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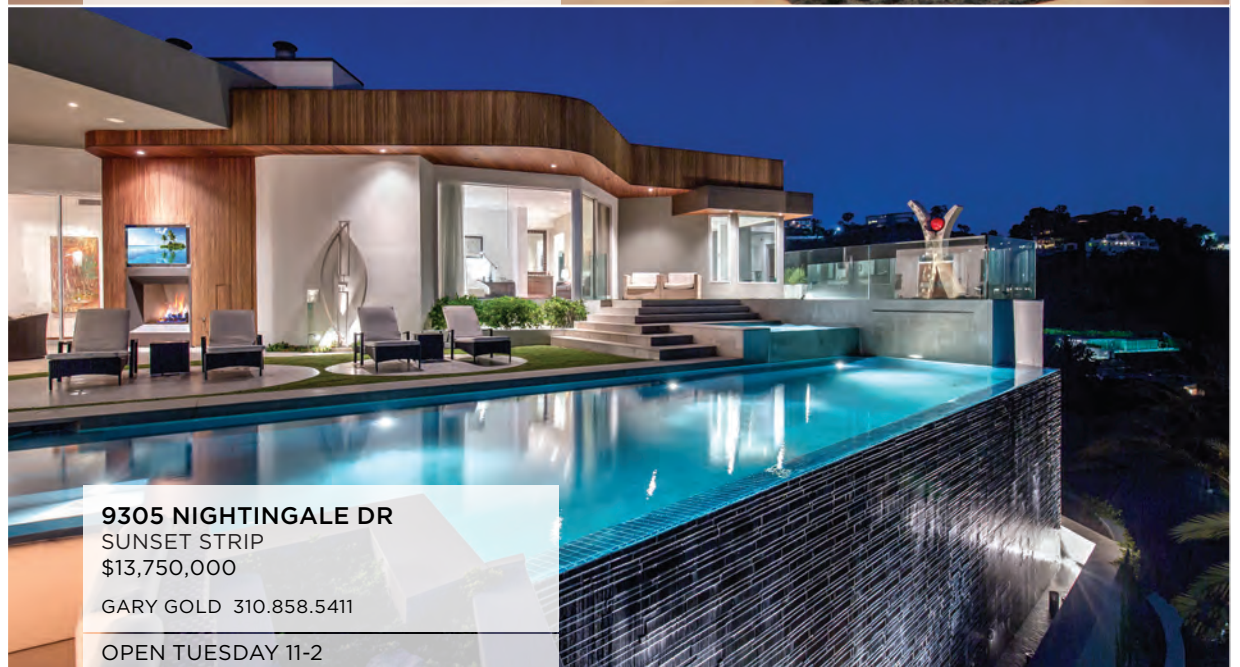
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MLS# 16-121932

Contact Agent Christina Hildebrand **310.890.3313**

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The Architect's own home.

3170 Lake Hollywood Drive, Hollywoodland

2,348 Sq. Ft., 4 Bedrooms, 3-1/2 Bathrooms

\$ 1,595,000

MLS# 16-178868

Contact Agent Crosby Doe **310.428.6755**

## John DeLario, Architect



Mountaintop privacy with pool & view.

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2,425 Sq. Ft., 3 Bedrooms, 2 Bathrooms

Lease \$ 8,500/month

MLS# 17-250636

Contact Agent Crosby Doe **310.428.6755**

## Robert Skinner, AIA



Classic post and beam design.

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MLS# 17-245828

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### 639 South Sycamore Avenue, Los Angeles

Hidden discreetly behind a walled and gated formal rose garden, this sun-filled 1924 California interpretation of the English Cotswold Cottage in the vibrant Wilshire-Hancock area of Los Angeles once graced the cover of *Architectural Digest*. The personal residence of noted designer Mark Boone has, over the last 16 years, been meticulously restored and updated with exacting detail. With a nostalgic glancing view of the original campanile of Charlie Chaplin's former offices, the residence exudes welcoming warmth without compromising a fully resolved sense of repose. It is a complete, jewel-like oasis, centrally convenient to the best museums, schools and restaurants in the city. The residence displays a coved high-ceilinged living room with Arts and Crafts tiled fireplace (likely Batchelder), newly refinished hardwood floors, dining room opening through French doors to a bricked terrace, two bedrooms, study, a luxurious bath, powder room, reenvisioned chef's kitchen, laundry area and a detached garage.



1,398 Sq. Ft., 2 Bedrooms, 1-1/2 Bathrooms  
MLS# 17-259468

\$ 1,495,000

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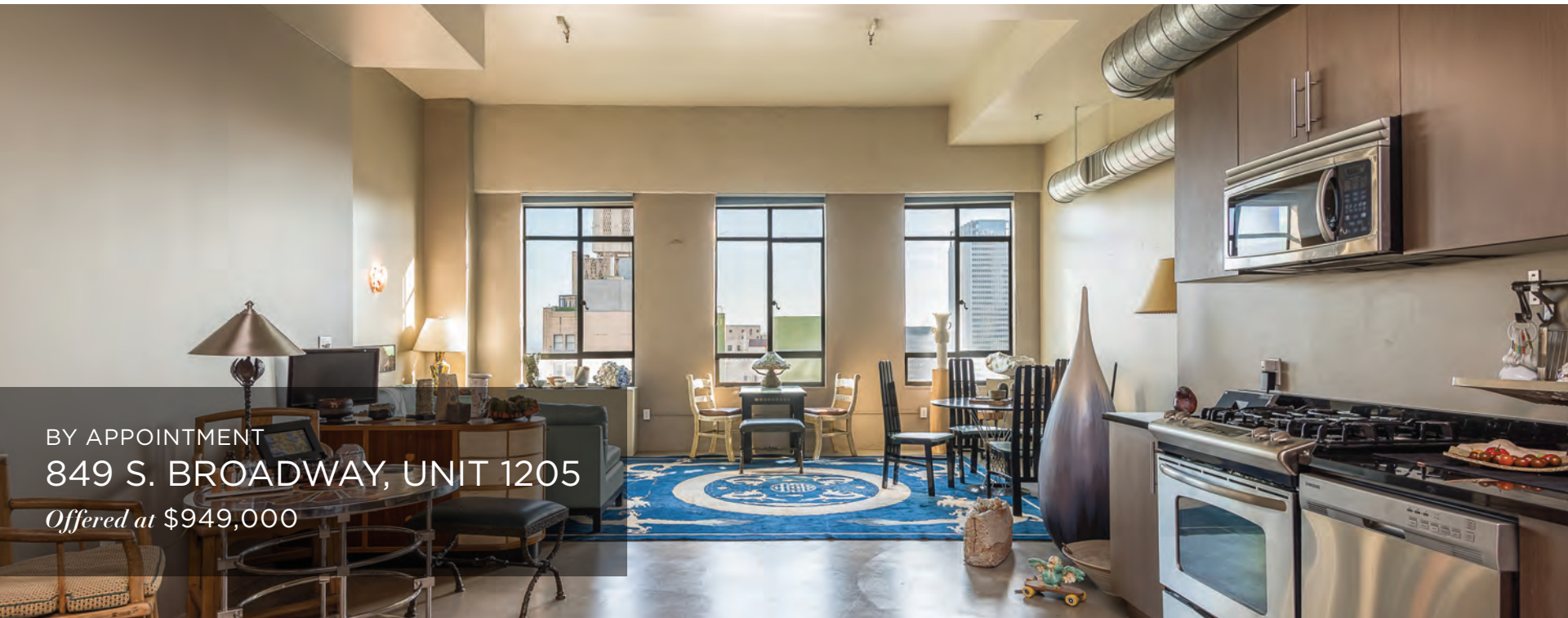
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Janet Muradian  
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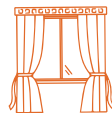
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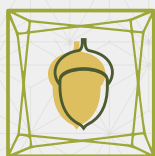
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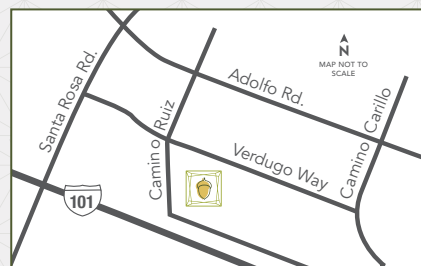
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## REMARKABLE ARCHITECTURAL BEVERLY HILLS | \$35,000,000

This home has it all including large pool & spa, tennis court, guest house with huge gym, theater, master with his & hers all facing view. Privacy, 7 total bedrooms, extraordinary in all detail. The home is most dramatic with interiors by Kelly Wearstler. Huge outdoor living room with fireplace. Exterior kitchen and more. Co-listed. [vimeo.com/187210423](https://vimeo.com/187210423)

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## WESTSIDE ESTATE AGENCY

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\* Hollywood as only a few will see it.

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# 235

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SANTA MONICA

*EXQUISITE*  
NEW CONSTRUCTION

6 BEDROOMS, 8 BATHROOMS  
LISTED AT: \$9,000,000

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## 3486 WADE ST., MAR VISTA

5 BED + 3.5 BATH + 3,822 SQ. FT. + SUBTERANNEAN GARAGE

NEWLY OFFERED AT \$3,395,000

3486WADE.COM

**JULIAN RIOS** 323.337.2410 JulianRios@kw.com **DAX BAUSER** 310.465.7076 nydax@yahoo.com

# VIEW



## FEATURED *Properties*

BRENTWOOD | \$9,995,000  
Represented by VALERIE FITZGERALD 310.285.7515

COLDWELL BANKER RESIDENTIAL BROKERAGE

*View magazine is distributed to over 12 million households each year.  
Browse all digital editions at [cbview.com](http://cbview.com)*

**COLDWELL  
BANKER** 



**ARCADIA | \$9,488,000**

A magnificent north facing home located in the Upper Rancho Area. Designed by Robert Tong.

**DEE CHOU (626) 445-5500**



**BEVERLY HILLS | \$35,555,000**

72 Beverly Park 90210, Extraordinary compound estate, 6.78 acres | 72BeverlyParkBH.com

**JOYCE REY & TIMOTHY DI PRIZITO (310) 285-7529**



**BEVERLY HILLS | \$10,600,000**

723 N Oakhurst Drive. Over 32,000 Sqft Lot, With Approximately 230 Foot Frontage.

**BOBBY SYED (310) 777-6246**



**CALABASAS | \$5,189,000**

Gated Hidden Hills West Custom Designed Estate www.5195ParkwayCalabasas.com aprx 9100sq ft

**ERICA FIELDS & TIFFANY COHEN (818) 822-8835**



**HANCOCK PARK | \$2,499,000**

Impressive 1920's home offers 4 beds+ 4.5 baths + huge entertainment room + guest house.

**LOVELAND CARR PROPERTIES (323) 460-7606**



**HAWTHORNE | \$1,225,000**

4BD/2.5BA | Largest Floor Plan Terrace Model | Large Family Room | 2 Car Garage

**JOHN CAPELLARO (310) 463-4100**



**LOS ANGELES | \$3,500,000**

Laughlin Park gates, Monterey style home, 6 BD/ 3.5BA; den; pool; Observatory Views!

**RICHARD STANLEY (213) 300-4567**



**MALIBU | \$3,795,000**

Drift through the gates of this home into this pristine and luxurious Frank Lloyd Wright style ranch home.

**SEAN LANDON (424) 235-9249**



**MAR VISTA | \$1,799,000**

An opportunity to purchase a 4BD/3BA corner lot home to re-imagine and re-model.

**MICHELLE ZOOLALIAN (310) 902-5397**



**OAK PARK | \$859,000**

Desirable 5+2.5 (1/1 dwn) on a CDS. Lg pvt yard w/pool & spa. Sought after school district

**SHER HANN (805) 495-1048**



**OXNARD | \$1,300,000**

Mandalay Bay home w/ 40' private attached boat dock. No Mello-Roos. www.beachhomes.net

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



**PACIFIC PALISADES | \$2,599,000**

Open, airy, inspiring mid-century modern w/beautiful mountain, treetop & canyon views.

**ALICE PLATO (310) 704-4188**



RESIDENTIAL BROKERAGE

Arcadia (626) 445-5500

Beverly Hills North (310) 777-6200

Beverly Hills South (310) 273-3113

Brentwood (310) 820-6651

Calabasas (818) 222-0023

Glendale (818) 240-1111

Hancock Park North (323) 464-9272

Hancock Park South (323) 462-0867

La Cañada Flintridge (818) 790-3334

Los Feliz (323) 665-5841

Malibu Colony (310) 456-3638

Malibu West (310) 457-6550

Manhattan Beach (310) 802-5700

Marina del Rey (310) 301-3500

Montecito (805) 969-4755

**COLDWELLBANKERHOMES.COM**



**PASADENA | \$799,000**

1305 E. Howard St, Located in desirable historic Highlands neighborhood Great curb appeal.

**J.C. HSU (626) 318-4391**



**PASADENA | \$699,000**

Near S.Lake & Caltech, this 2 br 2 ba condo is a top-level corner unit w/ vaulted ceilings

**JENAN MUSULLI (626) 318-7118**



**PASADENA | \$499,950**

Beautifully updated 2 BR/2 BA Condo. 1/2 block north of Madison Heights on a quiet street

**TONY DOWDY (323) 804-3542**



**PLAYA VISTA | \$1,270,000**

PRICE REDUCED! Modern 3BR 2.5BA townhouse, completely remodeled w/ volume ceilings

**JULIE WALKER (310) 948-8411**



**RANCHO PALOS VERDES | \$1,249,000**

4 BR/3 BA | Stunningly remodeled | Gourmet kitchen | Pool and spa

**VIRGINIA BUTLER & LES FISHMAN (310) 849-1779**



**SAN MARINO | \$3,499,800**

Re-imagined Mid-Century Modern 5 bd, 5 ba, 2,990 sq ft appx Quality Craftsmanship Newly Built

**SCOTT JAMES & CHRIS STILLMARK (626) 327-1836**



**SANTA MONICA | \$5,150,000**

Life's a beach! Unbelievable opportunity to own on the sand. Modern multi-level 3+3.

**GREGORY PAWLIK (310) 480-4144**



**SANTA MONICA | \$3,199,000**

Traditional 4BR/3BA S. of Montana. Wood floors, original moldings, beautiful patio & yard.

**FIORA ASTON (310) 480-3585**



**SHERMAN OAKS | \$1,649,000**

Modern retreat w/city light views. Rare double lot w/ pool. Gated 3+3 & family room.

**BARRY DANTAGNAN (818) 426-8677**



**STUDIO CITY | \$1,190,000**

3BR+2.5BA corner lot Spanish architectural dripping w/ charm. Carpenter School District.

**TAMMY JEROME (818) 903-5854**



**STUDIO CITY | \$4,250 / MO**

3 Bed + 3 bath condo in the heart of Studio City. Gym & roof top patio in complex.

**LOVELAND CARR PROPERTIES (213) 507-3959**



**WOODLAND HILLS | \$1,795,000**

One story ranch style estate on almost 1/2 acre flat lot. Rustic privacy, pool + tennis ct.

**JOSEPH FRANCIS (310) 951-6195**

Pacific Palisades (310) 454-1111

Palos Verdes (310) 378-5201

Pasadena (626) 584-0050

Playa Vista (310) 862-5777

San Marino (626) 449-5222

Santa Barbara (805) 682-2477

Santa Monica Montana (310) 458-0091

Santa Monica Wilshire (310) 829-3939

Sherman Oaks (818) 995-2424

Studio City (818) 788-5400

Sunset Strip (310) 278-9470

Venice (424) 280-7400

Ventura (805) 648-5051

Westchester (424) 702-3000

Westlake Village (805) 495-1048

**COLDWELLBANKERHOMES.COM**



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## IS BIGGER REALLY BETTER?

by Bret Parsons

What if current housing trends maximized quality of life as the priority over maximum square footage? Pre-designed house plans by noted LA architect Tim Barber challenge the “Bigger is Better” mentality while providing tremendous value-for-the-dollar alternatives to designing and building a 100% custom home. Tim Barber House & Home provides single-family house plans of varying sizes and styles that complement any SoCal neighborhood by combining vernacular architectural exteriors with contemporary layouts. Each plan maximizes livability by addressing the needs of families today, and can easily “grow” with changing requirements down the road. These plans are rich in architectural detail, encourage indoor-outdoor living and bring natural light and air to the interior of the home. Best of all, construction plans begin at only 5K as opposed to \$100K+ for custom plans.

“Beautiful architecture improves the quality of our lives, whether it is the house we live in or the one we see through our window.”

— Mary Kate Spach  
Vice President, Tim Barber House & Home

[www.tbhh.com](http://www.tbhh.com)



## ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: CLIFF MAY



PACIFIC PALISADES | \$7,500,000  
TRUE MID-CENT Ranch House Designed by Renowned Cliff May - Rustic Canyon on over 1 flat ac  
Julie Bate (818) 416-2321

ARCHITECT: GARDEN & LIBRARY



BEVERLY HILLS PO | \$5,950,000  
9560 Sherwood Forest. Open Sat & Sun. Cyn views. Apx 5,245sf on an apx 35,625sf lot. 5+5.  
Christophe Collet (310) 739-2466

ARCHITECT: J. WILMER HERSHEY



PASADENA | \$3,800,000  
1925 Spanish Colonial-style home. Sweeping views of the Rose Bowl & San Gabriel Mountains.  
Darrell Done (626) 844-2255

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

**BRET PARSONS**  
DIRECTOR, ARCHITECTURAL DIVISION



## Updated 1.5 Story Traditional on Premier 600 Block Corner



**NEW EXCLUSIVE  
BY APPOINTMENT ONLY**



### 602 North Camden Drive • Beverly Hills

- Understated façade belies the drama inside
- Immaculate sunlit home with wood floors and French doors
- Astonishingly voluminous “great” room
- Newer kitchen with stainless appliances
- Wonderful family room adjacent to the kitchen
- 2 bedrooms upstairs, 2 bedrooms downstairs
- Master Suite with dressing room and garden view
- Formal dining and family rooms open to grounds
- Flexible floor plan for one or some
- Large yard with patios, lawn, pool/spa, deck
- 1 bedroom guest cottage over the garage
- The exemplification of an entertainers’ paradise
- A most prestigious Westend Flats locale proximate to all

**Long-term unfurnished lease for \$13,800/month**

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



**GLOBAL  
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# PACIFIC PALISADES MID-CENTURY RETREAT



1362 MARINETTE ROAD

\$3,395,000 | OPEN TUESDAY 11-2

**JADE MILLS**

310.285.7508

HOMES@JADEMILLS.COM

**TIFFANY MILLS**

310.849.9592

TIFFANY@TIFFANYMILLS.COM

[WWW.1362MARINETTE.COM](http://WWW.1362MARINETTE.COM)

COLDWELL BANKER RESIDENTIAL BROKERAGE | BEVERLY HILLS SOUTH OFFICE | 166 N. CANON DRIVE | BEVERLY HILLS, CA 90210

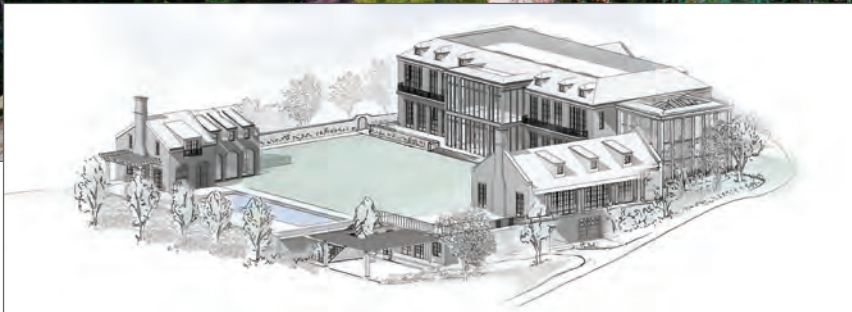


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# 332 BEL AIR ROAD/420 AMAPOLA LANE, BEL AIR



SALE SUBJECT TO COURT CONFIRMATION AND OVERBID.  
COURT DATE SEPTEMBER 11, 2017. FIRST OVERBID \$17,950,000.

Please contact Jade Mills or Phil Seymour to request criteria to be a qualified overbidder and for a copy of the Purchase & Sale Agreement.

Qualified overbidders upon signing a Non-Disclosure Agreement may review plans and all due diligence material at Receiver's office.

## JADE MILLS

COLDWELL BANKER | BRE 00526877  
310.285.7508  
HOMES@JADEMILLS.COM

## PHIL SEYMOUR

ELITE PROPERTIES REALTY | BRE 00630158  
310.612.9800  
PHIL@THESEYMOURGROUP.NET



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# 1018 STRADELLA

WWW.1018STRADELLAROAD.COM



DRAMATIC BEL AIR DOUBLE LOT WITH STUNNING VIEWS

OFFERED FOR \$6,995,000 | OPEN 11 TO 2

*Di Prizito*

TIMOTHY DI PRIZITO  
310.266.2777

*Joyce Rey*

JOYCE REY  
310.285.7529

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# 2870 BENEDICT CANYON

WWW.2870BENEDICT.COM



DESIRE BEGINS HERE

OFFERED FOR \$3,392,000 | OPEN TUESDAY FROM 11 TO 2



STEPHEN J. APELIAN  
323.804.3400



JOYCE REY  
310.285.7529

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**420 N Commonwealth Avenue, Los Angeles, CA 90004**

**\$1,349,000**

At the convergence of Silver Lake, Hi-Fi, and K-town, find this appropriately hip and stylish income property. Less your run of the mill triplex and more a mini compound, 420 N Commonwealth is comprised of three fenced and gated stand-alone bungalows, each with private outdoor spaces and ample parking. All units were taken down to the studs in 2015 and afford tenants in-unit laundry, gleaming solid oak floors, tastefully appointed open-concept kitchens, modern and bright bathrooms, dual-pane windows, tankless water heaters, and energy efficient HVAC systems. While the property has functioned for two years as a fully occupied, bread and butter income producer, a recent vacancy in the largest of the units (2 bedrooms, 1 bathroom, approx. 834 square feet -- most recently rented for \$3,020/month) allows the next owner to either collect market rent monthly or move right in as an owner-user. Front and middle houses produce monthly rents of \$2,650 and \$2,125, respectively.



**GEOFF BORYS** REALTOR®

(310) 490-3563 geoff@geoffborys.com

COLDWELL BANKER RESIDENTIAL BROKERAGE-BEVERLY HILLS NORTH

CalBRE #01928098

OPEN TUESDAY - EXTENDED CARAVAN HOURS FROM 11-3PM  
Libations & Catered Food By STK.

## Expectations Exceeded in Prime Beverly Grove

609 NORTH EDINBURGH / WEST HOLLYWOOD AREA



Your L.A. luxury lifestyle epitomized, with every available option! Central to all the action, yet just minutes to DTLA, WeHo, Beverly Hills, The Grove and the legendary Sunset Strip. Walled, gated and privatized with beautiful mature hedges. This home features 5840sf of indoor living spaces, PLUS 730sf of covered patios and balconies for over 6500sf of indoor/outdoor living! Stunning open floor plan with volume ceilings, walls of glass, expansive pocketed Fleetwood door systems, expansive art walls, a true floating staircase and an elevator to all three levels. This home has six bedrooms, six full baths and two half baths. Custom LEICHT cook's kitchen with center island and Miele appliances; double oven, microwave/convection oven, two dishwashers, coffee maker and a beverage cooler. Designer bath tiles and Graf fixtures; custom wide plank hardwood floors and a state-of-the-art RTI home automation system that is extensively connected and includes a screening room. Exquisite master bedroom retreat is complete with fireplace, amazing spa-like bath and spacious Italian designer closet. Continue entertaining outside with the integrated swimmers lap pool and spa, gorgeous ipe wood deck, fire pit, outdoor kitchen/bar area with BBQ, fridge and sink. A unique trophy home that couldn't be replicated today!

\$5,188,800



[www.OmegaGroup.LA](http://www.OmegaGroup.LA)

[www.609Edinburgh.com](http://www.609Edinburgh.com)



REAL ESTATE SOLUTIONS: RESIDENTIAL / INVESTMENT / DEVELOPMENT

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[RandeGray.LA@gmail.com](mailto:RandeGray.LA@gmail.com)

**Todd Michaud**  
310.429.8191  
[ToddMichaud.LA@gmail.com](mailto:ToddMichaud.LA@gmail.com)



Keller Williams Hollywood Hills does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of the provided by the seller or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals.

# \$1,690,000

530 S. Hewitt Street #124 LA CA 90013

323-697-5157

russell.roney@kw.com



## ARTS DISTRICT'S PREMIER LIVE/WORK RESIDENCE

# EXCEPTIONAL 2 LEVEL LOFT WITH PRIVATE OUTDOOR PATIO AT BARKER BLOCK



2350 SQ FT



2 BEDROOMS



2 BATHROOMS



2 COVERED PARKING



PATIO

This 2350 sq.ft. home features 2BR/2BA, with 2 covered parking spaces included in low HOA dues. The spacious gated patio opens to a serene community courtyard lounge with fire pit. Indoors, discover an incredibly unique aesthetic which mixes century-old materials, including original 1920's hardwood floors, wood posts and beams, with numerous contemporary upgrades. S/S gourmet kitchen with granite countertops. In unit washer & dryer.

Resort-style rooftop pool, spa and fitness center. 24/7 Security. Free WiFi in common areas. Across from Urth Caffe & the Arts District Park. Central to all Fwys. Near USC; walk to SciArc, Hauser & Wurth, Little Tokyo, Goldline, DASH bus, Zinc Cafe, local dog park & the soon to open At Mateo shopping mall. This is an opportunity to own a home surrounded by hip new eateries, shops & taverns. All in the burgeoning Arts District.



# 1920's SPANISH COLONIAL

WITH CELEBRITY PEDIGREE | LOS FELIZ



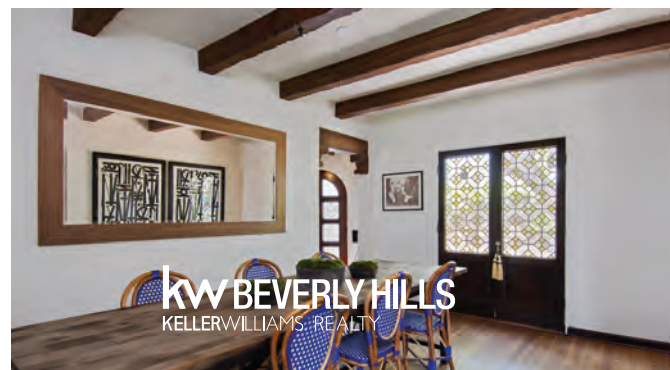
DESIGNED BY  
ASHTON & DENNEY

PRESENTED BY:  
TIM GAVIN

2510 CHISLEHURST PLACE

OFFERED AT:  
\$2,995,000

310.619.0971  
tim@sgroupei.com  
2510Chislehurst.com



CALBRE: 01997312

kw LUXURY HOMES INTERNATIONAL  
KELLER WILLIAMS REALTY

kw BEVERLY HILLS  
KELLER WILLIAMS REALTY

THE S GROUP REAL ESTATE, LLC

# BERKSHIRE HATHAWAY | California Properties HomeServices



\$50,000,000 | Rancho Dos Pueblos | 214± acs (assr)  
**Kerry Mormann | 805.689.3242**



\$6,495,000 | 24328 Bridle Trail Road, Hidden Hills | 9BD/12BA  
**Marc & Rory Shevin | 818.251.2456/818.251.2476**



**OPEN TUES 11-2**

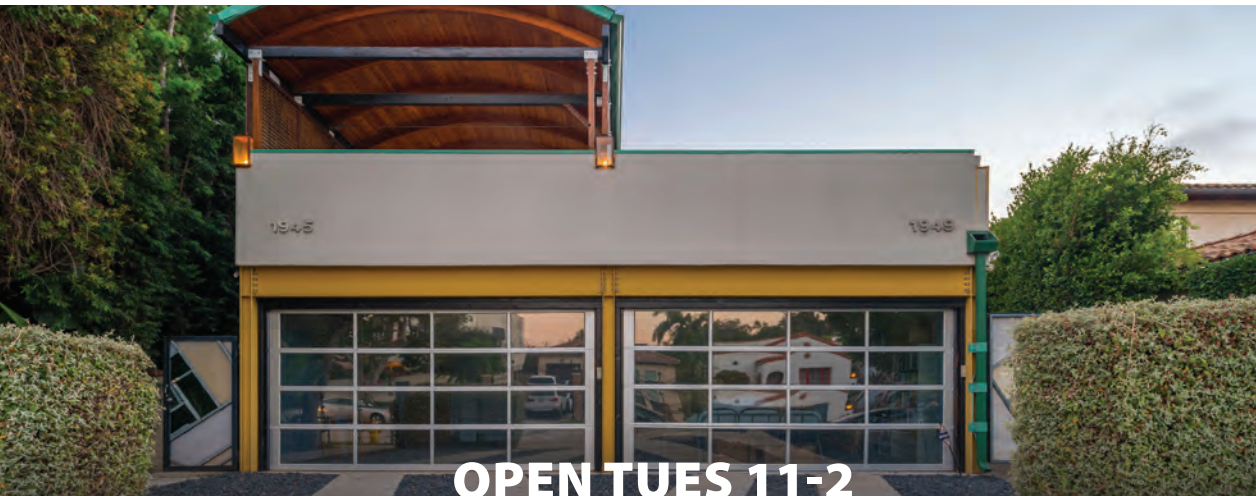
\$7,395,000 | 1427 Georgina Ave, Santa Monica | 4BD/3½BA  
**Chris Hicks | 310.980.7980**



\$4,995,000 | 352 N Grenola St, Pacific Palisades | 6BD/7BA  
**April McKenna | 310.985.9625**



\$2,895,000 | 5201 Veloz Ave, Tarzana | 5BD/6½BA  
**Fran Chavez | 818.517.1411**



**OPEN TUES 11-2**

\$2,695,000 | 1945 Federal Avenue, West Los Angeles | Duplex  
**K. Endow/E. Hoffman | 310.722.2562/310.948.0995**



\$997,000 | 2419 Lanterman Terr, Silver Lake | 2BD/2BA  
**Chris Serrano | 323.671.1219**



Let us help you  
**FIND YOUR PERFECT**

BEVERLY HILLS | BRENTWOOD | CALABASAS | ENCINO | LOS FELIZ | LOS OLIVOS | MONTECITO





\$3,995,000 | 17110 McCormick Street, Encino | 6BD/8BA  
Cameron/Spitz | 818.380.2151/818.817.4284



\$28,000,000 | 1145 Arden Rd, Pasadena | 10BD/11BA  
Cacarnakis/Chang | 626.644.4262/626.818.1880



\$2,850,000 | 13046 Ventura Bl, Studio City | 6BD/6BA  
Elizabeth Friedman | 310.743.3301



\$2,000,095 | 7757 Skyhill Dr, Hollywood Hills East | 4BD/4BA  
Grace Schmidt | 818.355.8463



**OPEN TUES 11-2**  
\$1,995,000 | 1940 Delta Ave, Echo Park | 4BD/4BA  
Y. Beranek/G. Salazar | 424.343.4213/310.400.6756



\$799,000 | 2843 Calendula Ct, Thousand Oaks | 4BD/3BA  
Kathleen Finnegan | 818.601.0056



\$1,388,000 | 411 N Oakhurst Drive #305, Beverly Hills | 2BD/2½BA  
Alexandra Pfeifer | 310.230.3776



## CHRISHICKS

310.980.7980

[chris@chrishickshomes.com](mailto:chris@chrishickshomes.com)

[www.chrishickshomes.com](http://www.chrishickshomes.com)

**1427 Georgina Ave | Santa Monica**

**Offered at \$7,395,000**

Published architectural masterpiece that is a triumph in home design, function, and environmental sustainability. Designed by renowned architect Buzz Yudell and wife Tina Beebe, the floor plan is arranged around a 2-story living room that is the core of the house. Features a sophisticated facade, walls of glass, and seamless flow of indoor-outdoor space. Each room is bathed in natural light and overlooks the serene pool and landscape. Layered materials and long diagonal views infuse the interior with warmth and dimension while pocket doors create versatility. The outdoor rooms extend daily living into the garden and are shaded by translucent canopies that illuminate at night. Coveted Santa Monica location.

**OPEN TUESDAY 11-2**

**BERKSHIRE HATHAWAY | California Properties**  
**HomeServices**



**LUXURY**  
**COLLECTION™**



# 3930 Hollyline Avenue | Sherman Oaks



**PRIVATE BROKER EVENT**  
 Tuesday, August 29<sup>th</sup>  
 11am - 2pm



**Offered at: \$4,350,000**

The legendary James Coburn Estate. This spectacular Estate compound has been re-imagined & expanded by the current owners with exceptional attention to quality and detail. Located on one of Sherman Oaks finest estate streets, offering the ultimate in privacy & seclusion. A long private drive passes an expansive flat grass playing field & ascends through a magical mangrove of mature landscaping & towering trees to reach the resort sized motor court. This nearly 8000 sq. foot home has been engineered & designed to blend seamlessly into the natural beauty of its almost 2 1/2 acre lot surroundings which encompasses a viewing deck & private hiking trails. This magnificent estate is Mulholland close with an easy Westside commute. A true feeling of peace & serenity not easily found in properties at double this price point. This estate is ready for the next owner to continue to make dreams come true.



Proudly Presented by:  
**Andrew Manning & Megan Mayer**  
 Berkshire Hathaway HomeServices CA Properties - CalBRE #'s: 00941825 / 01360294  
 818-380-2147



# 1664 Sunset Plaza Drive, Los Angeles



**BROKER'S OPEN**

Tuesday, August 29th  
11am - 2pm



*Offered at \$3,900,000*

Remodeled to perfection! It took over \$750,000 and more than 8 months to create this beauty. This one is a MUST SEE! Entertainer's home with attention to detail. Over 4500 Sq. Ft. of modern home with open and airy floor plan. Fully staged by Marshall Design Group. Huge mahogany pivot entry door leads you into a stunning wood and glass foyer. 4 en-suite bedrooms with private bathrooms. Powder room. Master bedroom with dual walk-in closets. Breathtaking views from PDC to the ocean. Large balconies on each level. Brand new ROOF. Large grassy back yard with plenty of room for a pool. Top-of-the-line appliances and a large built-in refrigerator. Wood floor, designer tiles. Master bedroom has a fireplace. Security system. Very open design. 2 individual garages as well as 2 off-street parking spaces. Bonus/game room ideal as a home theater.

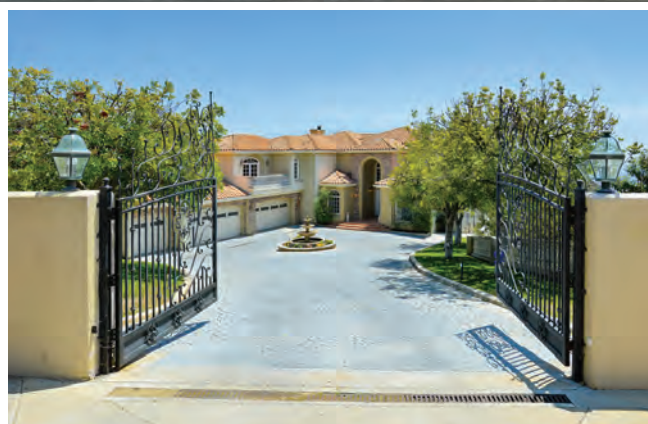


Proudly Presented by  
**STEVEN BIJAN**  
CalBRE Lic. #00883705  
**310.897.0044**  
[www.stevenbijan.com](http://www.stevenbijan.com)



# 2450 SOLAR DRIVE LOS ANGELES

LIST PRICE \$15,900,000



Located in the prestigious celebrity enclave of Nichols Canyon, 2450 Solar Drive is one of the most recognizable compounds in the Hollywood Hills. With approximately 15.3-acres of endless possibilities and incredible one-of-a-kind views of the city, ocean, and hills; this rare estate is incomparable to anything on the market. Once behind the private gates, a circular drive leads to a dramatic, two-story foyer. Immense scale and high-end finishes can be found throughout this estate. The property comes with schematic design plans for an absolutely stunning, painstakingly conceived, seven bedrooms, ten bathroom modern home. Once built, this has the opportunity to be one of the most prominent landmark properties in the Hollywood Hills.

**OPEN TUESDAY 11-2**



JOE BABAJIAN  
[WWW.JOEBABAJIAN.COM](http://WWW.JOEBABAJIAN.COM)  
310.623.8800

AARON KIRMAN  
[WWW.AARONKIRMAN.COM](http://WWW.AARONKIRMAN.COM)  
424.249.7162



# 13 ACRES • OCEANFRONT ESTATE



## Saturday, September 16 at 11am PT

4621 Via Roblada, Santa Barbara/Hope Ranch, CA

**DECARO** ★  
**AUCTIONS**  
 INTERNATIONAL  
 1 800 332 3767

**OPEN HOUSE**  
**THIS WEEKEND**  
 1 - 4 PM



Private Appointments & Phone Bidding Available  
 Video Tour & Details at [DeCaroAuctions.com](http://DeCaroAuctions.com)

In cooperation with Riskin Partners (CalBRE# 00805720) and Carey Kendall (CalBRE# 00753349) of Village Properties (CalBRE# 01206734), an affiliate of Christie's International Real Estate.



**VILLAGE PROPERTIES**  
 REALTORS

**CHRISTIE'S**  
 INTERNATIONAL REAL ESTATE

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# NEW LISTING

**1221 MINORCA DR | PACIFIC PALISADES**

OPEN TUESDAY 11-2PM

**BEAUTIFUL TUSCAN VILLA IN THE RIVIERA**

\$8,495,000 | 6 BEDS | 9 BATHS | 8,472 SQ. FT. | 14,804 SQ. FT. LOT

This beautiful Tuscan villa blends the sophistication and character of the prestigious Palisades Riviera on an expansive corner lot. This home features 6 bedrooms, 9 bathrooms, soaring ceilings and exquisite details and finishes. The main level offers living, dining and family rooms, a den and bedroom suites. Top level boasts a master suite along with 3 bedroom suites and library. Basement level has home theater, music studio, wine cellar, tasting room and gym. Backyard with pool and spa.

**SANTIAGO ARANA**

SANTIAGO@THEAGENCYRE.COM

310.926.9808



An international associate of Savills | THEAGENCYRE.COM



# 12855 PARKYNS ST

BRENTWOOD



## GRAND BRENTWOOD PARK ESTATE

Set on a coveted corner lot in Brentwood Park, this magnificent, gated estate showcases over 10,000 SF of luxurious living space on over half an acre. Features include three kitchens, an expansive master suite with dual bathrooms, showroom closets, massage room, sauna and terrace. Grounds include vast lawns, loggias, a lighted sports court, putting green and swimming pool with waterfall. A 3D theater, game room, 3-car auto gallery and smart home automation complete this sophisticated offering.



OPEN TUESDAY 11-2PM

NEW LISTING | \$17,995,000

8 BEDS | 12 BATHS | 10,299 SQ. FT. | 26,879 SQ. FT. LOT



**SANTIAGO ARANA**

SANTIAGO@THEAGENCYRE.COM

310.926.9808

**MAURICIO UMANSKY**

MUMANSKY@THEAGENCYRE.COM

424.230.3701



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# OPEN HOUSE

**601 S. WINDSOR BLVD | HANCOCK PARK**

OPEN TUESDAY 11-2PM

**PRESTIGIOUS WINDSOR SQUARE TRADITIONAL**

\$10,950,000 | 8 BEDS | 9 BATHS | 11,826 SQ. FT. | 26,756 SQ. FT. LOT

Located in prestigious Windsor Square, this stately traditional home on a large lot just completed an extensive restoration and addition. Designed by noted architects Hunt and Burns in 1914, this home combines the original details of that period with the modern amenities of today. The grand entry leads to dining room, family room and formal living room. The gourmet kitchen with large center island is completed by marble counters and pro-style appliances.

**BLAIR CHANG**

BCHANG@THEAGENCYRE.COM  
424.230.3703

**BILLY ROSE**

BROSE@THEAGENCYRE.COM  
424.230.3702



An international associate of Savills | [THEAGENCYRE.COM](http://THEAGENCYRE.COM)



# 615 FARING ROAD

HOLMBY HILLS



## BUILD YOUR DREAM IN HOLMBY HILLS

Positioned on a coveted street in prime Holmby Hills, widely regarded as the country's most prestigious enclave, this property presents an incredible opportunity to build a dream home on nearly three-quarters of an acre. Nestled north of Sunset Boulevard, this gated and considerably flat lot offers total privacy and endless development possibilities.

OPEN TUESDAY 11-2PM

NEW LISTING | \$9,999,000

30,160 SQ. FT. LOT

## MAURICIO UMANSKY

MUMANSKY@THEAGENCYRE.COM  
424.230.3701

## SALLY FORSTER JONES

SALLY@SFJGROUP.COM  
310.691.7888  
SALLYFORSTERJONES.COM





# NEW LISTING

**1608 SAN YSIDRO DRIVE | BEVERLY HILLS POST OFFICE**

TACO TUESDAY!  
OPEN TUESDAY 11-2PM AND TWILIGHT 5-7PM

**BRAND NEW CAPE COD IN BHPO**

\$5,995,000 | 6 BEDS | 6.5 BATHS | 6,000 SQ. FT. | 16,714 SQ. FT. LOT

Brand new 2017 built Cape Cod on San Ysidro. An impressive entryway boasts two-story ceiling heights and a grand floor plan that is spacious and open. Large windows, wood-paneling, hardwood floors, built-ins and contemporary fixtures are some of the special highlights of this six-bedroom, six-and-a-half bath home that includes Wolf appliances, Fleetwood doors, indoor-outdoor bars and fireplaces, grassy yard and pool. All in an A plus location just minutes from the Beverly Hills Hotel.

**MAURICIO UMANSKY**  
MUMANSKY@THEAGENCYRE.COM  
424.230.3701

**FARRAH ALDJUFRIE**  
FARRAH@THEAGENCYRE.COM  
424.230.3712



An international associate of Savills | THEAGENCYRE.COM



# 16718 VIA PACIFICA

PACIFIC PALISADES



## LUXURY LIVING IN THE PACIFIC PALISADES

Enjoy luxury living at its finest in this spectacular, custom-built masterpiece on a private, cul-de-sac. Located in the prestigious Enclave, one of the most coveted gated communities in Pacific Palisades. This six-bedroom and four-and-a-half-bathroom residence is elegant and sophisticated, with dramatic architectural details throughout. Membership to the Summit Club included.

OPEN TUESDAY 11-2PM

NEW LISTING | \$3,395,000

6 BEDS

4.5 BATHS

5,312 SQ. FT.

9,946 SQ. FT. LOT

## JEFFREY SANDORF

JSANDORF@THEAGENCYRE.COM

424.835.7235

## FARRAH ALDJUFRIE

FARRAH@THEAGENCYRE.COM

424.230.3712



An international associate of Savills | THEAGENCYRE.COM



# 4916 GREENBUSH AVE

SHERMAN OAKS



## GORGEOUS REMODEL

Another Prescott Properties design. This stunning single-story impresses with the compelling curb appeal of perfect color schemes, charming architecture, and incredible finishes. Marvel at the front entry wallpaper, and be generally 'wowed' by the designer touches throughout the house. This home has an open floor plan with light bleached oak floors and French doors that lead off the dining room to a quaint porch that overlooks the sizable front lawn.

OPEN TUESDAY 11-2PM

NEW LISTING | \$1,595,000

3 BEDS  
2.5 BATHS  
2,500 SQ. FT.  
7,206 SQ. FT. LOT  
4916GREENBUSH.COM

## REBEKAH SCHWARTZ SKLAR

REBEKAH@THEAGENCYRE.COM  
424.231.0756

## ZACHARY SKLAR

ZACH@THEAGENCYRE.COM  
424.231.0757



An international associate of Savills | THEAGENCYRE.COM



# 19321 WELLS DRIVE

TARZANA



## TARZANA'S FINEST ESTATE

Another masterpiece by J.B. Builders. Similar to the "Amigo" residence, Wells welcomes with stately curb appeal. The circular driveway behind two gates and high-privacy hedges provide ample parking and safe play areas. Soaring high ceilings with unique rough-hewn beams complement the modern light fixtures and contemporary stone finishes. Smart floorplan and brilliant execution of cutting-edge design make this a must-see.

NEW LISTING | \$3,999,000

5 BEDS

6.5 BATHS

6,150 SQ. FT.

19,925 SQ. FT. LOT

19321WELLS.COM

## CRAIG KNIZEK

CKNIZEK@THEAGENCYRE.COM

424.230.3718



An international associate of Savills | THEAGENCYRE.COM





**LOT 9 COUNTRY RIDGE ROAD | CALABASAS | \$3,750,000**  
1,742,000 SQ. FT. LOT



**3100 OAKSHIRE DRIVE | HOLLYWOOD HILLS | \$1,499,000**  
242,183 SQ. FT. LOT

**CRAIG KNIZEK**

[CKNIZEK@THEAGENCYRE.COM](mailto:CKNIZEK@THEAGENCYRE.COM)

424.230.3718



An international associate of Savills | [THEAGENCYRE.COM](http://THEAGENCYRE.COM)







**4375 HAYVENHURST AVE | ENCINO | \$1,495,000**  
3 BEDS | 2 BATH | 2,639 SQ. FT. | 13,829 SQ. FT. LOT  
CO LISTED WITH ZACH AND REBEKAH SKLAR



**4004 ROGEN DRIVE | ENCINO | \$2,695,000**  
7 BEDS | 5.5 BATH | 4,618 SQ. FT. | 16,763 SQ. FT. LOT  
CO LISTED WITH ELLEN MODEL WITH BERKSHIRE HATHAWAY

## CRAIG KNIZEK

CKNIZEK@THEAGENCYRE.COM  
424.230.3718



An international associate of Savills | THEAGENCYRE.COM



# 1533 MARLAY DRIVE

HOLLYWOOD HILLS



## EXCEPTIONAL ARCHITECTURAL VIEW HOME

Presenting some of the most expansive views in the hills, this home offers walls of glass that open seamlessly to connect the living, dining, and family rooms directly to the stunning outdoor space. The outside is composed of an infinity and zero edge pool and spa, waterfalls and an outdoor kitchen. In the master suite, walls of glass open to the views and three balconies. Design by world renowned architect Irving Philips.

## PAUL BLAIR

PBLAIR@THEAGENCYRE.COM  
424.239.6480

BACK ON THE MARKET

BY APPOINTMENT ONLY | \$3,395,000

3 BEDS  
4 BATHS  
3,366 SQ. FT.  
6,467 SQ. FT. LOT

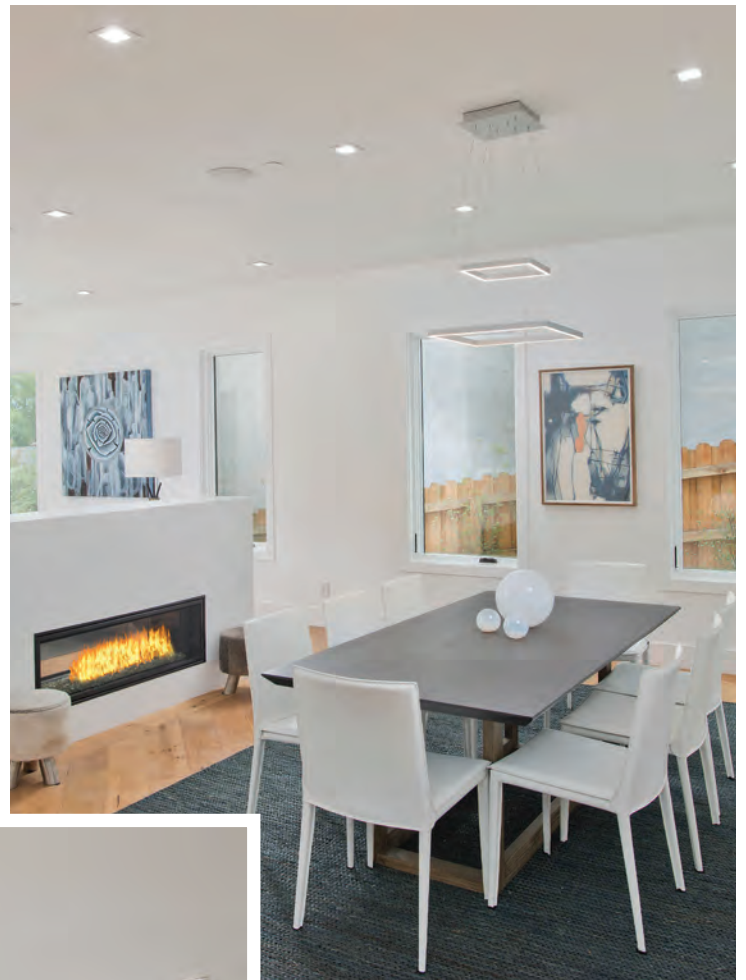


An international associate of Savills | THEAGENCYRE.COM



# 13010 GREENLEAF STREET

MASTERFUL STUDIO CITY MODERN



NEW PRICE

\$2,720,000 | FOR LEASE \$14,500

5 BEDS

5 BATHS

3,652 SQ. FT.

8,039 SQ. FT. LOT

**MICHELLE SCHWARTZ**

MSCHWARTZ@THEAGENCYRE.COM

424.230.3716



An international associate of Savills | THEAGENCYRE.COM





# 301 OCEAN

LUXURY OCEAN VIEW APARTMENTS IN SANTA MONICA

## EASY 5% COMMISSION



**AGENT PREVIEW ONLY TUESDAY 11-2PM.**

PLEASE PRESENT YOUR BUSINESS CARD UPON ENTRY.

STUDIOS | 1-BEDROOMS | 2-BEDROOMS

Situated on the northern end of Ocean Avenue at the intersection of San Vicente Blvd. sits the newest luxury apartment building to hit the market in decades. 301 Ocean features 38 newly rebuilt and fully modernized luxury ocean-view apartments, all with amazing outdoor space. The residences offer a wide range of layouts from single-level flats to multi-level townhomes. All upper-floor residences feature private rooftop terraces with stunning ocean views and incredible space for outdoor living. Amenities include 24-hour doorman, fitness studio with state of the art Technogym equipment, yoga studio, conference room with video technology, expansive gardens with rain fountain and fire pit, and on site management.

**DAVID SOLOMON**

DS@THEAGENCYRE.COM

424.400.5905



**ANNA SOLOMON**

ANNA@THEAGENCYRE.COM

424.400.5903

# 1305 PALISADES BEACH RD

SANTA MONICA



OPEN TUESDAY 11AM-2PM

VALET PARKING PROVIDED



An international associate of Savills | [THEAGENCYRE.COM](http://THEAGENCYRE.COM)

# BEACHFRONT GEM

NEW LISTING | \$5,475,000 | 4 BEDS | 4 BATHS | 2,904 SQ. FT.



**DAVID SOLOMON**

DS@THEAGENCYRE.COM  
424.400.5905

**ANNA SOLOMON**

ANNA@THEAGENCYRE.COM  
424.400.5903

**1301 PALISADES BEACH RD IS ALSO AVAILABLE AT \$3,650,000**  
(BUNGALOW PICTURED ABOVE NEXT TO 1305.)





John Aaroe Group does not guarantee the accuracy of square footage or lot size. Call BRE# 00558939

13,290 SF · 1.8 GATED ACRES ON PRIVATE STREET · AWARD WINNING RESTORATION · VIEWS TO THE OCEAN · POOL AND SPA

Art you can live in.

← → ARTEMESIA ← →

INCLUDES PRIME BUILDABLE LOT  
[WWW.ARTEMESIA.US](http://WWW.ARTEMESIA.US)

LOS FELIZ · EST. 1913 · \$11,750,000



SALLY FORSTER JONES  
310.691.7888 | JOHN AAROE GROUP





9274 SIERRA MAR DR., HOLLYWOOD HILLS

CATERED OPEN TUES 11-2PM & TWILIGHT OPEN 6-8PM

\$4,900,000 | 9274SierraMar.com



## ARCHITECTURAL MASTERPIECE IN THE BIRD STREETS

This sexy, contemporary 3 bd + 6 ba home is located in the prime location of the bird streets. Nestled on a lush private setting above prime Sunset Strip. As you walk through this multi-level property, you will enjoy grand ceilings, elevator, wireless sound system, high level security system and ample storage on each level. Step outside to your private oasis for 180 degree panoramic views to the ocean and downtown Los Angeles and a resort style ambiance with tiered heated pool and spa, multi-body jets and fire pits. The master suite offers floor-to-ceiling windows with motorized blackout shades and immediate access to the pool deck, shower and entertainment living space. The Master en-suite is equipped with a luxury shower system, fireplace, dual vanities and custom-built walk in closet. Take the multicolor LED lighted glass staircase down to the bottom level entertainment epicenter with large bar, lounge and theater that leads out to the lower level patio and personal world class wine cellar. One of a kind home for living and entertaining, available early September.

JANET MURADIAN  
Director, Aaroe Int.  
Luxury Properties  
310.855.2049  
janet@sfjgroup.com

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



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

John Aaroe Group does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of the property provided by the seller or obtained from public records and other sources. The buyer is advised to independently verify the accuracy of the information. Sally Forster Jones CalBRE# 00558939/ Janet Muradian CalBRE# 01981791

BY APPOINTMENT

# AARON KIRMAN

PARTNERS



JOHN AAROE GROUP

B.H.P.O.  
2500 Briarcrest Road  
\$6,395,000  
[2500briarcrest.aaroe.site](http://2500briarcrest.aaroe.site)



OPEN TUESDAY 11-2PM

WEST HOLLYWOOD  
8009 Clinton Street  
\$1,365,000  
[8009clinton.aaroe.site](http://8009clinton.aaroe.site)



BY APPOINTMENT

BEVERLY/GROVE  
531 North Fuller Avenue  
\$3,165,000  
[531fuller.aaroe.site](http://531fuller.aaroe.site)

Co-listed: Michael Libow 310.285.7509 | Coldwell Banker



VERNA HELBLING  
Director, Aaroe Estates

310.849.2485  
[vernahelbling1@gmail.com](mailto:vernahelbling1@gmail.com)



AARON KIRMAN  
PARTNERS



9145 ST IVES DRIVE, SUNSET STRIP

\$8,999,000

OPEN TUESDAY 11-2PM



JOHN AROE GROUP

AARON KIRMAN  
PRESIDENT, AROE ESTATES  
424.2497162 | aaronkirman.com

DAVID SHAKER  
310.922.9282  
davidshaker@gmail.com

AKP



**1218 BENEDICT CANYON DR**  
BEVERLY HILLS  
\$13,750,000  
RICHARD MASLAN 310.435.2196  
BY APPOINTMENT ONLY



**15465 HAMNER DR**  
BEL-AIR  
\$3,395,000  
ZACH GOLDSMITH 310.908.6860  
BY APPOINTMENT ONLY



**809 N ELM DR**  
BEVERLY HILL  
LEASE \$25,000/MO  
FELIX PENA 310.256.0770  
OPEN TUESDAY 11-2

HILTON & HYLAND



**19 SEAVIEW TER**  
SANTA MONICA  
\$3,950,000  
ALPHONSO LASCANO, BJORN FARRUGIA  
424.253.5489  
BY APPOINTMENT ONLY



**9809 BEESON DR**  
BEVERLY HILLS  
\$2,495,000  
AMBRA BISCONTI 310.498.2151  
OPEN TUESDAY 11-2



**29500 HEATHERCLIFF RD #141**  
MALIBU  
\$1,797,000  
JONAH WILSON 310.908.5460  
OPEN WEDNESDAY 10:00AM - 12:30PM



HILTONHYLAND.COM

IF YOU'RE COMING TO SILICON BEACH,  
WHY NOT START AT THE TOP



HILTON & HYLAND 

**3111 VIA DOLCE #901**  
MARINA DEL REY | \$6.4M

310.691.5935

THEWILLIAMSESTATES.COM

BRANDEN WILLIAMS BRE 01774287 | RAYNI WILLIAMS BRE 01496786



**OPEN WEDNESDAY 10AM-12:30PM**

**29500 HEATHERCLIFF RD #141, MALIBU**

2 BD | 2 BA | LISTED AT \$1,797,000

The one you've been waiting for! Located on coveted Indian Mound Road, this is one of the best offerings to become available in the Point Dume Club. Renovated from the ground up in 2012, this tasteful Modern retreat boasts phenomenal views of the Pacific ocean and Malibu coastline. Fabulous layout includes 2 bedrooms, 2 baths and wonderful kitchen and living areas all opening directly out to the spectacular ocean view terrace. Very special!

**JONAH WILSON**  
310.858.5465  
JONAH@JONAHWILSON.COM  
CALBRE# 01078809

**HH HILTON & HYLAND**



BY APPOINTMENT ONLY

101 OCEAN AVE #E502 | SANTA MONICA

STUNNING OCEAN VIEW IN FIVE STAR BUILDING

2 BD | 2 BA | 1,388 SQFT | \$2,599,000

JUDY FEDER

310.858.5464

CalBRE# 01250325

BJORN FARRUGIA

310.998.7175

CalBRE# 01864250

**HH** HILTON & HYLAND





9305

NIGHTINGALE



OPEN TUESDAY 11-2  
NEW PRICE: \$13,750,000



GARY GOLD  
310.858.5411



HILTON & HYLAND

# 17733 PORTO MARINA WAY PACIFIC PALISADES



OPEN TUESDAY 11AM-2PM

Rare opportunity to own an authentic 1930's Spanish villa with unobstructed whitewater ocean views in the one of a kind Castellammare neighborhood with beach access across the PCH pedestrian bridge.



Gibson International does not guarantee the accuracy of information concerning the condition or features of property. The buyer is advised to independently verify all information. CalBRE 01061339/01006385

Offered at \$4,195,000 | [17733portomarina.com](http://17733portomarina.com)  
Marc Chorin 310.995.6344 | Susan Stark 310.345.7450

 **Gibson**  
INTERNATIONAL

# GRAND DAME 1920's MEDITERRANEAN IN LOS FELIZ

OPEN TUESDAY 11-2pm



## 4048 Farmouth Dr, Los Feliz

Grand Dame 1920's Mediterranean, never out of style: If your client missed this opportunity, available again for sale. 5,000+ s.f. with solid, authentic bones, great daylight, waiting for restoration. Ultra-quiet FLAT (tons of street parking) dead end, street-to-street ridgetop, nearly 1/2 acre lot, with large motor court and gated entry. Picturesque Italianate residence, with turreted tiled roof, expansive covered and open terraces with panoramic views, balconies, arches, corbels, coves, wrought iron and vintage features throughout. Large private pool accessed from public rooms...all this along with 180+ degree views from Burbank-to-downtown-to the Ocean. Main level features covered, Monastic portico entry concourse, tiled grand foyer and center hall plan, massive vaulted living room, grand dining room, den with fireplace, study, powder, kitchen-service wing with city views. Classic sweeping stairs to very large master and 2 guest bedrooms, plus 4th bedroom adjacent to kitchen & possible 5th bedroom downstairs. Media/game room, huge old-school laundry, and tons of sub-area for potential storage and/or expansion. 3 car garages, plus easily gated drive for secured, on-site parking. Rare opportunity to restore a commanding 5,000 s.f. residence w/ pool, views, privacy & character. Fixer, needs TLC

Offered at: \$3,095,000

PETER MAURICE  
petermaurice.com  
310-623-8819

TREGG RUSTAD  
treggrustad.com  
310-623-8825

READY TO SELL? LOOKING TO BUY?

# IT'S TIME FOR ELLIMAN



Bel Air Crest  
**2496 DEVONPORT LANE | \$1,989,000**

4 Bedrooms, 4 Bathrooms  
Web# 17258480  
Michelle Oliver 310.500.6111



Bel Air | New Lease  
**11525 ORUM ROAD | \$22,500/MONTH**

6 Bedrooms, 8 Bathrooms & Pool  
Web# 17263662  
Juliette Hohnen 323.422.7147



Beverly Center  
**434 N CRESCENT HEIGHTS BLVD | \$3,425,000**

5 Bedrooms, 6 Bathrooms  
Web# 17250128  
Michelle Oliver 310.500.6111

Cory Charlupski 310.728.9566



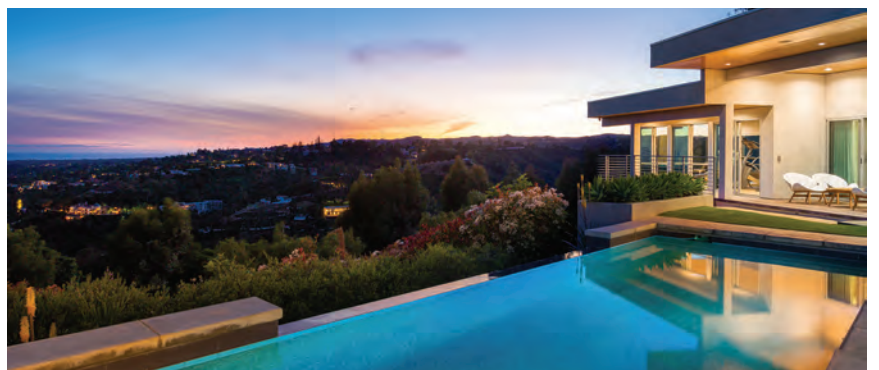
Beverly Center  
**6435 SAN VICENTE BOULEVARD | \$1,399,000**

3 Bedrooms, 2 Bathrooms  
Web# 17262284  
Alecia Yelich 805.797.3454 Lisa Martin 310.717.4327



Beverly Hills | New Listing  
**2670 BOWMONT DRIVE | \$13,995,000**

7 Bedrooms, 10 Bathrooms, 2 Guesthouses & Pool  
Web# 17263046  
Josh & Matthew Altman 310.819.3250

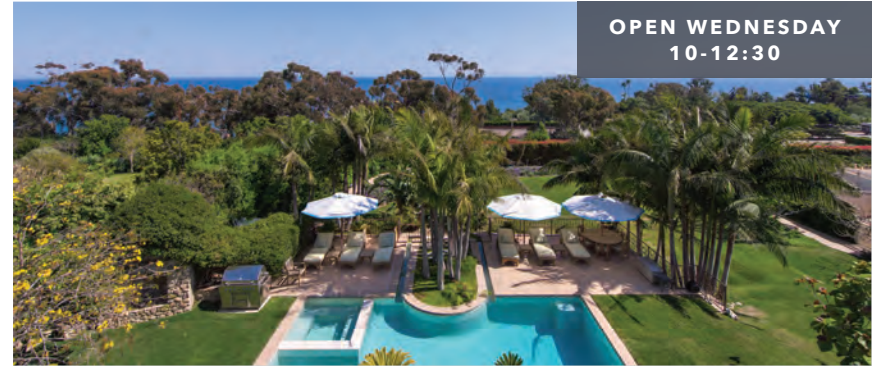


Beverly Hills Post Office  
**1547 TOWER GROVE DRIVE | \$12,500,000**

4 Bedrooms, 5 Bathrooms, Pool & Jetliner Views  
Web# 17221768  
Juliette Hohnen 323.422.7147



Malibu Beach  
**6525 POINT LECHUZA DRIVE | \$11,995,000**  
 4 Bedrooms, 4 Bathrooms  
**Web# 17216294**  
 Tracy Tutor Maltas 310.595.3889



**OPEN WEDNESDAY  
 10-12:30**

Malibu Beach  
**26799 SEA VISTA DRIVE | \$8,695,000**  
 5 Bedrooms, 5 Bathrooms & Pool  
**Web# 17223064**  
 Gina Dickerson 310.744.5584



Venice  
**16 PALOMA AVENUE | \$5,495,000**  
 3 Bedrooms, 2 Bathrooms  
**Web# 17226504**  
 Josh & Matthew Altman 310.819.3250  
 Juliette Hohnen 323.422.7147



Venice  
**741 MILWOOD AVENUE | \$2,500,000**  
 2 Bedrooms, 2 Bathrooms, Development Opportunity  
**Web# 17221772**  
 Juliette Hohnen 323.422.7147



Venice | Lease  
**453 SHERMAN CANAL | \$24,995 PER MONTH**  
 3 Bedrooms, 4 Bathrooms  
**Web# 17251942**  
 Juliette Hohnen 323.422.7147



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



[elliman.com/california](http://elliman.com/california)

OPEN TUESDAY 11-2



## HOLLYWOOD HILLS CELEBRITY GATED ESTATE

### \$5,995,000 | NEW LISTING

- Two Gated Home Situated on 1.66 Acres
- 3036 Beckman Road | 6 Bedrooms | 6 Bathrooms | 5,641 sqft
- 3042 Munro Circle | 5 Bedrooms | 5 Bathrooms | 2,725 sqft
- Open Tuesday 11-2 | Valet Parking and Lunch Served
- [BeckmanMunroEstate.com](http://BeckmanMunroEstate.com)



**LIZ GOTTAINER**

Office: 310.819.1551  
Cell: 213.393.2209  
Liz.Gottainer@elliman.com  
CalBRE# 01414239



**JEEB O'REILLY**

Office: 310.819.1551  
Cell: 310.980.5304  
Jeeb.OReilly@elliman.com  
CalBRE# 01156891



OPEN TUESDAY 11-2



## 2670 BOWMONT DRIVE | BEVERLY HILLS \$13,995,000 | NEW LISTING | CATERED OPEN

Stunning 3 structure European Villa situated on over one acre of land in prestigious Bowmont Estates. This renovated 7 BD, 10 BA stunner made up of 10,600 sf combines the security of a compound with the graceful serenity of an estate. Celebrity compound with spectacular canyon views and is the best gated community option available under \$20M. Estate living continues with fireplaces throughout the home, theatre, 2 separate guesthouses, automobile turn table and 8 car parking. Lush outdoor area offers relaxed entertaining, covered loggia, lap pool, manicured landscaping. 5 minutes from prime Beverly Hills. **Web# 17263046**

**AB** THE ALTMAN BROTHERS

**JOSH & MATT ALTMAN**

Office: 310.819.3250

Josh@TheAltmanBrothers.com

CalBRE# 01764587

 **Douglas Elliman** EST. 1911  
REAL ESTATE

[elliman.com/california](http://elliman.com/california)

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# 15914 Temecula Street, Pacific Palisades



**\$3,838,800**

5 Bed | 4 Bath | 3654 Sq Ft

## Dana Olmes & Jeff Biebuyck

747.888.0508  
danaandjeff@compass.com  
CalBRE 00944676 | 01383921

DANA & JEFF  
LUXURY HOMES  
[www.DanaAndJeffLuxuryHomes.com](http://www.DanaAndJeffLuxuryHomes.com)

## Amy Alcini & Ryan Jancula

310.266.7929 | 310.729.6852  
amyalcini@compass.com  
ryan.jancula@compass.com  
CalBRE 01265709 | 01904981

MWH  
MYWESTSIDEHOME

Located in the highly sought after Pacific Palisades El Medio Bluffs, this elegantly remodeled home is 3,654 sq. ft on a spacious 8,360 sq ft lot. Nestled on Temecula St. only a short walk to ocean bluffs. Entrance has a private gated courtyard with fireplace and warm entrance to formal living room. Kitchen and living room have 14 ft ceilings, French-doors to extra large grassy backyard. The upstairs features an office suite and 3 bedrooms, including master bedroom and grand master bathroom with mountain views and walk-in closet. This home has a traditional feel with exceptional modern elegance.

[15914temecula.com](http://15914temecula.com)

COMPASS

310.230.5478 | [compass.com](http://compass.com)

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NEW LISTING

# 9432 SIERRA MAR PL



Bird Streets | Open Tuesday | Aug 29th 11am - 2pm | \$5,995,000

Perched above the famed Sunset Strip in the coveted Bird Streets sits this once in a lifetime development opportunity that offers sweeping views of Downtown LA. This modern architectural concept as visualized by Vantage Design Group, features plans for a 6,296 square foot 4 bedroom, 4 bath house (plus a 508 square foot 3-car garage). 9432

SMP has been submitted to the City for both plan check the permits are expected in late October 2017. Truly one of the most remarkable view properties in all of Los Angeles, this innovative design features curvaceous volumes with each room oriented to take advantage of a perfect panoramic view of the city.

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LUXURY ESTATES  
THE NEXT LEVEL OF REAL ESTATE



JUST REDUCED

# 801 N SIERRA DRIVE



Beverly Hills | Shown by Appointment Only | Reduced to \$11,900,000

Poised on over a half acre corner lot North of Sunset sits this stunning Beverly Hills traditional home. The perfectly manicured grounds come complete with a large pool and spa, oversized patio area for dining and generous yard space. A gourmet chefs kitchen with granite island counter, top of the line stainless appliances & separate breakfast

area. Four generous sized bedrooms, large kids den/media room and spectacular wood paneled library complete the second story. Separate maids quarters, detached artist studio and spectacular eat-in refrigerated wine room complete this entertainers dream home. Gated for utmost privacy with motor court and 5-car garage.

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