sized bedrooms and 2 1/2 additional bathrooms. The newly landscaped yard is an entertainers dream. Great built-in BBQ with sink and burner, patio area and large grassy area. A separate newly built guest unit. Updated plumbing and electrical. This house has it all. | | | | | |
| MLS#14-787565 Matthew Yim 323-251-1481 COLDWELL BANKER RESI | | | | | |
| Dshwshr,Grbg Disp,Micro,Rng/Ovn,Fridg | | | | | |

| | | | | | |
|---|-----|----------|------|-------|------------|
| 122 N LUCERNE | | Refresh. | 11-2 | 633F1 | NEW |
| \$1,499,000 | 4+3 | OTHER | | | |
|  | | | | | |
| CHARMING TRADITIONAL HOME | | | | | |
| Located on a tree-lined street in the sought after Larchmont Village neighborhood, this single story, 4 bedroom, 3 bath colonial revival home is less than a block from shops and restaurants. The living room features a Batchelder tile fireplace, original hardwood floors and large, double-hung windows. The updated kitchen features a spacious breakfast nook and bar with bay windows, shedding light over the dining room, ideal for entertaining. Co-listed | | | | | |
| MLS#14-787651 June Ahn (323) 855-5558 COLDWELL BANKER HPS | | | | | |
| Michele Sanchez & Lindsay Ratkovich | | | | | |

| | | | | | |
|--|-----|--------------------|------|-------|------------|
| 1248 3RD AVE | | Open | 11-2 | 633G4 | NEW |
| \$1,349,300 | 4+3 | 2sty-ARCHITECTURAL | | | |
|  | | | | | |
| MUST SEE! | | | | | |
| Classic architectural Prairie style home. Perfect for the preservationist buyer who's looking for something VERY SPECIAL! Located in the Historic Country Club Park neighborhood. Hardwood flooring, antique lighting, built in cabinetry, wood moldings, a large open eat-in kitchen, den and a huge focal point of the house would be the elegant 2 tone wooden staircase. 4 bedrooms and 2 baths upstairs includes a generous size master en-suite. 4000 sq ft, bonus area 3rd level attic plus sun-room. | | | | | |
| MLS#14-776563 Bruce Walker 310-623-8722 RODEO REALTY - BEVER | | | | | |
| Blf-Ins,Dshwshr,Fridg | | | | | |

TUESDAY

| | | |
|--------------------------|--------------------------|------------|
| X 129 N WILTON PL | Lunch 11-2 633H1 | NEW |
| \$1,199,000 | 5+3 2sty-COUNTRY ENGLISH | |



STYLISHLY REMODELED 5 BEDROOMS & 3 BATHS

Gourmet kitchen w/komono tiles, mosaic back splash, white shaker cabinets, stainless steel appliances, pantry & eating nook. First level spacious master suite w/walk-in closet & gorgeous bathroom w/dual sinks, vessel faucets, handless toilet & Italian Puccini hand broken tiles in shower & surrounding tub. 2nd floor has three bedrooms, den & full bathroom. Crown molding, ceiling fans, recessed lighting, new dual paned glass windows, new roof, central air/heat. Two car garage. Ready to move in!

MLS#14-786595
Barbara Allen (323) 610-1781
COLDWELL BANKER HPN

Refrigerator, stove, dshwshr, washer, dryer

| | | |
|----------------------|----------------------|------------|
| 639 N JUNE ST | Open 1-2 593E7 | rev |
| \$1,799,000 | 5+4 2sty-TRADITIONAL | |

Wonderful opportunity to upgrade this home situated on a double corner lot. Large yard, room for pool. Bring your contractors! HPOZ, non-contributing home. Possibility of sub-dividing. Buyer to verify

MLS#14-744905
L. Brenner/N. Hartman 323-860-4245
COLDWELL BANKER

18 Hancock Park-Wilshire Condo / Co-op

| | | |
|-------------------------------------|-----------|------------|
| 585 N ROSSMORE AVE, UNIT 309 | Open 11-2 | NEW |
| \$618,000 | 2+2 | |



2BR 2BA PRICED TO SELL IN 3RD ST. SCHOOL DISTRICT

3 blocks from Larchmont, this 2BR 2BA corner unit has lots to offer. Granite countertops, stainless appliances, laundry in unit, a gas fireplace, and a private balcony are just a few of the many amazing features here. Excellent closet space and light. Bedrooms have no shared walls with other units. Master en suite bathroom. Divided living and dining rooms. Unit is surrounded by greenery, so the view is always pleasant. Gym, 2 garage parking spaces, rooftop pool and BBQ, pets OK, 3rd St. school.

Eli Schneider 323-250-2020
KW LARCHMONT

| | | |
|---------------------------|--------------------|------------|
| 341 N PLYMOUTH BLV | Open 11-2 593G7 | NEW |
| \$899,000 | 2+1.5 1sty-SPANISH | |



LARCHMONT VILLAGE FIXER

Spanish Bungalow home on an apx 6700 sq ft lot with 2 bedrooms/1.5 baths + den with French doors opening to large enclosed yard. Separate dining room & breakfast room. Located in Larchmont Village, a few blocks from the charming & quaint outdoor cafes, shops & restaurants. Needs work. Great investment opportunity. Wonderful location.

Cecille Cohen (213) 810-9949
COLDWELL BANKER HPN

Dshwsr, garbdisp

19 Beverly Center-Miracle Mile Single Family

| | | |
|----------------------------|------------------------|------------|
| 622 N EDINBURGH AVE | Open 11-2 593/B7 | NEW |
| \$2,898,555 | 5+5.5 2sty-NEW PROJECT | |



STUNNING NEW CONSTRUCTION WITH EXCELLENT CRAFTSMANSHIP!

Architectural 2-story designer home offers 5 bedrooms w/their own balcony, and 5.5 bathrooms, industrial modern finishes, smart systems & a 2-car attached garage. The gourmet kitchen features Thermador appliances, including an espresso machine. Fleetwood pocket doors provide amazing indoor/outdoor living, leading to the backyard w/ zero edge pool & spa. Living room w/fireplace & frameless glass bi-fold curtain doors that open up to a relaxing entertaining area, perfect for dining al-fresco.

Alex Lombardo 310.623.1345
KW HOLLYWOOD HILLS

www.622Edinburgh.com

| | | |
|-----------------------|-------------------|------------|
| 150 N GOWER ST | Open 11-2 633G1 | red |
| \$1,999,900 | 2350000 5+4 TUDOR | |



HUGE PRICE REDUCTION!

This rare, 5 bedroom 4 bath Only one block to shopping, and dining at Larchmont Village. With nearly 3700 Sq. Ft. of living space. This wonderful 2-Story home is filled with tons of old world charm throughout! This is a very unique residence, complete with a Porte-Cochere, a 2 car garage with Office/Playroom above garage. There is also an enclosed cabana w/BBQ in the very private quaint backyard. Perfect home for the creative buyer.

Clyde Jenkins (323) 217-6844
COLDWELL BANKER RESI

Antna, BBQ, Cbl, Dshwshr, Dryer, Other

| | | |
|-----------------------------|-------------------------|------------|
| 1299 MEADOWBROOK AVE | Refresh. 11-2 633C4 | NEW |
| \$1,570,000 | 5+4 2sty-COUNTRY FRENCH | |



SOPHISTICATED ARCHITECT DESIGNED TURNKEY TROPHY!!

Truly a class of its own, Welcome to MEADOWBROOK PLACE! - a rare trophy-quality offering that comes around maybe once every few years. Architect-Designed and completely re-imagined French Country Single Family home PLUS 2 additional rental units in highly sought Wilshire Highlands pocket of Miracle Mile. Live in Single Family turnkey lifestyle and generate \$4,200 income per month! Total rents are projected around \$9,000 a month!

MLS#14-787201
Jerry & Rachel Hsieh 310-228-8856
KW - LOS FELIZ

www.1299Meadowbrook.com

| | | |
|---------------------|---------------------|------------|
| 311 S IRVING | Refresh. 11-2 633G2 | rev |
| \$2,990,000 | 5+5 CRAFTSMAN | |



GRAND SCALE CRAFTSMAN RETREAT IN PRIME WINDSOR SQUARE

Grand-Scale Craftsman Retreat in Prime Windsor Square HPOZ! Set on the broad, tree-lined Irving Blvd. in the coveted 3rd Street School District, this historic home has been brought into the 21st century with numerous upgrades throughout. Built in 1912, the 5bd/4.5ba home boasts generous proportions, formal entry, living & dining, west-facing sunroom, upstairs sitting room, master suite to-die-for and enormous 3rd-level finished bonus room. www.311irving.com

MLS#14-782253
John Duerler (213)924-2208
HANCOCK HOMES REALTY

www.311irving.com

| | | |
|-------------------------|----------------|------------|
| 535 N CURSON AVE | Open 11-2 | NEW |
| \$1,375,000 | 4+1.75 SPANISH | |



REMODELED VINTAGE SPANISH 4BD IN PRIME BEVERLY GROVE

Bright vintage Spanish w a sleek modern edge in Prime Beverly Grove. Newly landscaped front yard, spacious living rm w high ceilings, fireplace & top of the line surround sound system. Beautifully remodeled kitchen w stainless appliances & breakfast nook. Both bthrms are remodeled. 4 lrg bedrms, incl the master ste w sliding doors leading to big backyard. Rear bedrm is being used as a family rm & has backyard access. Hrdwd flrs, recessed lighting, new roof & upgraded foundation & systems.

Elsa G. Ritt 310-308-4287
NORMAND & ASSOC BH

www.535NorthCurson.com

| | | |
|----------------------------|------------------------|------------|
| 133 S PLYMOUTH BLVD | Open 11-2 633G1 | rev |
| \$2,699,000 | 5+6 2sty-MEDITERRANEAN | |



PERFECT NEW PRICE! COME TAKE A SECOND LOOK

A 1920's Med. located close to Larchmont is on one of the most coveted streets in Windsor Square! Living room with barrel ceiling & fireplace has arched windows. Formal DR has French door access to the deck complete with brick BBQ area. An updated kitchen adjoins the breakfast room. Maid's room & bath plus powder on the first floor. Upstairs are 4 bedrooms, 4 baths, plus off/den. An entertainer's backyard replete with pool, jacuzzi, & mature trees. A 4 car garage comes complete with AC & solar.

MLS#14-780611
Loveland Carr Properties 323-860-4243
COLDWELL BANKER

www.133southplymouth.com

OPEN HOUSE STATUS LEGEND

NEW - new (Automatic Status)
NEW* - new not yet listed
red - reduced

rev - review (Automatic Status)
bom - back on market

(Automatic Status - The MLS®/CLAW will automatically assign the New or the Review status.)

TUESDAY

| | | | | |
|----------------------------|------|---------|-------|------------|
| 826 S SPAULDING AVE | Open | 11-2 | 633B3 | NEW |
| \$1,295,000 | 3+2 | SPANISH | | |




CLEAN AND BRIGHT 1927 SPANISH COMPLETELY REMODELED

The 2,000 sf home is perched above quiet cul-de-sac. Home features 3 beds, 2 baths, step-down living room w/ vaulted ceilings, formal dining room and updated systems. Renovated kitchen complete with Caesar stone counters, custom cabinetry and SS appliances. Grassy backyard is large for area. Garage has been converted to a studio and storage. Walking distance from LACMA and a quick drive to Beverly Hills or The Grove.

MLS#14-786593
Coleman Laffoon 323-702-5551
HILTON & HYLAND

Blt-Ins,Dshwshr,Dryer,Frzr,GrbgDsp,Othr

| | | | | |
|-----------------------------|------|-------------|-------|------------|
| 1154 S POINT VIEW ST | Open | 11-2 | 633A3 | rev |
| \$1,465,000 | 4+3 | CONTEMP MED | | |



CARTHAY SQUARE 4 BED, 3 BA DUPLEX

Delightful and meticulously maintained Carthay duplex centrally and conveniently located in the prestigious quiet historical Carthay Square. Includes Mediterranean & contemporary touches w/3 bd, 2 ba in main house & sunny attached 1 bd, 1 ba guest house overlooking private, romantic garden. Dazzling skylights illuminate the revitalized interiors w/French windows & ceiling fans that welcome an ethereal breeze. Close to the Grove.

MLS#14-773687
Greenberg/Weinstock 310.968.0605
BERKSHIRE HATHAWAY

1154SouthPointView.com

| | | | | |
|--------------------------|------|--------------|-------|------------|
| 602 N FORMOSA AVE | Open | 11-2 | 593D7 | NEW |
| \$1,095,000 | 2+2 | 1sty-SPANISH | | |



MELROSE VILLAGE RENOVATED SPANISH CHARMER

Hidden behind hedge walls and gates on a sweeping corner lot in very desirable Melrose Village is a Gorgeous Spanish hideaway surrounded by courtyards & patios. Done to the 9's. 2bd, 2ba. This romantic home is pure Old Hollywood Perfection and ready to move right in. Authentic character details include hand carved wood doors, ornamental iron work, hardwood flrs and fireplace. The master bedroom features a walk-in closet and a beautiful bath with a massive shower. Perfect for entertaining.

MLS#14-786881
Mark Bessey 310.266.7853
JOHN AAROE GROUP

Dshwshr,Dryer,Hood Fan,Wshr

| | | | | |
|---------------------------------|------|--------------|-------|------------|
| 1155 S SIERRA BONITA AVE | Open | 11-1 | 633C4 | rev |
| \$848,000 | 2+1 | 1sty-SPANISH | | |



MIRACLE MILE FIXER!

Don't miss the opportunity to take this original condition 1920's Spanish, located on one of the prettiest streets in the Miracle Mile, and remodel or expand. The living room and dining room are spacious. The kitchen has an adjacent breakfast room. There is a separate laundry room. Off the center hall, are two bedrooms and a bath with original tiles. There is central heat and air, wood floors, and a charming back yard, with garage access off the alley.

MLS#14-783707
Melissa Alt 424-202-3232
TELES PROPERTIES

Dishwasher

19 Beverly Center-Miracle Mile Condo / Co-op

| | | | | |
|----------------------------|-------|--------------|-------|------------|
| 100 S POINSETTIA PL | Open | 11-2 | 633D1 | red |
| \$2,395,000 | 5+4.5 | 2sty-SPANISH | | |



NEW PRICE! GRAND SPANISH IN MIRACLE MILE AREA

Gracious entry opens to elegant lr w/fireplace, guest room/office w/bathroom, formal dr, gourmet kitchen, large open eat-in area & family room leading to open patio, sparkling pool & lush backyard. Upper floor features master br w/large walk-in closet & master bath, junior suite & 2 additional brs & bath. Beautiful character detailing thruout, new designer carpeting, hardwood floors, plantation shutters & detached garage w/ample storage. Centrally located & truly a unique and special property.

MLS#14-778137
Jeremy Ives 310-858-1902
TELES PROPERTIES

100SouthPoinsettiaPlace.com

| | | | | |
|-----------------------------|------|--------------|-------|------------|
| 108 S CROFT AVE #101 | Open | 11-2 | 633A1 | NEW |
| \$949,000 | 3+3 | CONTEMPORARY | | |



FRONT-FACING TOWN HOUSE BUILT IN 2012

Front-facing town house built in 2012 in amazing Beverly Grove location. This 3BR+office, 2.5BA contemporary space has it all: a private 2-car garage with direct access, modern kitchen w/ Viking Range, Quartzstone countertops and custom cabinets, an open floor plan with wide plank white oak floors, gas fireplace, multiple entertaining balconies, and tons of natural light. The master bedroom has 20-foot-high ceilings, a walk-in closet, and an attached bathroom w/ dual-sink vanity

MLS#14-787269
Eli Karon 310.701.4779
TELES PROPERTIES, IN

www.108southcroft.com

19 Beverly Center-Miracle Mile Income

| | | | | |
|-----------------------------|-------|-------------------|-------|------------|
| 6617 LINDENHURST AVE | Open | 11-2 | 633A2 | rev |
| \$3,095,000 | 5+5.5 | 2sty-CONTEMPORARY | | |



SPECTACULAR NEW DESIGNER HOME
WWW.6617LINDENHURST.COM

Exceptional cutting edge new construction design in prime Beverly Grove location. Expansive open plan with nearly 4000 sq ft of stunning designer finishes and attention to detail, this home features a stunning custom kitchen, 5 spacious bedrooms, 5.5 designer bathrooms, private bedroom balconies, gorgeous sun drenched living spaces and all the amenities expected by today's lifestyle buyer. Private entertainer's backyard, pool and spa. This is a must see property!

MLS#14-784361
Omega Group-Todd Michaud 310.429.8191
KELLER WILLIAMS

www.OmegaGroup.LA

| | | | | |
|-----------------------------|---------------------|------|-------|------------|
| 1299 MEADOWBROOK AVE | Refresh. | 11-2 | 633C4 | NEW |
| \$1,570,000 | 2sty-COUNTRY FRENCH | | | |



SOPHISTICATED ARCHITECT DESIGNED TURNKEY TROPHY!!

Truly a class of its own, Welcome to MEADOWBROOK PLACE! - a rare trophy-quality offering that comes around maybe once every few years. Architect-Designed and completely re-imagined French Country triplex (2 Structures) in highly sought Wilshire Highlands pocket of Miracle Mile. Triplex features 3 remodeled units that are perfect for high end rental or owner-user wanting a single family experience. Total rents are projected around \$9,000 a month!

MLS#14-787189
Jerry & Rachel Hsieh 424.242.8856
KW - LOS FELIZ

www.1299Meadowbrook.com

| | | | | |
|------------------------|-------|-------------------|-------|------------|
| 6242 DREXEL AVE | Open | 11-2 | 633B2 | rev |
| \$2,895,000 | 4+4.5 | 2sty-CONTEMPORARY | | |



WARM CONTEMPORARY NEW CONSTRUCTION

Entertainer's dream home in prime Beverly Grove. This new and innovative home features nearly 4000 sq feet of luxury living spaces, complete with state-of-the-art Leicht designer kitchen, Miele appliances, stone counters, stunning hardwood floors, volume ceilings, amazing window scapes and skylights which flood the house with natural light. Amazing 576 sq ft roof top patio with panoramic views of the city. Close to popular restaurants, shops and entertainment.

MLS#14-785479
Omega Group-Ron Keinan 310.779.5348
KELLER WILLIAMS

www.OmegaGroup.LA

MB ESCROW INC

THE INDEPENDENT ESCROW COMPANY WITH THE BEST SERVICE IN TOWN

We've been in the same Beverly Hills location for 25 years and are looking forward to serving you for the next 25!

9454 WILSHIRE BOULEVARD SUITE 901 | BEVERLY HILLS | 310.273.7106

TUESDAY

20 Hollywood Single Family

| | | | | | |
|--|-----|--|------|-------|------------|
| 1206 N MCCADDEN PL | | Open | 11-2 | 593E5 | rev |
| \$889,000 | 3+4 | NEW PROJECT | | | |
| INTRODUCING THE HOLLYWOOD COLONY 2 - 10 NEW MODERN HOMES! | | | | | |
| <p>Introducing The Hollywood Colony 2, a collection of 10 new architectural homes w/3 beds + 3.5 baths with incredible rooftop decks w/iconic city views, direct access garage & open floor plans! Featuring designer kitchens & baths w/high end cabinetry, hardwood floors, approx 10 ft. ceilings, large windows & abundant natural light. Huge master bedrooms, beautifully tiled baths, solar ready, controlled access & wired for whole home automation on a gated private street.</p> | | | | | |
| MLS#14-785489 | | | | | |
| Grant Linscott 323-300-1174 | | Dshwshr,Grbg Disp,Hood Fan,Micro,Rng/Ovn | | | |
| KELLER WILLIAMS RLTY | | | | | |

20 Hollywood Condo / Co-op

| | | | | | |
|--|-----|----------------------|------|-------|------------|
| 1750 N HARVARD #106 | | Open | 11-2 | 593H4 | NEW |
| \$399,000 | 2+3 | 2sty-FRENCH NORMANDY | | | |
| WALK OR RIDE YOUR BIKE TO RESTAURANTS, SHOPS AND PARKS. | | | | | |
| <p>This beautiful Town House style condo is located in prime location of Hollywood, 1 block South of Million Dollar Homes! Modern split level, open, spacious, bright and airy floor plan. Large living rm w/fireplace. Newer wood floors. Generous sized bedrms each with its own bath with convenient laundry room. Large master bedrm and master bathrm w/large tub. Newer fixtures, sinks and cabinetry in all 3 baths. Newer AC unit. Gated and Secured</p> | | | | | |
| MLS#14-787621 | | | | | |
| Mishelle Prado 323-206-7959 | | | | | |
| NELSON SHELTON & ASSO | | | | | |

20 Hollywood Income

| | | | | | |
|---|--|-----------------------|------|-------|------------|
| 5960 LEXINGTON AVE | | Open | 11-2 | 593G5 | NEW |
| \$679,000 | | 1sty-SPANISH | | | |
| CHARMING REMODELED AND DELIVERED- VACANT DUPLEX IN HOLLYWOOD! | | | | | |
| <p>MUCH UPSIDE IMMEDIATELY! Property currently scheduled to generate \$4000 a month (3BR unit - \$2300 2BR unit - \$1700). Gated for Privacy. Gorgeous oak wood floors, new drywall, new copper plumbing, new sound insulation between units, new kitchen cabinetry, and stainless steel appliances all included!! This property is a gem in an upcoming part of Hollywood that is quickly improving. Short Stroll to the movies at Hollywood cemetery, and all the restaurants and shopping on Sunset and Vine!!</p> | | | | | |
| MLS#14-787535 | | | | | |
| Jerry & Rachel Hsieh 424.242.8856 | | www.5960Lexington.com | | | |
| KW - LOS FELIZ | | | | | |

21 Silver Lake - Echo Park Single Family

| | | | | | |
|---|-----|------------------|------|-------|------------|
| 1953 N ALVARADO ST | | Open | 11-2 | 594E6 | NEW |
| \$949,000 | 3+2 | TRADITIONAL | | | |
| ECHO PARK TRADITIONAL WITH DOWNTOWN VIEWS | | | | | |
| <p>Perched high in Echo Park hills/Elysian Park, with views to downtown, a wonderful 2 story craftsman-inspired traditional, with a hip, modernist vibe. Downstairs features a formal living room with fireplace, redone cook's kitchen and adjacent dining area, playing to views and garden 'outdoor room', 2 good sized bedrooms, office area, and new period style bath all on the first floor. Upstairs, a crow's nest master suite, awash in daylight and views through a multitude of windows.</p> | | | | | |
| MLS#14-787645 | | | | | |
| P. Maurice T. Rustad 310.623.8819 | | 1953Alvarado.com | | | |
| RODEO REALTY - BH | | | | | |

| | | | | |
|--|-------|--|------|------------|
| 2007 BAXTER ST | | Lunch | 11-2 | NEW |
| \$899,000 | 3+3.5 | 2sty-TRADITIONAL | | |
| AT LAST!!! | | | | |
| <p>Turn key 2 story, 3 bedrm, 3.5 bath, 2,754 sq.ft. Completely private large master suite w/massive walk-in closet & enormous bath. Great rm w/eat-in chef's kitchen w/large granite island. All bedrms have ensuite baths. Custom tile, granite & cabinetry throughout. Wonderful flow! Light, airy & spacious! Dual central heat & air. 2 fireplaces. In wall speakers. W/D on both levels. Recessed lighting. Security System. Direct access garage. Fully landscaped. Lovely yard w/redwood deck. MUST SEE!</p> | | | | |
| MLS#14-787383 | | | | |
| Craig Koendarfer 323-533-3770 | | Frig/Frzzr, D/W, Built-ins, Mic, W/D + | | |
| KELLER WILLIAMS LF | | | | |

20 Hollywood Single Family

| | | | | | |
|--|-----|--------------|------|-------|------------|
| 1556 MURRAY CIR | | Lunch | 11-2 | 594C6 | NEW |
| \$868,000 | 2+3 | 2sty-SPANISH | | | |
| LUNCH AND LIFE IN SILVER LAKE | | | | | |
| <p>Located in the heart of Silver Lake but on one of its quietest streets, this 1930's Spanish home is replete with original detail. Upstairs are 2 bedrooms and 2 bathrooms, including an en-suite master with French doors that open to views of the hills. Downstairs, through it's own entrance, is either a 3 bedroom with a 3/4 bath or a perfect studio/office retreat that opens to a stunning Redwood deck, ideal for entertaining, alfresco dining or viewing the fireworks from Dodger stadium.</p> | | | | | |
| MLS#14-787383 | | | | | |
| Johnny Johnston 323.428.9655 | | SOTHEBY'S | | | |

20 Hollywood Single Family

| | | | | | |
|---|-----|-----------------------|------|-------|------------|
| 1317 SILVER LAKE BLVD | | Open | 11-2 | 594C6 | NEW |
| \$849,000 | 3+2 | TRADITIONAL | | | |
| NEW PRICE! CABIN CHIC IN SILVER LAKE WITH VIEWS! | | | | | |
| <p>Cabin chic 3 bd + 2 ba home where 'Mad Men' meets Big Bear. Open floor plan with pitched ceilings, hardwood floors and tons of character. Enjoy spacious outdoor areas including several decks for entertaining or sipping wine. Kitchen includes Viking stove, built-ins, eat-in area and more. The home has been a refuge to many celebrities who wish to get away from it all while staying in one of the hippest parts of Silver Lake. Stroll to the reservoir, L & E Oyster Bar, or Aroma Cafe. Welcome Home!</p> | | | | | |
| MLS#14-777481 | | | | | |
| Grant Linscott 323-300-1174 | | Dshwshr,Rng/Ovn,Fridg | | | |
| KELLER WILLIAMS RLTY | | | | | |

22 Los Feliz Single Family

| | | | | | |
|--|-----|-----------------------------|------|-------|------------|
| 5050 LOS FELIZ | | Open | 11-2 | 593J3 | NEW |
| \$2,299,000 | 5+5 | MEDITERRANEAN | | | |
| UPDATED MEDITERRANEAN ESTATE WITH ORIGINAL DETAILS | | | | | |
| <p>Entertainers' Dream Property - Classic 1920's Mediterranean Estate with prominent set-back and landscape to insure privacy. Original details throughout amidst updates considerate of the bygone century. Front courtyard with serenity fountain nestled amongst abundant greenery. Original magnesite tile entry beneath a rotunda ceiling with spectacular original fresco. Expansive kitchen redesigned for entertainment, with vast Italian marble-topped island. 3 Bedrooms upstairs, one with ensuite bath.</p> | | | | | |
| MLS#14-787715 | | | | | |
| Carter + Orland 323-300-1174 | | www.carterorlandestates.com | | | |
| KELLER WILLIAMS RLTY | | | | | |


20 Hollywood Single Family

| | | | | | |
|--|-------|--------------------------------------|------|--------|------------|
| 3743 AMESBURY RD | | Open | 11-2 | 594 B2 | NEW |
| \$1,885,000 | 4+3.5 | 3sty-MEDITERRANEAN | | | |
| MEDITERRANEAN VILLA W/ PANORAMIC VIEWS & GUEST STUDIO | | | | | |
| <p>Lovely Mediterranean villa with breathtaking panoramic views, plus a large separate studio w/ bath and private entrance. Formal entry into a stunning living room w/arches & fireplace. Gourmet kitchen w/center island, stainless steel appliances, breakfast area, and formal dining room. Master suite w/ spa-like bathroom + huge dressing room & balcony to enjoy the views. Hardwood floors throughout. Terraced yard. Two -car garage w/direct access, two storage rooms, and separate laundry room.</p> | | | | | |
| MLS#14-787715 | | | | | |
| Gina Isaac (323)829-8009 | | Stove,Dishwasher,Washer/Dryer,Fridge | | | |
| NOURMAND & ASSOCIATE | | | | | |



The Source Of Real Time Real Estate™

| | | | | |
|-------------------------|------|--------------|-------|------------|
| 3980 FARMOUTH DR | Open | 11-2 | 594B2 | rev |
| \$2,359,000 | 4+4 | CONTEMPORARY | | |



LOS FELIZ HILLS STUNNER REDUCED!

"Chic-ly" Remodeled Contemporary boasting expansive City Light & Mountain Views reduced \$136,000! Two stories of sun-drenched, illuminated rooms w/ glass door balcony access off each offering an additional 1000+sqft of tremendous indoor/outdoor harmony. Flowing bamboo hardwood and tile flooring throughout, office/bonus room w/ private patio & fountain, 2 G&W Fireplaces, central stereo control system w/ indoor/outdoor speakers, recessed mood lighting, wet-bar, zen planked deck, etc.. A must see!

MLS#14-753805
Bruce Barkow (310) 623-1315
KELLER WILLIAMS HOLL

22 Los Feliz Income

| | | | | |
|----------------------------|-------|------------------|-----|------------|
| 3860 VALLEYBRINK RD | Open | 11-2 | 594 | NEW |
| \$949,000 | Units | 2sty-TRADITIONAL | | |




4 UNIT IN ATWATER VILLAGE

Amazing opportunity in the heart of Atwater Village! 1939 Character 4-unit building situated on a corner lot, consisting of two large 2+1 units in the main building and a carriage house consisting of two 1+1 units above the four parking stalls (one per unit). Features include original hardwood floors & wood windows, custom built-ins, crown moldings, a large owners storage space with outdoor area.

Shannon Fenton 310-365-6118
NOURMAND - HW
3860Valleybrink.com

28 Culver City Single Family

| | | | | |
|------------------------|------|--------------|-------|------------|
| 6000 WRIGHT TER | Open | 11-2 | 672J2 | NEW |
| \$1,230,000 | 4+4 | CONTEMPORARY | | |



TRULY MAGNIFICENT REMODEL HIGH UP IN BLAIR HILLS

Truly magnificent remodel high up in Blair Hills. City View from several locations in the house. Ultra private location with no houses behind and on one side. Feels like a Zen Retreat! Formal entry steps up to main area w family room that's open to the kitchen. Family room has cathedral ceiling and sliding door to back patio with deck, spa, waterfall and sitting areas. Deluxe kitchen w granite counters and breakfast bar. Glass front cabinets and 6-burner professional Thermador range and oven.

MLS#14-765113
Martin Feinberg 310.729.6573
KELLER WILLIAMS-SM
Blt-Ins,Dshwshr,Rng/Ovn,Fridg

11150 RHODA WAY NEW

| | | | | | |
|------------------|-----|------------------|------|-------|------------|
| \$749,000 | 2+2 | Open | 11-2 | 672G4 | NEW |
| | | 1sty-TRADITIONAL | | | |




MAKE THIS CULVER CITY FIXER YOUR DREAM HOME!

Amazing home in Lindberg Park on quiet tree-lined street with huge potential to remodel with your own touches! Walk to Lindberg Park, Ballona creek and bike trail, Culver City H.S. & shopping! Close to the best of Culver City! Open floor plan in living and dining which step down into a large and open FR with patio access. Eat-in kitchen with separate laundry room. Both bedrooms sit off the living room and have dedicated bathrooms. Private back yard with large patio. This one will not last long!

MLS#14-787339
Morgan Pasco 310.606.3887
MORGAN REAL ESTATE
Cing Fan,Dryer,Rng/Ovn,Fridg,Wshr

10627 YOUNGORTH RD rev

| | | | | | |
|--------------------|-----|-------|------|-------|------------|
| \$1,985,000 | 4+5 | Open | 11-2 | 672H4 | rev |
| | | RANCH | | | |




Spectacular remodeled home. Redesigned by Thomas Carson, AIA, open floor plan designed for entertaining to maximize the spectacular views. Gourmet kitchen is appointed w professional grade stainless steel built in appliances and opens up to an expansive fam rm. Master suite with vaulted ceiling, breathtaking city and ocean views, a fireplace and direct access to deck spa. Attached hidden office with built-in. Solid mahogany flooring, recessed lighting, limestone kitchen countertops.

MLS#14-783835
Daniel Cavanaugh, Jr
CAVANAUGH REALTORS
Dshwshr,Dryer,Grbg Disp,Hood Fan

28 Culver City Income

| | | | | |
|---------------------|--------|------------------|-------|------------|
| 11163 CULVER | Open | 12-2 | 672F3 | NEW |
| \$799,000 | Duplex | 1sty-TRADITIONAL | | |



WANT INCOME? RE-DONE CULVER CITY DUPLEX, 1 UNIT OPEN

Breezy Corner lot, across from the bike path and walking distance to new shops and dining at Washington + Sepulveda. Both units completely remodeled in 2009 w/ upgraded plumbing, double paned windows, wood floors, granite counter tops + stainless appliances. Both bathrooms re-done as well. The front unit has a nice sized, fenced in yard plus a side yard and the back unit has direct entrance from the 2 car garage. Laundry is shared between both units. Both leases are month to month.

MLS#14-781423
Janet Jung 310 720 4165
ABBOT KINNEY REAL ES
refrig, washer, dryer, stove

29 Westchester Single Family

| | | | | |
|-------------------------|------|------------------|-------|------------|
| 6917 ARIZONA AVE | Open | 11-2 | 672G7 | NEW |
| \$1,345,000 | 3+3 | 2sty-TRADITIONAL | | |



Wonderful Traditional home in desirable North Kentwood neighborhood. 3 bedroom ,3 bathrooms. Spacious, open floor plan. Great kitchen opens to inviting family room. Master suite upstairs with remodeled bath. Gorgeous backyard with pergola covered patio ideal for outdoor dining. Sparkling swimming pool and spa . Lush landscaping enhance the serene ambience of this lovely property.

MLS#14-786119
Julie Chandler 310 993-9086
GIBSON INTERNATIONAL
Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg

5547 W 77TH ST NEW


| | | | | | |
|------------------|-----|-------------|------|-------|------------|
| \$679,000 | 3+1 | Open | 11-1 | 702J2 | NEW |
| | | TRADITIONAL | | | |

This Osage area home needs updating but is a bit larger than comparable 3+1's in the area. Sensible location, Good floor plan, and Priced to Sell. Please Note: Open only until 1:00PM

MLS#14-787623
Tim Jarnot & Rani Singh 310-721-3171
WESTLINE PROPERTIES

30 Hollywood Hills East Single Family

| | | | | |
|----------------------------|-------|------------------|-------|------------|
| 3131 N BEACHWOOD DR | Lunch | 11-2 | 563G7 | NEW |
| \$1,899,000 | 4+5 | 2sty-CONTEMP MED | | |



GRAND SPACIOUS CUSTOM BUILT 4BD/5BA HOME

Grand spacious custom built 4bd/5ba home. Living room offers a double sided fireplace that can be viewed from the formal dining room. Large voluminous kitchen includes a great island with built in stove top and plenty of storage space. Sprawling master suite features a walk-in closet and oversized master bathroom with a soothing tub perfect for relaxing. Terraced garden offers multi rows of planters for fruit trees, vegetables and herb gardens for the budding cook or master chef in you.

MLS#14-786531
Brian K. Courville
JOHN AAROE GROUP
Blt-Ins

6130 LINFORTH DR rev

| | | | | | |
|--------------------|-----|---------------|-----|-------|------------|
| \$1,799,000 | 4+4 | Refresh. | 5-7 | 563G7 | rev |
| | | MEDITERRANEAN | | | |




STUNNING MEDITERRANEAN STYLE HOME - PRIVATE AND SERENE

Quality construction with high end finishes. Main level features spectacular kitchen w/ Viking & Sub Zero appliances. Wide open city views. Formal living room features 10-inch plank wood floors, built-ins, fireplace and spacious terrace. The large master suite includes a fireplace, Juliette balcony, and a luxurious bathroom. Across the hall is a secondary master w/ bathroom and office area. Laundry room and sauna. Large backyard features a flat grass lawn. Quiet, non-through street.

MLS#14-776025
Chase Campen 323.788.4663
KW - LARCHMONT
Blt-Ins,Dshwshr,Hood Fan,Other

TUESDAY

| | | | | |
|--------------------------|-------|--------------------|-------|------------|
| 6149 ROCKCLIFF DR | Open | 5-7 | 563G7 | rev |
| \$1,795,000 | 3+2.5 | 2sty-MEDITERRANEAN | | |



SECLUDED MEDITERRANEAN ESTATE

Exquisite hilltop Mediterranean villa with breathtaking canyon, vineyard, hills & city lights views. Elegant step-down living room has high-beam ceilings, coved archways, wide-plank wood floors, fireplace & opens to the private front veranda. Formal dining room captures the views through tall French doors that lead to the patio with wisteria covered pergola. Dream kitchen with center island & wine cellar. Master suite with walk-in closet & Juliet balcony. A private canyon oasis - priced to sell!

MLS#14-775419
Rose Ware 213-369-9171
BHHS - BEVERLY HILLS

Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn,Fridg

30 Hollywood Hills East *Condo / Co-op*

| | | | | |
|-----------------------------|------|-------------|-------|------------|
| 6400 PRIMROSE AVE #4 | Open | 11-2 | 593F3 | NEW |
| \$319,000 | 1+1 | MID-CENTURY | | |



MID-CENTURY PIED-À-TERRE IN THE HOLLYWOOD HILLS

Mint condition Mid-Century pied-à-terre in the Hollywood Hills. This quiet top floor one bedroom one bathroom unit offers a spacious living and dining room with beautiful hardwood floors throughout and direct access to a private balcony and treetop views. A cozy tiled kitchen with wood cabinetry, vintage stove and newer flooring. The large one bedroom provides loads of closet space and an Art Deco bathroom with glass tiled tub/shower. Enjoy the tropical resort-style grounds. This is a must see!

MLS#14-786981
Steve Sanders 323-828-6471
JOHN AAROE GROUP

Rng/Ovn,Fridg

30 Hollywood Hills East *Income*

| | | | | |
|------------------------------|----------|------|-------|------------|
| 3143 HOLLYCREST DRIVE | Refresh. | 11-2 | 563D7 | NEW |
| \$1,025,000 | | | | |



HOLLYWOOD HILLS APARTMENT BUILDING

Hollywood Hills Apartment Building. Mid-Century Cool. Four large, one bedroom/one bathroom apartments each with its own over sized balcony. Hardwood floors lots of storage and closet space. All units have great rents and are separately metered. Close to the Studios, Hollywood, Griffith Park and The Bowl. Open Tuesday 11-2. Light Lunch

MLS#214028032IT
Joe Kaplan 626-584-5400
COLDWELL BANKER

www.3143hollycrest.com

| | | | | |
|----------------------|---------|-----------|-------|------------|
| 2050 IVAR AVE | Open | 10-2 | 593F3 | NEW |
| \$949,000 | Triplex | CRAFTSMAN | | |



WONDERFUL TRI-PLEX FIXER IN HOLLYWOOD


Pick a possibility: this property can be your Bread and Butter or your Beautiful Bounty; fully functional or fabulously fixable: both work on this property. The three units are fully functional but could be renovated or start over with a R-2 lot in sought after area. A three unit compound could be converted to the single family home of your dreams. The building will be delivered vacant. This seller is motivated and will seriously consider all serious offers.

MLS#14-783607
Bob Zay 310-92-78646
KELLER WILLIAMS LARC

3 Units: Single, 1 Br & 2 Br

31 Playa Del Rey *Single Family*

| | | | | |
|-----------------------|------|--------------|-------|------------|
| 423 TALBERT ST | Open | 11-2 | 702B3 | NEW |
| \$1,525,000 | 4+3 | CONTEMPORARY | | |



WALK TO THE WAVES

BEACH BREEZES waft thru this spacious 4 Bedroom, 2600 sq. ft. home on quiet street. Nice views of the hills framed with palm trees from huge private rear deck. Beautiful white beamed ceilings & gleaming newly refinished wood floors enhance living room, dining & kitchen areas, which are on entry level. Stone framed fireplace for those cooler nights. Master bedroom opens onto tiled deck, for that last glass of wine, that last view of the moon hiding behind the clouds, before retiring.

MLS#14-784777
Lynne Paxton 310-259 4056
JOHN AAROE GROUP

Dshwshr,Hood Fan,Rng/Ovn,Fridg

31 Playa Del Rey *Income*

| | | | | |
|--------------------|--------|--------------|-------|------------|
| 113 REES ST | Open | 11-2 | 702A3 | NEW |
| \$1,490,000 | Duplex | CONTEMPORARY | | |




GREAT DUPLEX IN PLAYA BEACH COMMUNITY - VERY CLOSE TO SAND

2-story duplex in sought after & rarely available Playa del Rey Community. On a quiet walk st. less than 1 block to the sand. Near bike path & great PDR restaurants. Nicely remodeled units. Close to the South Bay but without the commute. Perfect for owner-user - live in 1 & rent the other to help cover the mortgage. Top unit has large private roof deck w/ocean views & a separate balcony over front yard. 1st floor unit has access to private fenced front yard. Each unit has a 1-car garage.

MLS#14-782039
Andrea Evenson 310-943-9220
REALTY MINDED

39 Playa Vista *Condo / Co-op*

| | | | | |
|----------------------------------|----------|------------------|-------|------------|
| 13031 VILLOSA PL #402 - C | Refresh. | 11-1 | 702D1 | NEW |
| \$829,000 | 2+3 | 2sty-CONTEMP MED | | |



IDYLIC LIVING IN PLAYA VISTA

This gorgeous, stately townhouse feels like a private home, large kitchen with pantry, center island, granite counter tops, stainless steel appliances, that open up to the main living area w/warm maple wood floors, fireplace, floor to ceiling windows and neutral custom paint colors throughout. Lengthy patio spans the width of the first floor. A large loft overlooks Living room.

MLS#14-786095
DeborahThurm 3104636534
COLDWELL BANKER RESI

Cbl,Dshwshr,Dryer,Elvtr,Frzr,Other

53 Woodland Hills *Single Family*

| | | | | |
|------------------------------|------|-------------|--------|------------|
| 4805 SAN FELICIANO DR | Open | 2-5 | 559/J4 | NEW |
| \$720,000 | 3+2 | TRADITIONAL | | |



RARE CHARMING WOODLAND HILLS TRADITIONAL RANCH

With charm & curb appeal to spare, this RARE home south of the Blvd. sits on an oversized lot w/ newer roof & cement drwy. W/ a beautiful brick frpl & double drs that lead to the yard, the LR makes you feel right at home. The adjacent eat-in kitch possesses full appl. Polished wood flrs run thru-out the main living areas. Located off main hall are the 3 BDs and 2 BAs w/ tile floors. The master has a pvt door leading out to patio & pool. The home comes complete w/ garage & laundry area.

MLS#14-783607
Tom Davila 310.432.6492
KELLER WILLIAMS BH

www.4805SanFeliciano.com

Questions? Need Assistance?
Contact our Help Desk Department!

Please call 310.358.1833
Mon - Fri 8am - 7pm, Sat 9am - 2pm, and Sun 9am-1pm

help!!!

62 Encino Single Family

| | | | | |
|-----------------------|------|--------------|-------|------------|
| 18085 KAREN DR | Open | 11-2 | 561A4 | NEW |
| \$2,175,000 | 4+4 | CONTEMPORARY | | |



ENCINO HILLS PRIVATE PARADISE

Reimagined Ranch Mini Estate fit for today's Sophisticated Lifestyle w/ Modern Amenities. Built & Designed in 2014 by Basix Designs. Encino Foothills, S. of Ventura, Energy Efficient, Smart Home w/ 4 BDs & 3.5 BAs, approx. 3000 Sq. Ft. Sexy Master w/ Beamed Ceilings, Onyx BA w/ Steam Shower & Jacuzzi. Chef's Kitchen; Beamed Great Room; 17,500 Sq. Ft. Yard w/ Pool, Patios & Grass. White Oak Flooring; Double-Sided FPL; 2 Zone A/C & Heat; 2-Car Garage and so much more! A Private Paradise!

MLS#14-786497
John Steiner/JoanYarfitz 310-666-1454
KELLER WILLIAMS BH

Dshwshr, Dryer, Grbg Disp, Intrcm, NtwrkWire

| | | | | |
|-----------------------|-------|--------------|-------|------------|
| 16815 BAJIO RD | Lunch | 11-2 | 561D5 | bom |
| \$2,475,000 | 5+5 | CONTEMPORARY | | |



DEFINITELY A "ONE OF A KIND"

1 story contemporary home with a huge, huge living room, super high ceilings, a fireplace and situated with custom tall glass sliding doors to the yard/pool/spa/barbecue. A dynamite master suite is also off the pool/yard. A dramatic dining room with mirrored ceilings and a huge gourmet kitchen off the den is great for those gourmet dinners. This 5 bedroom, 4.5 bath turn-key home is an entertaining delight with its' easy flowing open floor plan, offering true Califor

MLS#14-787187
Rosemary Low
SOTHEBY'S INTERNATIO

BBQ, Blt-Ins, Dshwshr, Dryer, Frzr, Other

71 East Van Nuys Single Family

| | | | |
|------------------------|-------|-------------|------------|
| 5629 NATICK AVE | Lunch | 11-2 | NEW |
| \$599,000 | 3+1 | TRADITIONAL | |



PICTURESQUE TRADITIONAL

Picturesque 3 BR traditional on pretty tree-lined street. Living rm w/brick fp has detail rich mantle+big bay window.Wonderful open floor plan.Featuring stainless steel appliances, including a brand new stove, the kitchen has wood cabinets+charming green house window.Dining area has wainscoting+sliders that open to a quaint deck.Spacious lot of over 7,000 square feet has covered brick patio+plenty of room for expansion or entertaining.

Karin M & Nanette Basin 818-487-5860
CB STUDIO CITY

PICTURESQUE TRADITIONAL

| | | | |
|-------------------------|------|-------------|------------|
| 13522 CANTARA ST | Open | 11-2 | NEW |
| \$429,000 | 3+2 | TRADITIONAL | |



GATED TRADITIONAL


Charming 3BR+2BA gated home.Spacious FR has stone fp+big picture windows overlooking yard.Living rm has dining area.With tiled counters+ wood cabinets,the kitchen features a classic style built-in breakfast area.Master has direct access to bath.1 BR has deco-feeling desk area-would make great office.Mostly hw flrs.Yard includes big brick patio+a covered patio.Trees+landscaping complete the inviting atmosphere,w/lemon,orange+tangerine trees.A detail rich home at a great price not to be missed!

Karin & Nanette Basin 818-487-5859
CB STUDIO CITY

GATED TRADITIONAL

72 Sherman Oaks Single Family

| | | | | |
|-----------------------|---------|------|-------------------|------------|
| 4024 WITZEL DR | Open | 12-2 | 562B6 | red |
| \$1,399,000 | +799000 | 5+4 | 2sty-CONTEMPORARY | |



JUST REDUCED MOTIVATED SELLERS MOVING OUT OF STATE

JUST REDUCED \$400,000 ! MOTIVATED SELLERS MOVING OUT OF CALIF. NEW GREAT PRICE! Stylish & Sophisticated 2 sty. Contemp. Prime S.O.. South of the Blvd.Unobstructed City & Mtn Views. Complete remodel 1st flr in 2008'.Newer fully equipped gourmet kitch/ granite..Newer dk wood flrs in main rms & kitch. valtdceilings, recess lts,Travertine flrs in powder & mstr ba.Great for entertaining true Calif setting.Tropical backyd. Five decks &1 patio+ 1,500 sq ft of unpermitted space in addit to sq ft above.

MLS#14-749533
Deborah Moore 310-432-5727
KELLER WILLIAMS BEVE

Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other

| | | | | |
|--------------------|------|-------------|-------|------------|
| 3309 COY DR | Open | 11-2 | 562A7 | rev |
| \$2,195,000 | 5+5 | 2sty-MODERN | | |



STRIKING SLEEK & SEXY ARCHITECTURAL

Striking, sleek and sexy architectural 5 bed/5 bath home where practical cutting edge design meets the modern family. Steel beams frame the open plan of indoor spaces, with floor to ceiling walls of glass, large dining area, living room and loft lounge all oriented towards the expansive view. Additional features include; central air/heat, attached 2- car garage, small guest house/artist studio, street to street lot, extra parking pad.

MLS#14-779991
Karen D Sanchez 323-383-3753
ENGEL & VOLKERS BEVE

Dshwshr, Dryer, Frzr, Grbg Disp

73 Studio City Single Family

| | | | |
|----------------------------------|------|-------------|------------|
| 3757 LANKERSHIM BOULEVARD | Open | 11-2 | NEW |
| \$899,000 | 3+3 | TRADITIONAL | |



PRISTINE TRADITIONAL WITH PRIVATE YARD

Charming South of Ventura Traditional-3 Bedroom 2.75 Bath on large flat lot. Spacious Living room with hardwood floors and fireplace. Updated Kitchen with quartz counters, stainless appliances and cozy Breakfast bar. Formal Dining room. Huge Family room with wood beamed cathedral ceilings and French doors to relaxing patio and rear yard. Master Suite w/walk-in closet and French doors to rear yard. Conveniently located close to Universal City, Freeways and Westside. Also listed by Clay Hinrichs.

MLS#SR14177196CN
Ellen Model 818-933-2400
BERKSHIRE HATHAWAY

PRISTINE TRADITIONAL WITH PRIVATE YARD

74 Toluca Lake Single Family

| | | | | |
|------------------------|------|------------------|--------|------------|
| 4753 FORMAN AVE | Open | 11-2 | 563 C3 | NEW |
| \$1,000,000 | 2+2 | 1sty-MID-CENTURY | | |



COURTYARD CLASSIC IN TOLUCA LAKE

With so much of its period detailing intact, "Atomic Ranch" is a fitting moniker for this hidden gem in Toluca Lake built in 1958 in the modern ranch style for George & Violet Tharpe by custom home builder Armand Le Tourneau. The tree lined wide estate-like gated private drive leads to the 50's carport, and the central courtyard around which the house is built. Public space opens to the courtyard through oversized sliding glass doors to accommodate indoor/outdoor entertaining.

Scott Lander/Crosby Doe (310) 275-2222
CROSBY DOE ASSOCIATE

Stove, Microwave, Garbage Disposal



homesnap PRO
The Power of The MLS™
Right in Your Hands

Coming Soon! A New Way to Run Your Business Away from Your Desk!
Stay Connected with Your Colleagues and Clients While You're on the Go!



TUESDAY

74 Toluca Lake *Condo / Co-op*

| | | | |
|--------------------------------|-----------|--------------|------------|
| 10310 RIVERSIDE DR #204 | Open 11-2 | 563C4 | NEW |
| \$545,000 | 2+3 | CONTEMPORARY | |



CERCA LAGO BUILDING W/ HIGH CEILINGS


Great value in the popular Cerca Lago Bldg located in prime Toluca Lake. Open plan interior displays step down living/ dining area with high ceilings, and hardwood floors. Corner unit in an exclusive small 15 unit building. Good scale throughout the unit. Master bedroom has a great walk-in closet. Building amenities include: a large meeting/party room with high ceilings and wet bar on the entry level, as well as an outdoor spa, and a well equipped exercise room with a sauna on the 3rd floor.

MLS#14-781047
Crosby Doe (323) 791-7999
CROSBY DOE ASSOCIATE

Dshwshr, Dryer, Frzr, Grbg Disp, Rng/Ovn

89 Calabasas *Single Family*

| | | | |
|---------------------|-----------|--------------------|------------|
| 415 STUNT RD | Open 11-2 | VIEWS! | NEW |
| \$4,499,000 | 7+6 | 2sty-ARCHITECTURAL | |



A TWO-HOME CALABASAS COMPOUND BEYOND YOUR WILDEST DREAMS!

Get ready to experience a once-in-a-lifetime opportunity: TWO SFR's on 44 acres of NATURE. This versatile compound has it all, including one 3,900 sq.ft. 4BR/4BA architectural marvel that is built to withstand fire. This home is BUILT of concrete and is earth-sheltered. You MUST see to believe. The second home on the sprawling property is a 3BR/2BA mid-century-inspired modern structure (Cory Bruckner, A.I.A.) in 2,500 sq.ft. And then...the LAND: A total of 44 acres of remarkable VIEW property!

J.Yarbrough | G.Vahdani 818.929.9284
L.A. LUXE GROUP / KW

www.StuntRoadCompound.com

95 Mount Washington *Single Family*

| | | | |
|----------------------------|-----------|------------------|------------|
| 4059 SAN RAFAEL AVE | Open 11-2 | 595A3 | NEW |
| \$789,000 | 3+2 | 1sty-MID-CENTURY | |



IT'S 1966 AND BRIGHT YOUNG ARCHITECTS ARE CREATING REAL

excitement w/clean lined homes that disassemble the traditional & create inspiring new ways to blend space to site, form to function & indoors to out. In this exciting atmosphere 4059 San Rafael was born, and architect Irving E. Palmquist added the audacious spin of streaming the public areas into an octagon so every room flows seamlessly together & out to the view capturing deck or very special pool...it's visually effective, remarkably efficient and really fun!

MLS#14-786975
Liz Johnson 323-397-6041
TELES PROPERTIES

View!! Pool!!

95 Mount Washington *Income*

| | | | |
|-----------------------|-----------|----------------|------------|
| 1055 ISABEL ST | Open 11-2 | | NEW |
| \$428,000 | Duplex | 1sty-CRAFTSMAN | |



FIRST TIME ON THE MARKET IN 40 YEARS

The opportunities are endless! Convert to Single Family or Rent out one and Live in the other, or rent them all. Perfect Buy and Hold or owner user. A must see...Great pocket. Property needs updating but definitely has potential. Open for Brokers Tuesday and Thursday

Aldo Linares 213-814-9545
KW - LOS FELIZ

1284 Highland Park *Single Family*

| | | | |
|------------------------------|-----------|-----------|------------|
| 6115 MOUNT ANGELUS DR | Open 11-2 | 595D2 | NEW |
| \$570,000 | 2+1 | CRAFTSMAN | |

Set high on a hill overlooking LA this charming Craftsman style home is ready to move in! Many architectural details: coved ceilings, french doors, hardwood floors, built in cabinets, and bookcases.

MLS#14-787245
Bff-Ins, Dshwshr, Rng/Ovn, Frigd
Nicole Bray 310-689-8287
COLDWELL BANKER-PASA

BY APPOINTMENT

05 Westwood - Century City *Condo / Co-op*

| | | |
|---------------------------|------------------|------------|
| 10375 WILSHIRE #1B | 632C2 | rev |
| \$2,500,000 | 0+3 CONTEMPORARY | |



The best available unit for ENTERTAINING on corridor and the best (by far) overall Value on today's market. Super high ceilings, skylights, very large grand terraces off enormous living room and a 2nd terrace off dining room. Private Gate to pool area. Gracious super 24-hour staff and concierge services. Dining Rm seats 20 plus. Super High Ceilings throughout. Grand Entry. Master has huge bath high quality. Fabulous hardwood flooring. Huge guest powder Rm. COOP Very Prestigious building.

MLS#13-671765
Bruce Nelson 310-552-7847
JBN

15 Pacific Palisades *Single Family*

| | | |
|----------------------------|--------------|------------|
| 15957 ASILOMAR BLVD | 630J6 | rev |
| \$6,495,000 | 7+6 CAPE COD | |



AMAZING AMENITIES AND OCEAN VIEWS

Custom home built in 2000 featuring 7 bed, 6 bath, rooftop deck with unobstructed ocean views. Open floor plan, 4 fireplaces, 1,800 bottle wine cellar, projection theater, gym, maid's quarters, stunning full bar, and custom designed kitchen. Large Ocean View Master Suite with a balcony, reading nook and vaulted ceiling. Master Bathroom has dual walk-in closets and spa tub. Tranquil and Private Backyard features a pool with waterslide, spa and built-in BBQ, fire pit.

MLS#14-769173
Scott Moore 310-678-7855
TELES PROPERTIES

BBQ, Cbl, Cing Fan, Cent Vac, Dshwshr, Other

SUNDAY OPEN HOUSES

14 Santa Monica *Condo / Co-op*

| | | |
|---------------------------|-----------------------|------------|
| 827 BAY ST, UNIT 9 | Open 2-5 | NEW |
| \$779,000 | 3+0 1sty-CONTEMPORARY | |

Upper rear/No common walls windows on all sides/2 large balconies/ Wood floors/Newer kitchen and appliances/Great storage/Very pvt/ Move in condition/Close to Beach, Main, Rose and Whole Foods/MUST SEE.

washer dryer
Peter Mullins 31 600 6976
PETER MULLINS R.E.

30 Hollywood Hills East *Single Family*

| | | | |
|----------------------|-----------|---------------|------------|
| 6851 IRIS CIR | Open 12-5 | 593E3 | rev |
| \$1,300,000 | 3+2 | MEDITERRANEAN | |

Whitley Heights, a Historical Preser Zone (HPOZ), one of Hollywood Hills premier com. The Otis House, Spanish architectural influences, restored/updated.

MLS#14-773521
Gary C Marshall 310-721-7783
Dshwshr, Dryer, Grbg Disp, Hood Fan, Rng/Ovn
KELLER WILLIAMS LARC

33 Malibu *Condo / Co-op*

| | | | |
|------------------------------------|--------------|--------------|------------|
| 28711 PACIFIC COAST HWY #28 | Open 2-5 | 667F2 | red |
| \$649,000 | 685000 2+1.5 | CONTEMPORARY | |

Townhouse features peek a boo ocean view bamboo & granite flooring w/d fireplace huge 2 car garage French doors to private yard & jacuzzi Great energy modern design, eco conscious & pet friendly!

MLS#14-782283
Vidette Lobue 3104571372
Cing Fan, Dshwshr, Dryer, Wshr
VIDETTE LOBUE

ATTENTION

The following changes to The MLS Broker Caravan™ Terms & Conditions are effective January 2012:

- 1) Only ads featuring Active and/or recently Sold properties can be placed in the front full page color and black/white sections.
- 2) Announcement ads (recruiting and company promotions) may be placed in the back full page color section, including the back cover. Statistical or performance metrics may be used in this section, but may only refer to performance within a single brokerage.
- 3) No refunds will be given for any ad that is cancelled, rejected, or not received by the published deadlines. (Deadlines are available online at TheMLS.com™).

BY APPOINTMENT

SUNDAY