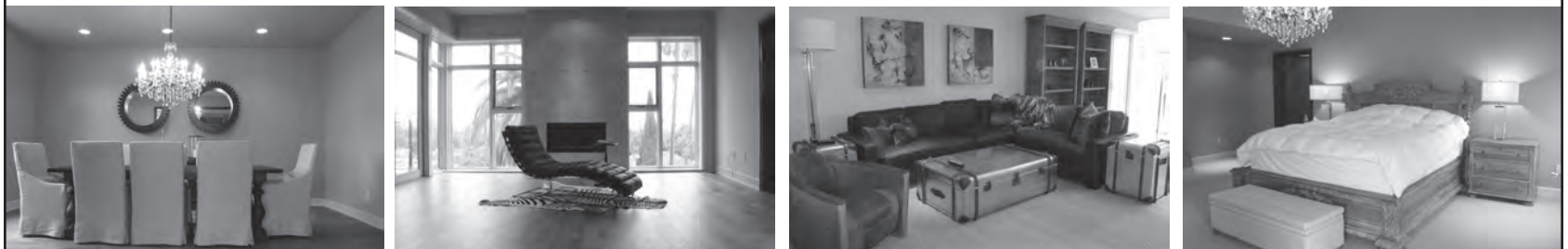


Views! Views! Views!

Open Tuesday 11-2

area
1

Beverly Hills



447 N. Doheny Drive, #402 • Beverly Hills 90210

This newly Contemporary Condominium has three bedrooms & four and a half bathrooms with high ceiling was built in 2010. It has a formal Dining room, Library/office in Master bedroom, His and her large walk-in closet. The bar has been raised with rich, brushed walnut, limestone floorings; top-of-the-line appliances, marble granite counter tops; mahogany doors, 3 large terraces. Further amenities are: Large seating Media room with Catering kitchen, state-of-the-art Fitness Center with large Club Terrace and 4th floor Sun Terrace complete this exceptional lifestyle.

Offered at \$3,795,000

EXCLUSIVELY REPRESENTED BY:

PETER WONG 310.880.1881

WWW.WESTLOSANGELESHOUSES.COM



COLDWELL BANKER BEVERLY HILLS NORTH | 301 N. CANON DRIVE, SUITE E | BEVERLY HILLS, CA 90210 | BRE # 01019976

area

2

Beverly Hills Post Office

OPEN TUESDAY 11-2PM



2799 Ellison Drive, BHPO | Offered for \$2,195,000 | www.2799ellisondrive.com

Fantastic SECLUDED view retreat at the end of a serene cul-de-sac in the Beverly Hills Canyons, this 3-bedroom, 3-bath home with approx. 2,415 sq.ft. has been updated with modern comforts using environmentally friendly materials while maintaining its hip 60's feel. The entry has a hexagonal pattern stamped concrete floor which opens to both a den with surround sound and a sunken living room which are divided by a double-faced glass bottomed fireplace. Sliding doors from both rooms lead to a fenced yard that has large redwood deck along with beautiful plantings, fruit trees, outdoor shower and a salt water pool with fountain. The master has its own bath and direct access to outside. The kitchen includes concrete counters, center island and breakfast area and opens to a grassy yard on one side and to the dining room on the other. Oversized windows throughout allow for a light and airy feel and to great views and beautiful outdoor sculptures.



Enzo Ricciardelli
 310.255.5467 | BRE# 01097604
enzo.ricciardelli@sothebyshomes.com

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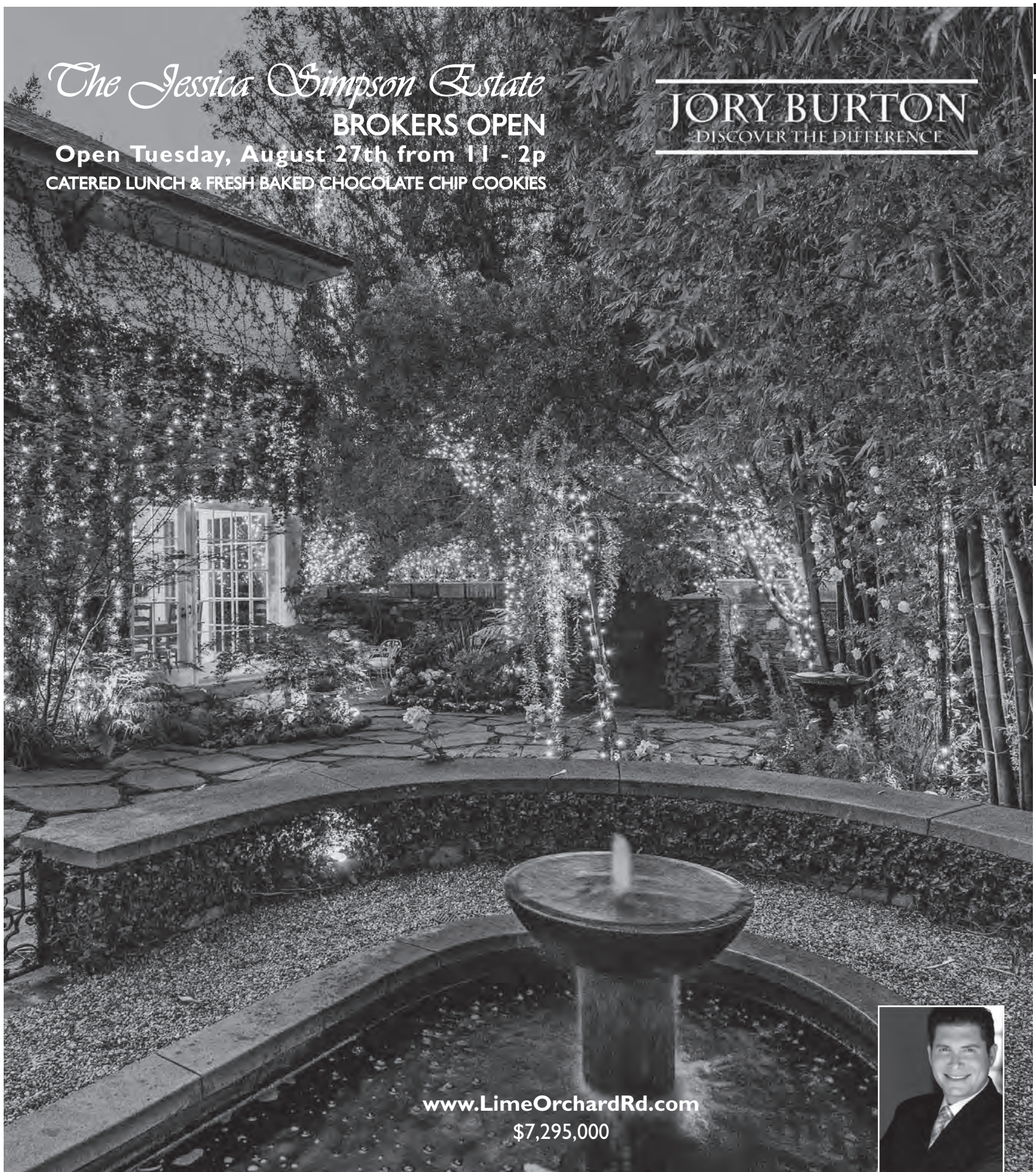
area
2

Beverly Hills Post Office

The Jessica Simpson Estate
BROKERS OPEN

Open Tuesday, August 27th from 11 - 2p
CATERED LUNCH & FRESH BAKED CHOCOLATE CHIP COOKIES

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www.LimeOrchardRd.com
\$7,295,000



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area

3

Sunset Strip – Hollywood Hills West



Open House Tuesday, August 27 | 11-2

1773 N. Crescent Heights Blvd, Sunset Strip

Offered at \$3,295,000

Stunning modern masterpiece nestled in a canyon up a semi-private drive on upper Crescent Heights features an open floor plan, dramatic 9 1/2' ceilings and expansive walls of glass that provide captivating views of the city. This stylish home just minutes from the Sunset Strip, features a spacious master suite and luxe bath with soaking tub and walk-in closet, a separate residential wing with 3 en-suite bedrooms, a home office opening to a serene rear courtyard, a sparkling pool set in flagstone patio, free-standing garage and home automation/security and audio systems... plus many energy efficient features like Low-E dual-glazed windows/doors and a 'cool' roof. Modern finishes including wide plank white oak flooring, custom tile baths, and a sleek gourmet kitchen add a level of sophistication and style to this one of a kind property. An extraordinary re-interpretation of contemporary California living!

www.1773CrescentHeights.com



SCOTT RYAN
REALTOR®
310.770.3506 cell
ScottRyan@mail.com
aaroe.com



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CONTEMPORARY HOME IN THE BIRD STREETS
 9185 THRASHER AVENUE, SUNSET STRIP
 OPEN TUESDAY AUGUST 27TH 11:00-2:00

Fabulous Contemporary home located on a quiet street just above the Sunset Strip in the coveted “Bird Streets” with spectacular city, canyon, and ocean views. Encompassing approximately 5,350 sq.ft. of living space with interior and exterior design by renowned designer Sally Sirkin Lewis of J. Robert Scott, the three levels of the home offer spacious rooms and unique architecture allowing for both comfortable and sophisticated living. Formal entry to large living room with fireplace and sliding glass doors that frame the shimmering vistas and open to a wrap-around terrace. Formal dining room with fireplace and mirrored cabinets, and cook’s kitchen with professional appliances, center island, abundant cabinet space, and breakfast room. The main level also features a guest bedroom suite, powder room, and two car garage. The lower level includes a large family or guest bedroom with bath, and the private master suite featuring a fireplace, wrap-around terrace overlooking stunning views, large adjoining den with fireplace, dual closets, and lovely master bath with spa tub and separate shower. The bottom level offers a tremendous gym (could be a family room or fourth bedroom), and fantastic media room with fireplace and bath.

\$5,695,000

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www.9185Thrasher.com



area

3

Sunset Strip – Hollywood Hills West

2450 SOLAR DRIVE

ONE OF THE MOST RECOGNIZABLE COMPOUNDS IN THE HOLLYWOOD HILLS, WITH 16.3 ACRES OF ENDLESS POSSIBILITIES AND INCREDIBLE VIEWS OF LOS ANGELES.

\$9,888,000

THE KNOLL AT 0 SOLAR DRIVE

WITH UNPARALLELED VIEWS OF LOS ANGELES, THE MOST EXTRAORDINARY 3.8-ACRE PROMONTORY PROVIDES ONE OF THE MOST UNIQUE LOCATIONS IN THE HOLLYWOOD HILLS.

\$3,100,000



ESTATES

AARON KIRMAN
424.249.7162

JOE BABAJIAN
310.623.8800



Fine Estates®

OPEN TUESDAY AUGUST 27TH 11AM-2PM

area

4

Bel Air – Holmby Hills



10535 VESTONE WAY, BEL AIR

BANKRUPTCY SALE SUBJECT TO COURT CONFIRMATION AND OVERBID. GATED TRADITIONAL ESTATE UP PRIVATE DRIVEWAY ON A CUL DE SAC OFF PRESTIGIOUS STONE CANYON ROAD IN PRIME BEL AIR LOCATED ON THREE PARCELS TOTALING OVER 1.9 ACRES. ON THE PRIMARY LOT YOU HAVE THE HOME WITH A LARGE LIVING ROOM WITH FIREPLACE AND CANYON VIEWS, FORMAL DINING ROOM, BREAKFAST ROOM, KITCHEN, OFFICE AND POWDER ROOM. ON THE LOWER LEVEL THERE'S A WINE CELLAR WITH TASTING TABLE, FAMILY ROOM WITH BAR, BILLIARDS ROOM, SAUNA AND HALF BATHROOM. THIS AREA HAS ACCESS TO THE BACK YARD AREA. THE SECOND FLOOR HAS A SPACIOUS MASTER SUITE WITH BATH AND CLOSETS WITH SERENE CANYON VIEWS PLUS TWO ADDITIONAL BEDROOMS THAT SHARE A FULL BATHROOM AND A LOFT WITH A BALCONY. THERE IS ALSO A GUEST SUITE WITH A BATH ABOVE THE THREE CAR GARAGE. A PERFECT REMODELING PROJECT. THE SECOND AND THIRD VACANT PARCELS ARE ADJACENT TO THE HOUSE.

OFFERED AT \$2,850,000



MICHAEL SAHAKIAN

310.285.7524

MICHAEL@MICHAELSAHAKIAN.COM

CA BRE #00876770



area
5

Westwood - Century City

Remington Reduced!



10727 WILSHIRE #1505
Tuesday 11-2

REDUCED! An experience of unsurpassed amenities and unparalleled service to make your everyday life effortless. A private elevator accesses this warm, yet sophisticated, 3 bedroom and 3.5 bath home. A thoughtfully designed unit offers an extremely spacious master suite with

extraordinary large walk in closet, guest-bedroom, washer & dryer, and a gourmet kitchen outfitted with professional appliances and perfect for those who love to cook and entertain.

Offered At **\$3,295,000**



Shawn S. Kormondy
323-638-7567

9000 Sunset Blvd 11th Floor
West Hollywood, CA 90069
www.Remington1505.com



Sally Aminoff presents Le Parc's Finest

10100 Empyrean Way, #103

OPEN TUESDAY, AUGUST 27TH 11 AM - 2 PM



LE PARC'S FINEST!! 2 Beds + Office + 2.5 Baths. Embrace a timeless elegance so often forgotten. This special unit boasts clean lines, great space, large walls and high ceilings. A fabulous remodel with every creature comfort you could ask. Large living room with fireplace and formal dining room conceived w entertaining in mind. Honed wood floors throughout, plus stunning intricate stonework in bathrooms and kitchen. Re-invented kitchen with white cabinetry, Carrera marble counters, eating and desk areas, large pantry. Irresistible master has incredible walk-in closets boasting exceptional cabinetry. Meticulous attention to detail, design and workmanship. All this plus the accoutrements picturesque Le Parc has to offer. 2 pools, 2 tennis courts, walk paths, fountains and ponds. 24 hour guard gated. Absolute show and sell !!

Offered at \$1,995,000

ALSO OPEN TODAY:

10122 Empyrean Way, #202 / 2 beds + dining/den + 2.5 baths / \$1,995,000

10100 Empyrean Way, #301 / PH - 3 beds + 3.5 baths, grand scale / \$1,900,000

10122 Empyrean Way, #201 / 2 beds + office + 2.5 baths, best price / \$1,395,000



For further information...please contact

SALLY AMINOFF
310 409 8900



area

5

Westwood - Century City



Find your way home with...

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www.ruthshari.com

1875 Kelton #102

Los Angeles, CA 90025

www.1875kelton.com



WESTWOOD KELTON DEVILLE CONDO

Newly renovated sparkling 2 bedroom+ 2.5 bath single level spacious corner unit with great floor plan located in a quiet residential pocket. This feels like a home! Huge living room w/fireplace and front facing patio allows indoor-outdoor flow. Stylish kitchen features inviting breakfast area and new stainless steel appliances. Master bedroom has enclosed balcony as nursery/greenhouse/office and custom walk-in closet. "Bliss in Bali" style Master bath with separate stone shower, rainfall shower head, spa tub w/pillows, jets, lights, internet TV while you bathe+warming floor, bidet and heated toilet seat. Plantation shutters throughout.

Hardwood floors in main living area. Front patio has gas&water hookups for year round enjoyment.

All appliances included. Subterranean parking for 2 w/elevator from garage. Professionally managed HOA has healthy financials. Cannot be rented for 1 year per the CC&R's. Pets allowed, 35 lb weight limit. Priced to sell!



Offered at \$675,000



FOR MORE INFORMATION CONTACT RUTH SHARI @ 310 442-1646 or ruthshari@aol.com

Prime Brentwood 2+2 Remodel!

area
6

Brentwood



\$649,000



Open House Tue 8/13 @ 11-2; Sat 8/31 @ 12-3; Sun 9/1 @ 2-5

725 S BARRINGTON AVE #103

PRICE REDUCTION! Motivated seller - Bring all offers!
 REMODELED! Brand new modern/contemporary unit. A+
 location just one block north of San Vicente & Montana.
 5 minute walk to dining & shops. 2 large master bedroom
 suites, 2 full bathrooms, fireplace, walk-in closets, private

patio, den/office nook, light filled S/W exposure. Features
 fireplace, recessed lights, high-end wood plank floors,
 quartz counters, pool courtyard, maple wood cabinets, &
 stainless steel appliances, side by side parking.



ARX CAPITAL GROUP, LLC

Simon Soomekh
3107092050

P.O. Box 49829 Los Angeles, CA 90049
www.arxcapitalgroup.com

For showings, call Simon at 310-709-2050 or simon@arxcapitalgroup.com. For offers, submit to simon@arxcapitalgroup.com.

area

6

BRENTWOOD GEM - NORTH SUNSET

Brentwood



\$1,999,000

OPEN HOUSE TUESDAY AUGUST 27 FROM 11-2, TWILIGHT 5-7

1269 N NORMAN PL

Charming/private 3Bdrm 2Bath home in serene foothills of SM Mtns. Spacious master w/fireplace, large shower, heated floors, Jacuzzi, walk-in closet. Kitchen includes top of line appliances, granite countertops, French sink, custom wood cabinetry.

Kitchen looks into dining room with Australian French doors that open to stunning English rambling garden. Spacious/bright lounge w/vaulted ceilings, fireplace. Gorgeous Arabian sandstone tiles, skylights, windows, quality finishes throughout



Mitra Moradifar
(310) 383-7253

www.moradifargroup.com

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MODERN SPIN ON A COUNTRY COTTAGE

10481 TROON AVE

OPEN HOUSE TUESDAY
AUGUST 27TH 11AM-2PM



**Prudential
California Realty**

For more information,
please contact

Valerie Nickerson
310 595 5275

vnickerson@prula.com

Modern Spin on a Country Cottage smell the roses on the garden walkway to the Front door! Remodeled Kitchen with Viking Appliances, Living Room w/Fireplace & French Doors to brick patio and backyard, Frml Dining Room with bar and wine cooler. Den or family area with Lead pane windows and another fireplace. Upstairs Master Suite with French Doors opening to a spacious deck, Mst bath w/claw foot tub. Full security system in house. Also listed for Lease fully furnished at \$7000 per month.

Offered at \$1,599,000

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area
13

Private Oasis in Mar Vista!

Palms – Mar Vista



3547 OCEAN VIEW AVE, LOS ANGELES, CA 90066

Open House: Sunday, 1pm-5pm and Tuesday, 11am-2pm

One of a kind! Private oasis in Mar Vista. Amazing property compound. Great for extended family living. 3 separate living areas. Main house, 2-story detached guest house, open deck, pool, Jacuzzi, koi pond, workout room, more. Front house: 3BD+1BA with cathedral beam ceilings and stone fireplace. Restored hardwood floors. Updated

country kitchen. Huge outdoor deck, great for “al fresco” entertaining. Two car garage finished as a workout/playroom. Guest house is amazing! Mar Vista Elementary.

Offered At **\$1,785,000**

Broker
**ANDREW
WATKINS**
310 / 383 - 6239

Andrew Watkins

310-383-6239

For more information see property website at:

www.3547OceanView.com

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area
14

Santa Monica



OPEN TUESDAY, AUGUST 27TH 11AM - 2PM



528 OCEAN PARK BOULEVARD | SANTA MONICA

NOW OFFERED AT \$2,795,000

PRICE RECENTLY REDUCED



www.528oceanpark.com

- Sophisticated modern in form, function and style
- Cool and comfortable beach living
- Loads of natural light with floor-to-ceiling vanishing window walls
- Open floor plan with indoor/outdoor flow
- 3 bedrooms, 3 baths, media room and office
- Expansive rooftop deck ideal for entertaining
- Attached 3-car garage
- Stunning ocean and city views

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nancy@rossandbarton.com

LAURA BARTON
d: 310.500.3985 | f: 310.500.3986
laura@rossandbarton.com

BEVERLY HILLS | BRENTWOOD | OCEAN PARK | PASADENA | RANCHO MIRAGE | SANTA MONICA

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area
14

Santa Monica



810 California Avenue #6, Santa Monica Offered at \$829,000



the **G**REGGS

ZELDA - BOB - JOYCE

310.820.0195

thegreggs@gibsonintl.com

thegreggswestsideliving.com



Open Tuesday 11-2

Sunny and bright, spacious Santa Monica townhouse. Enter into your private 2 bedroom, 2.5 bathroom plus loft home. The living room has high ceilings with French doors and windows, hardwood floors and fireplace. There is a large dining area leading to the kitchen with granite counters, parquet floors and breakfast bar. The loft overlooks the living room. There is laundry inside and good storage throughout. Parking is side-by-side. Best of all, it is close to the ocean, shopping, restaurants and schools.

G
Gibson
INTERNATIONAL

FAB 3 bed-2 bath townhome w/loft 509 WASHINGTON AVE



**Prudential
California Realty**



Pierre Stooss
310-699-1143
pierreostooss@yahoo.com

Matthew W Chen
714-476-5110
mwchen22@gmail.com

Open Tuesday August 27th - 11 AM to 2 PM

LOCATION, LOCATION, LOCATION ... Halfway between the Montana Ave Shopping district and the 3rd Street Promenade and only 5 short blocks to the Ocean. 3 bedrooms, 2 bathrooms + loft with private elevator, direct access to the parking garage. Flooded with light, 3 balconies and one deck for al fresco dining. Amazing master retreat with double height ceiling, large walk-in closet, spa-like bathroom with steam shower and spa tub. A great place to call home.

Offered at \$1,249,000

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area
14

Santa Monica

247 Amalfi Dr

Santa Monica Canyon



OPEN TUESDAY 11:00 TO 2:00

COME TAKE A SECOND LOOK

Now beautifully staged. Striking Thornton Abell, AIA, architectural nestled among lush landscaping for stunning beauty and privacy in Santa Monica Canyon. The main house, with 3 bedrooms and 2 baths, has walls of glass and beamed ceilings to capture the beauty of the Canyon. Separate guest house includes a kitchenette and bath. The detached art studio provides a cool environment in which to work. Beautifully landscaped yard. An incredible opportunity to enjoy the respite of inthecanyon living

Offered at \$4,379,000



ISABELLE MIZRAHI
Prudential California Realty
(310) 230-3720
isabelle@inthecanyon.com



NEW TO THE MARKET

area 19

Beverly Center - Miracle Mile



ELEVEN-EIGHT KINGS ROAD

MODERN LUXURY LIFESTYLE

- 21 Luxury Condominiums
- 3 Bedrooms + 3 Bathrooms
- Large Private Terraces
- Amazing City Views
- Laundry Inside The Units
- High-End Designer Finishes
- Low HOA Dues
- Ideal Location

9 UNITS SOLD IN THE FIRST WEEK!

STARTING AT \$679,000

OPEN HOUSE
Tues 11-2
Sat/Sun 1-5

There's something uplifting about modern luxury living in a city like Los Angeles. The feeling of being in the heart of the city while living like a king in your own castle.

Eleven-Eight Kings Road is an exceptional brand new construction building offering 21 stunning units in one of L.A.'s most central and ideal neighborhoods. Within a short distance of your front door, there is everything Los Angeles has to offer including dining, shopping, entertainment and nightlife.

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118 NORTH KINGS ROAD | LOS ANGELES, CALIFORNIA 90048



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area
20

Hollywood



1645 N. VINE STREET UNIT 709, LOS ANGELES

1 BEDROOM / 1 BATHROOM / 1,570 SQFT / OFFERED AT \$899,000

Corner Loft featuring Northern views of the Hollywood sign, Hollywood Hills and breathtaking Western sunset all the way to the ocean! Soaring 14-ft ceilings with designer kitchen & bathroom! The Broadway Hollywood is the city's most glamorous building complete with 24-hr doorman, valet parking, roof top pool, cabanas and gym. Located above Katsuya and across from W Hotel, Pantages Theater, Trader Joe's and the Metro station. Urban NY style living in the heart of LA's Entertainment District!



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c 310.617.6462

o 310.623.1430

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REALTY

HOLLYWOOD HILLS

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area
22

EXCEPTIONAL HOMES AND LIFESTYLES

4955 LOS FELIZ BLVD., LOS ANGELES 90027 OFFERED AT \$2,000,000

Los Feliz



Spacious and distinctive Mediterranean five bedroom home on a large private lot. Upon entering you'll be greeted by a soaring two story entry with lots of windows that allow in copious amounts of light. The kitchen has a large center island as well as sky lights plus a stainless steel stove and refrigerator. There are two bedrooms downstairs and three up. The large patio off of the two upstairs bedrooms is perfect for relaxing. The backyard, with a large patio, is ideal for entertaining. Desirable neighborhood just steps from LA landmarks, trendy dining and shopping.

OPEN TUESDAY, AUGUST 27TH 11-2PM



Joyce Essex 310.777.6375
 Danny Harvey 310.777.6391
www.EssexHarvey.com
joyce@essexharvey.com

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area
30Sotheby's
INTERNATIONAL REALTY

Hollywood Hills East

5682 HOLLY OAK DR 90068

Open House on Tuesday, August 27th 11AM to 2PM



Enter through Tiled Portal with Rustic Hand Hewn Wooden Doors. Large Private Enclosed Front Courtyard. Living Room with Fireplace, French Doors, a Rustic Beamed Ceiling and Loft. Balconies with Canyon Views. Chef's Kitchen with 6 Burner Range. Master Bedroom with Fireplace, Beam Ceilings, an En-Suite Bath, Walk In Closet. Lovely Creative Space/Office with Pitched Beamed Ceiling and Own Stairway. Gated Driveway with Two Car Garage & Guest Parking. The Fenced and Terraced Back Yard

- Craftsman Style House.
- MLS# 13-697857
- Canyon Views from Every Room
- Large Terraced Back Yard
- Gated Parking for 5 Cars

Offered at \$2,100,000

Lisa Arden

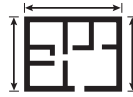
310.913.9339

Lisa@LisaArden.com

9255 Sunset Blvd. on the Mezzanine

| Los Angeles 90069

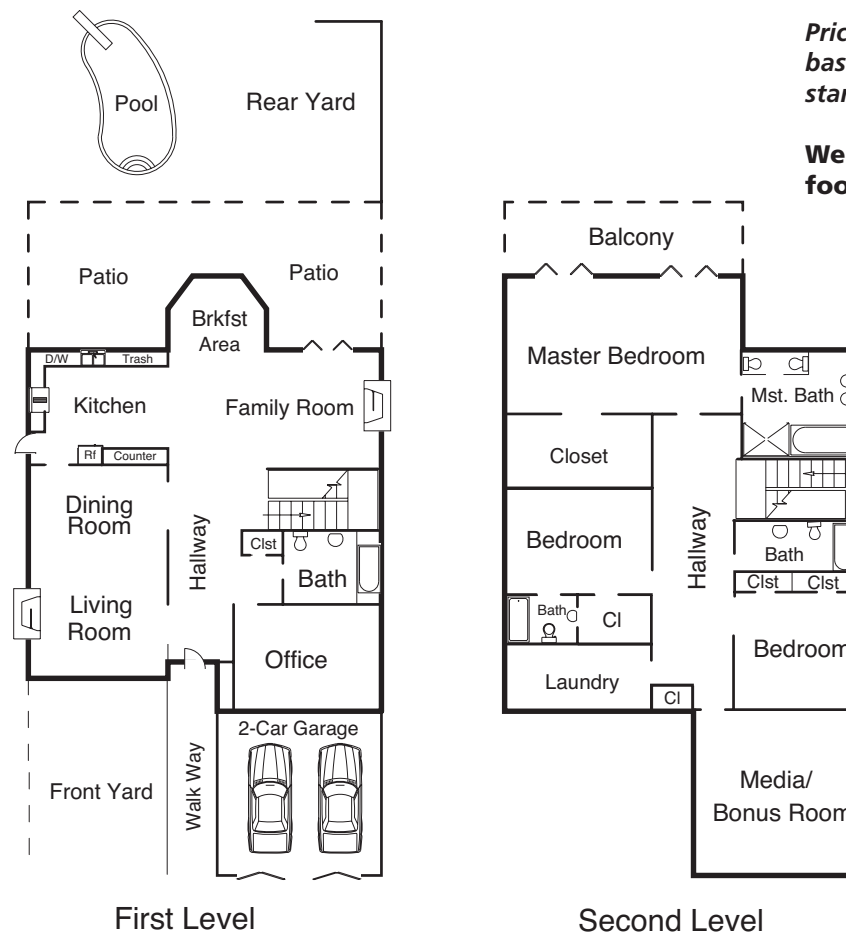
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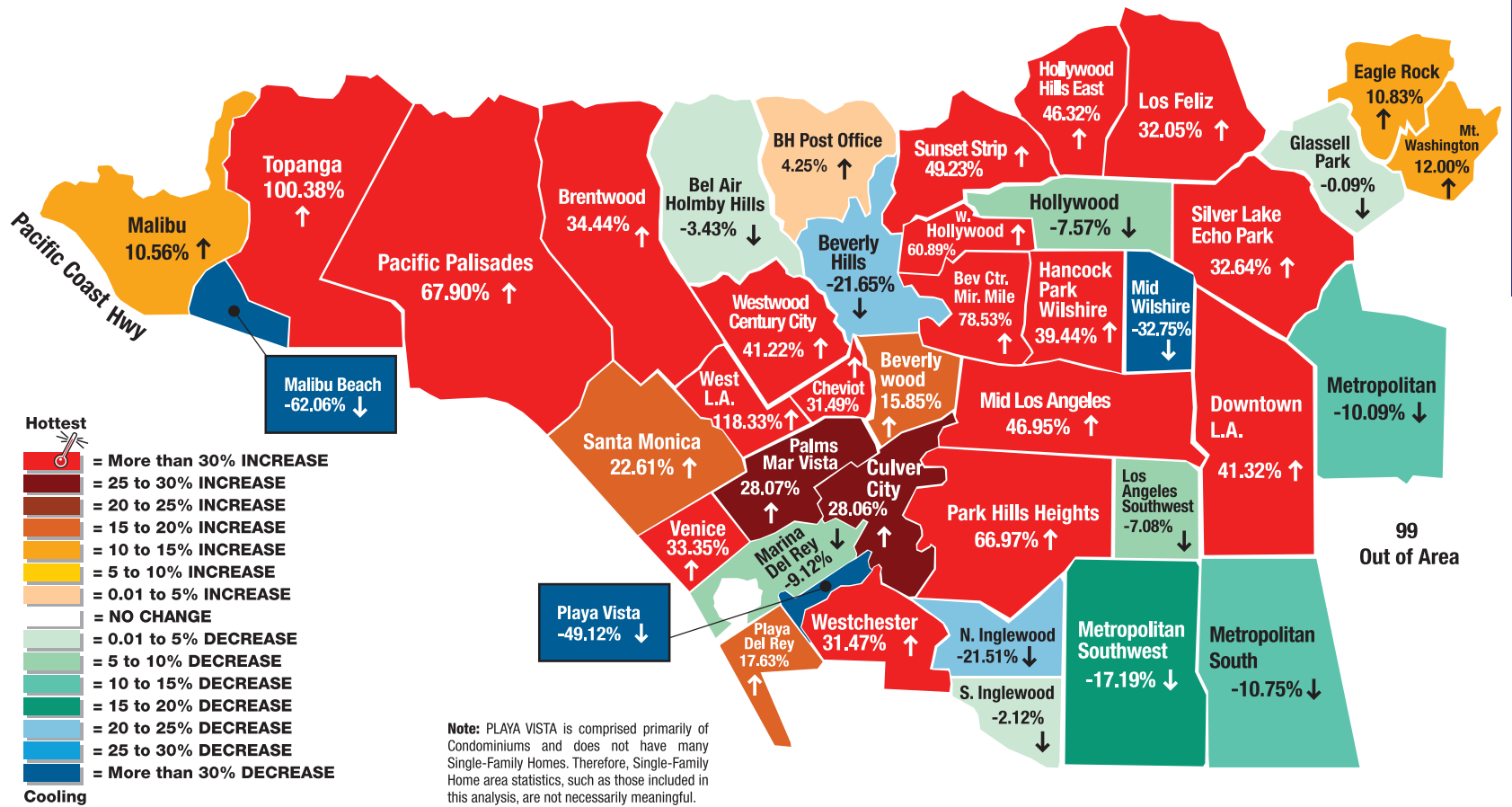
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CLICK **MLS™ STATISTICS CORNER**

SINGLE-FAMILY HOMES | MARKET CLIMATE MAP | SALES VOLUME 2nd Quarter 2013 vs. 2012
 For The MLS™ Primary Areas from Downtown to the Ocean

Statistics Corner



SINGLE-FAMILY HOMES SALES VOLUME			
AREAS	Q2-2013	Q2-2012	% Change
West Los Angeles	\$18,799,709	\$8,610,700	118.33%
Topanga	\$31,645,400	\$15,793,000	100.38%
Beverly Center-Miracle Mile	\$94,473,633	\$52,916,210	78.53%
Pacific Palisades	\$294,056,628	\$175,133,068	67.90%
Park Hills Heights	\$51,675,391	\$30,949,690	66.97%
West Hollywood Vicinity	\$49,430,570	\$30,722,620	60.89%
Sunset Strip - Hollywood Hills West	\$308,557,489	\$206,765,524	49.23%
Mid Los Angeles	\$43,407,044	\$29,538,850	46.95%
Hollywood Hills East	\$58,250,015	\$39,810,805	46.32%
Downtown L.A.	\$9,399,093	\$6,651,099	41.32%
Westwood - Century City	\$97,116,576	\$68,768,611	41.22%
Hancock Park Wilshire	\$113,844,645	\$81,646,917	39.44%
Brentwood	\$225,895,014	\$168,028,144	34.44%
Venice	\$88,949,052	\$66,705,015	33.35%
Silver Lake - Echo Park	\$66,001,269	\$49,760,588	32.64%
Los Feliz	\$87,167,425	\$66,013,356	32.05%
Cheviot Hills	\$41,834,815	\$31,816,000	31.49%
Westchester	\$65,832,925	\$50,075,302	31.47%
Palms - Mar Vista	\$87,516,485	\$68,335,601	28.07%
Culver City	\$41,549,500	\$32,445,299	28.06%
Santa Monica	\$185,459,271	\$151,261,335	22.61%

SINGLE-FAMILY HOMES SALES VOLUME			
AREAS	Q2-2013	Q2-2012	% Change
Playa Del Rey	\$21,608,750	\$18,370,325	17.63%
Beverlywood Vicinity	\$46,519,394	\$40,154,500	15.85%
Mount Washington	\$23,158,564	\$20,677,400	12.00%
Eagle Rock	\$24,775,300	\$22,354,800	10.83%
Malibu	\$94,951,300	\$85,883,500	10.56%
Beverly Hills Post Office	\$128,449,280	\$123,216,600	4.25%
Glassell Park	\$11,752,251	\$11,763,300	-0.09%
South Inglewood	\$10,155,500	\$10,375,600	-2.12%
Bel Air - Holmby Hills	\$180,414,967	\$186,827,195	-3.43%
Los Angeles Southwest	\$90,933,294	\$97,858,968	-7.08%
Hollywood	\$9,206,000	\$9,959,500	-7.57%
Marina Del Rey	\$22,852,855	\$25,145,800	-9.12%
Metropolitan	\$6,371,229	\$7,085,849	-10.09%
Metropolitan South	\$27,335,389	\$30,629,411	-10.75%
Metropolitan Southwest	\$19,475,070	\$23,518,749	-17.19%
North Inglewood	\$10,934,490	\$13,931,448	-21.51%
Beverly Hills	\$242,318,459	\$309,275,099	-21.65%
Mid-Wilshire	\$5,282,500	\$7,854,900	-32.75%
Playa Vista	\$1,250,000	\$2,457,000	-49.12%
Malibu Beach	\$49,858,500	\$131,400,250	-62.06%
ALL AREAS	\$3,088,465,041	\$2,610,487,928	18.31%

Information herein deemed reliable, but not guaranteed.

Questions regarding this information may be sent by e-mail to Marketing@themls.com.



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