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TUESDAY, AUGUST 2, 2016

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5501 Horizon Drive | Malibu
\$4,999,000
Terre Steinbeck 310.724.7100



2100 N. Beverly Drive | Beverly Hills
www.2100NBeverlyDrive.com
\$4,150,000
Joe Babajian 310.724.7100 JoeBabajian.com



3386 Mandeville Canyon | Los Angeles
\$2,545,000
Wendy and Shel Kirshner 818.873.4100

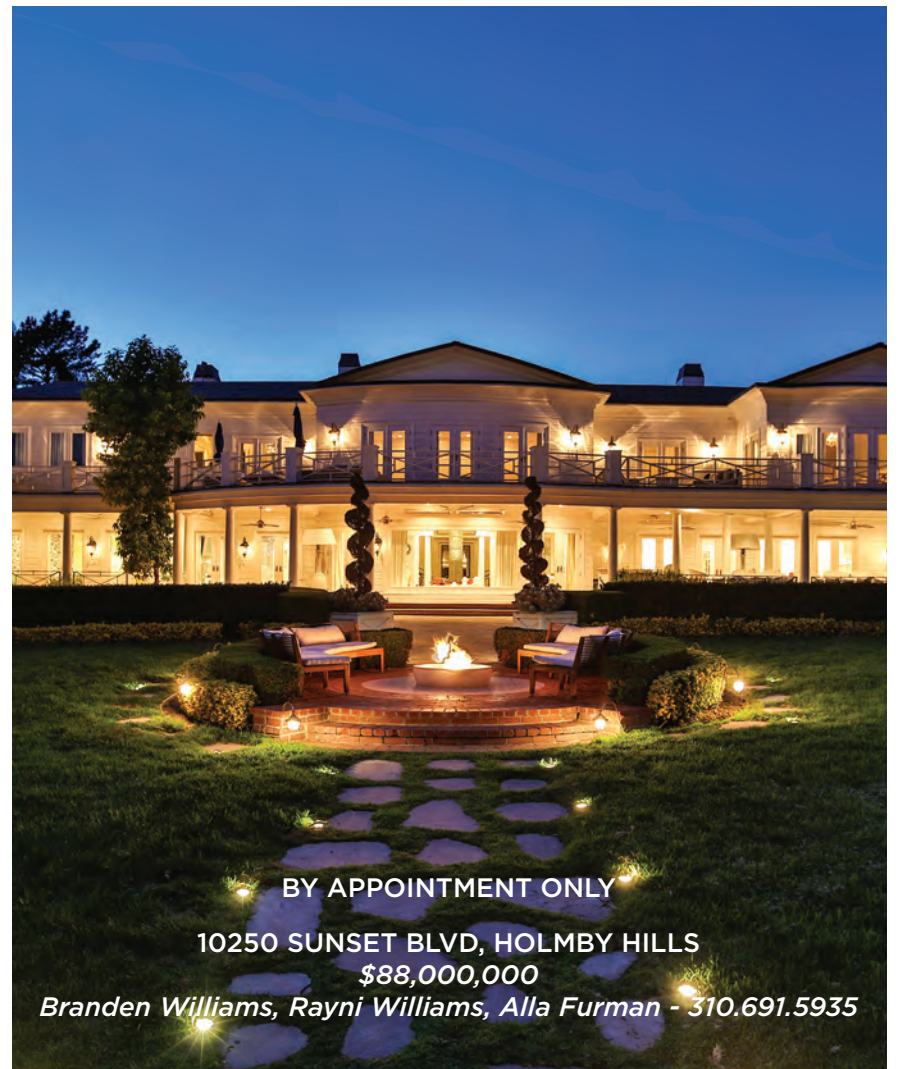


2416 Pesquera Drive | Brentwood
\$2,395,000
Judy and Warren Handler 310.873.4100



RODEO REALTY

WWW.RODEORE.COM



BY APPOINTMENT ONLY

10250 SUNSET BLVD, HOLMBY HILLS

\$88,000,000

Branden Williams, Rayni Williams, Alla Furman - 310.691.5935



RENDERING

BY APPOINTMENT ONLY

10550 DOLCEDO WAY, BEL-AIR

\$19,999,000

David Kramer, Adam Press, Alex Powers - 310.691.2400



OPEN TUESDAY 11-2

820 WHITTIER DR, BEVERLY HILLS

\$17,950,000

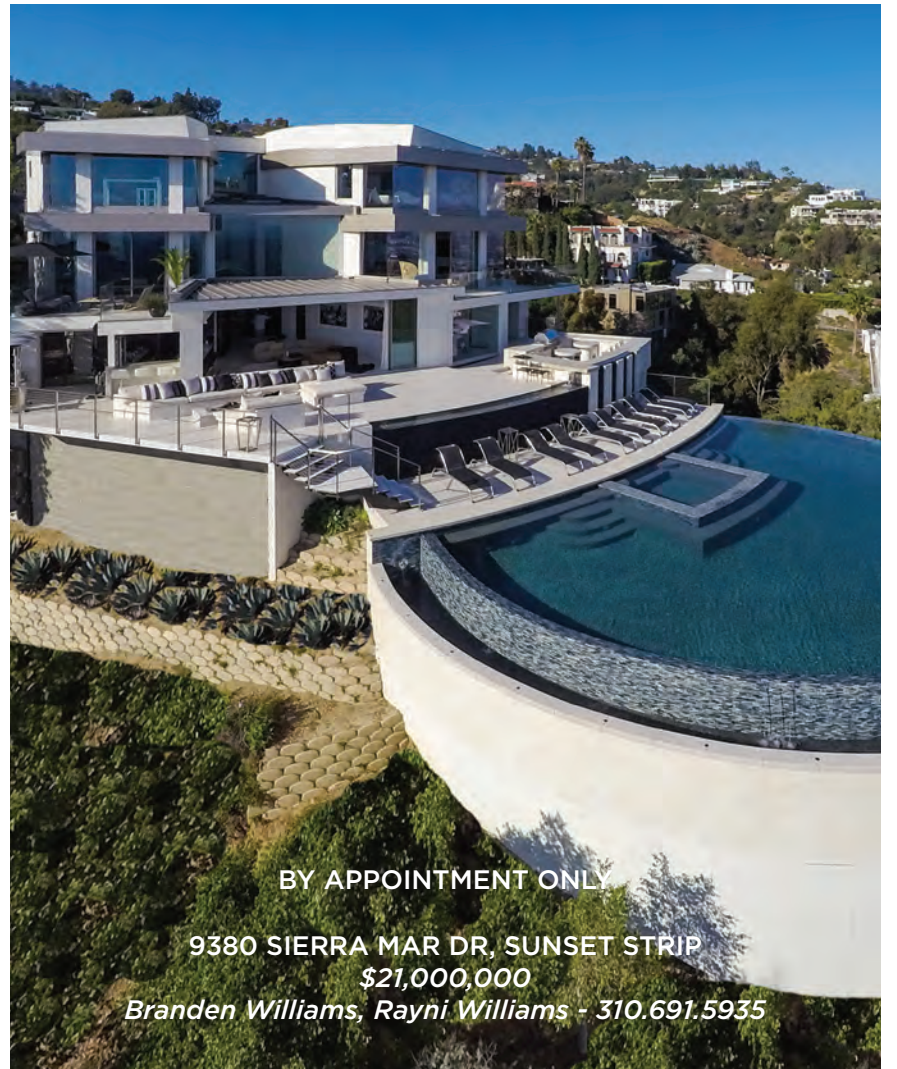
Drew Fenton - 310.858.5474



OPEN THURSDAY AUG 11TH 9:45AM - NOON

11846 ELLICE ST, MALIBU
NEW PRICE \$22,900,000

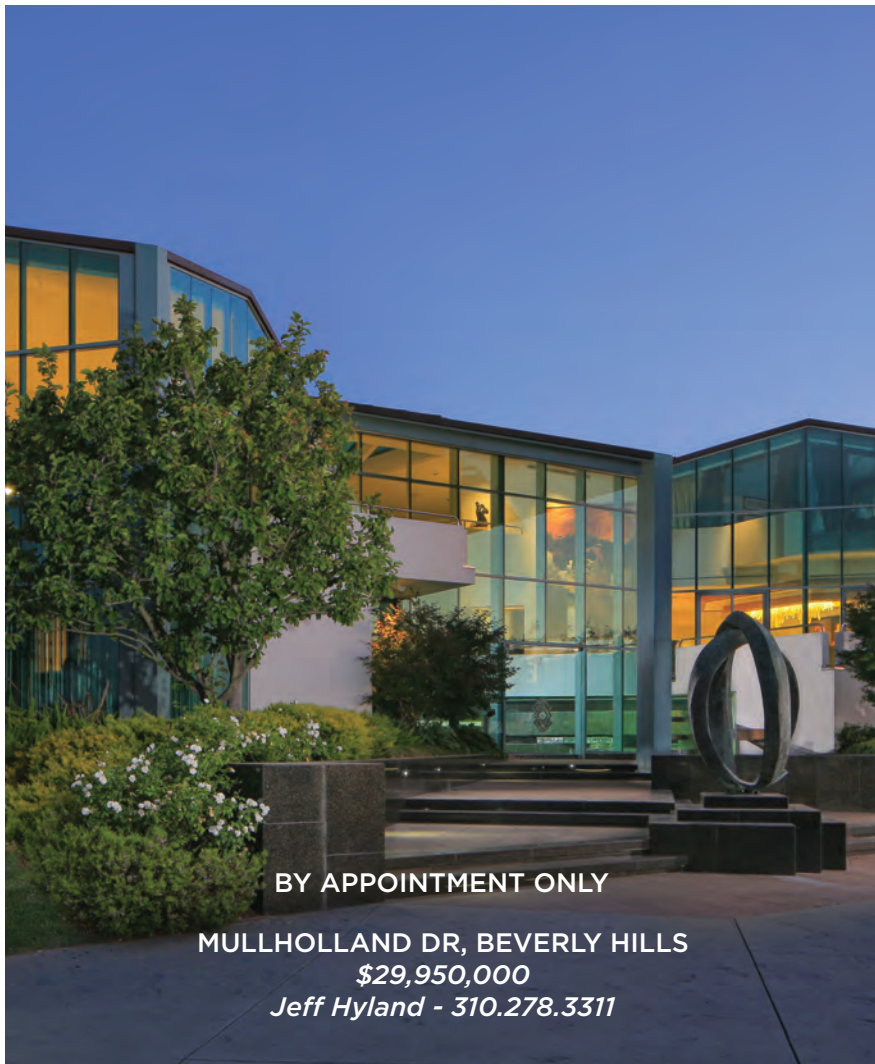
Rodrigo Iglesias, Helena Deeds - 310.699.3435



BY APPOINTMENT ONLY

9380 SIERRA MAR DR, SUNSET STRIP
\$21,000,000

Branden Williams, Rayni Williams - 310.691.5935



BY APPOINTMENT ONLY

MULLHOLLAND DR, BEVERLY HILLS
\$29,950,000

Jeff Hyland - 310.278.3311

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HILTONHYLAND.COM

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



NEW PRICE! CIRCLE OF JOHN LAUTNER

Expressionist Modernism above the Outpost – Los Angeles

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

\$1,650,000 / David Koch



HATHAWAY HILL GUARD GATED ESTATE

37 Acres of the Historic Hilltop Estate – Silver Lake

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

CROSBYDOE.COM #822

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



STUDIO 0.10 ARCHITECTS

Mü/Sh Residence – Los Angeles

Studio 0.10 architects' international prize winning residence was finished in 2008 a few blocks West of the Sawtelle 'strip'. Neighboring a one acre nursery, its two custom-patterned zinc clad buildings are connected by a private courtyard leading into the main house's spacious living area and kitchen. Staircases with views ascend to an integrated office/gallery space and guest suite. The top level has a generous master suite, expansive master bath and wide views of green and city. The front building houses a separate guest apartment, a 4 car garage, a generous bright art studio/loft with a bonus room and bathroom. A one of a kind property for entertaining with space to display an art collection, views in all directions and privacy. The main 3 level building is steel engineered for high earthquake safety.

\$3,500,000 / Christina Hildebrand

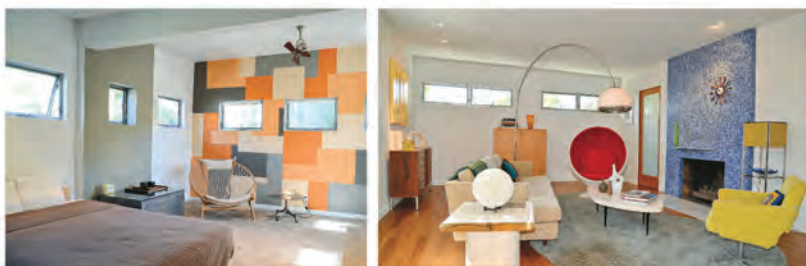


BLUE SKY BUILDING SYSTEMS

The Graham Residence, 2011 – Yucca Valley

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

\$674,000 / Stephen Skuris & Matthew Berkley



NEW PRICE! MULHOLLAND DRIVE SCENIC CORRIDOR

1948 Mid-Century Design – Los Angeles

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

\$1,399,000 / David Koch



ELMER GREY, F.A.I.A. / Approved Mills Act Contract

Oak Ridge, also known as The Clifford Barnes Estate, 1912 – Pasadena

This park-like private 1.6 acre estate property showcases Grey's talent as an exceptional architect of the first quarter of the twentieth century. Oak Ridge is located in Pasadena's idyllic San Rafael Hills, & is sited at the end of a gated long private drive. Here, Grey brings an open breezy modernity to the plan, masterfully combining Eastern Shingle Style & Craftsman elements suitable for a grand 2-story family residence set within a California garden. As Pasadena's Victorian-era landscape transitioned into a new, modern world, Grey's application of low-pitched, gabled roof & dormers, heavy use of wood rafters, wood-shake siding, & pebble dash stucco exteriors provide a perfect counterpoint against the architectural formality of the late 19th century. Generous common rooms open to multiple outdoor loggias which meld seamlessly w/ the garden. The residence displays fine fixtures, Grueby tile fireplaces, & fine woodworking throughout, & includes: 6 BRs, 5 BAs, eat-in kitchen, detached artist's studio, 3 car garage, finished basement/entertainment room, wine room, & a long lap pool.

WWW.THEBARNESESTATE.COM

\$5,499,000 / Crosby Doe & Matthew Berkley

architectureforsale.com™

Crosby Doe Associates, Inc. 9312 Civic Center Drive #102 Beverly Hills, CA 90210

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310.275.2222

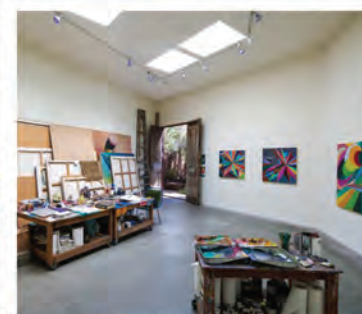


MILTON J. BLACK, ARCHITECT

Streamline Moderne – Los Feliz

Victor M. Carter Residence, Milton J. Black, Architect, 1935. Milton J. Black's most notable work in Los Angeles spanned several architectural styles, from a Spanish Colonial Revival residence for film star Dolores del Rio, the Deco Mauretania Apartments in Hancock Park, and the legendary hot dog stand, Tail 'o the Pup. Here, one of his rare residential works survives on a quiet, cul-de-sac street in Los Feliz. The aerodynamic curves and more elegant elements of the Streamline Moderne style in the residence are intact, with original casement windows, exterior copper trim and street address, interior magnesite staircase with chrome handrail, and built-in powder room vanity. A porthole window in the front door invites you into the elegance of the first floor formal dining room, and step down living room with fireplace and curved ceiling detail. 4 bedrooms with a 2nd story patio off the master bedroom, 4 bathrooms, den with built-in bar, and terraced backyard with fruit trees.

ARCHITECTUREFORSALE.COM #1120 \$1,790,000 / Stephen Skuris & Ilana Gafni

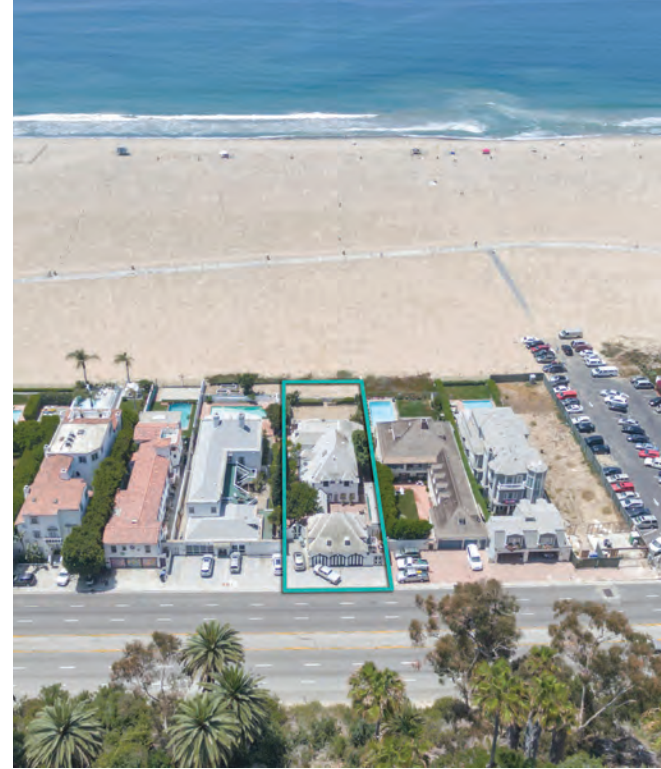


LAVI DANIEL, ARTIST & RENEE BERTRAND, BEDHEAD

2 Artist's Oasis In The City – Cheviot Hills

Two artists have created their own Shangri-la on a quiet corner of Cheviot Hills. One enters immediately into a world of aesthetic exuberance and passion, where all of the sight lines are carefully considered for their sense of enchantment and beauty. A remodeled California Spanish revival home with a step-down living room with high ceilings, arched windows, original fireplace and stenciling on the beams. The master suite has a bathroom with Malibu tiles. Every room has windows over-looking the exotic Australian garden. Stone patios and pathways surround The house, leading to an artist studio with 14-foot high ceilings and skylights.

ARCHITECTUREFORSALE.COM/ADDRESS/1111 \$1,895,000 / Deborah Glusker & Crosby Doe



BY
APPOINTMENT

602 PALISADES BEACH ROAD | SANTA MONICA

Offered at \$14,000,000 | 7 BED | 7 BATH | 5,000 S.F. | 11,200 S.F. LOT

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

WHEELER COBERLY

310.351.6234 | wheeler.coberly@gmail.com



THEPARTNERSTRUST.COM

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EXCLUSIVE AFFILIATE OF

LEVERAGE
GLOBAL PARTNERS



12239 DARLINGTON AVENUE | BRENTWOOD

Offered at \$3,800,000 | 5 BED | 6 BATH | 3920 S.F.

Exceptional, brand new Cape Cod designed by Clark Remington. Featuring 5 bedrooms, 5.5 baths, high ceilings and quality finishes throughout. This light and bright home offers a formal dining room and beautiful open family room, which leads to a grassy backyard and built-in barbecue, ideal for entertaining! Gourmet kitchen with professional grade appliances, breakfast area, and butler's pantry. The second floor master suite offers vaulted ceilings, fireplace, dual large closets, stunning oversize bathroom with freestanding tub, and spacious shower. This gorgeous home is built with attention to every detail!

STACY WHITE

310.382.8561 | stacy.white@thepartnertrust.com



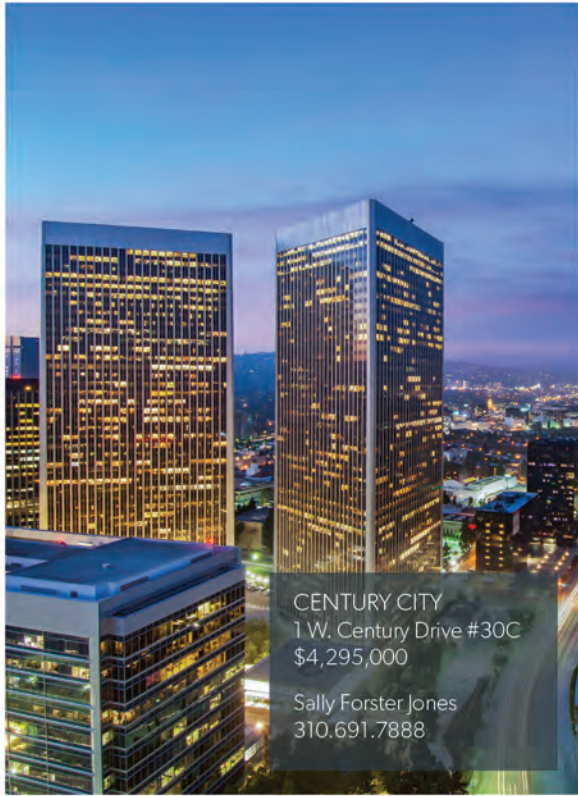
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JOHN AAROE GROUP



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



NEW PRICE

OPEN TUESDAY 11-2
 PACIFIC PALISADES
 1807 Chastain Parkway
 \$5,199,000
 Wesley Earley
 310.922.6691



HIDDEN HILLS
 5900 Clear Valley Road
 \$6,890,000
 Aaron Kirman
 424.249.7162
 Arvin Haddad
 310.909.6434



NEW LISTING

WESTWOOD
 10550 Wilshire Blvd #1105
 \$1,299,000
 Adam Carr
 310.600.6987

aaroe.com

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



NEW LISTING

LOS FELIZ
4920 Los Feliz Blvd
\$1,695,000
Aaron Kirman
424.249.7162



HOLLYWOOD HILLS
2256 Nichols Canyon Rd
\$2,695,000
Frank Gargani
Nicola Carter Gargani
310.684.2558



NEW LISTING

CENTURY CITY
10310 Tennessee Avenue
\$1,425,000
Nancy Arrache
310.415.7941



NEW LISTING

LOS FELIZ
2318 W. Live Oak Drive
\$1,995,000
Clinton & Todd Team
310.433.0633



BEL-AIR
320 St. Pierre Road
\$13,950,000
Sally Forster Jones
310.691.7888



16 PALOMA AVENUE, VENICE
LISTED AT \$5,195,000

BY APPOINTMENT

Eric Clapton's former residence and the only home designed in the U.S. by Araya Isosaki, the architect of MOCA. One of a kind architectural masterpiece a few steps from the beach in Venice, with furniture designed by artist Klaus Rinke. Gated/secure and private with 30 ft ceilings in the grand room, 20 ft ceilings in the master bedrom. Additional loft bed space, gourmet kitchen, dining for 10+ people, private patio for oentertaining, parking for 4 cars.

BILL STIMMING
www.BILLSTIMMING.com

310.954.0563
billstimming@kw.com



3923 AVENIDA DEL SOL, STUDIO CITY
LISTED AT \$2,999,999

OPEN SUNDAY 8/7 2-5PM

Stunning Celebrity Owned Estate in the hills of Studio City with 5 bedrooms and 6 bathrooms and almost 6,000 sq ft of living space. Built new in 2004 this estate features custom finishes throughout, voluminous rooms, great light throughout, home automation system, multi zone A/C, 4 car garage, pool, guest house and more! Close to all the great shops and restaurants on Ventura Blvd. Not to be missed!

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

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

OPEN TUESDAY 11-2PM & TWILIGHT 5-7 PM

3 Bd+2 den, 4 bath, 3300sf Former celebrity owned Contemporary Mediterranean located on a tranquil hillside in the prestigious "Oaks" of Los Feliz. Laze in the cathedral ceiled two-story living room with exposed wood-beams, spacious work loft, or outdoor patio overlooking the serene canyon. Custom gourmet kitchen with professional range. Come home to a serene and elegantly walled enclave, moments from the heart of Hollywood.

BRYAN MIYAMOTO
www.BRYANMIYAMOTO.com

323.300.1188
Miyamoto@kw.com



1661 ECHO PARK AVENUE, ECHO PARK
LISTED AT \$2,400,000

OPEN TUESDAY 11-2PM

Fantastic investment opportunity! 4 unit income property in the Heart of Echo Park. Two homes on one lot. Front home is a Dutch Colonial (3 bd/2 ba+2 bd/1 ba) that's been beautifully and completely renovated. It exudes architectural grace with 21st Century smart home features, Carrera marble counters and Thomasville cabinetry. Back home is Spanish Revival with 2 units (each 3 bd/1 ba). Perfect for owner occupy, or rent out all 4 units for monthly income.

CANDACE KENTOPIAN
www.CANDACESELLSLA.com

323.559.0856
CandaceK777@gmail.com



3822 FREDONIA DRIVE, LOS ANGELES
LISTED AT \$1,395,000

OPEN TUESDAY 11-2PM

Motivated Seller. 2,869sf, Lot 6,995sf - Lowest price/sf in the area. Located south of Ventura/Cahuenga Blvd near Univeral City. Conveniently located just minutes to shops, restaurants, and studios. 3% commission. Built in 1979. 3 Bd+3 Bath: 2 large master suites upstairs & 3rd bedroom downstairs. Bright and airy formal living room with high ceiling. Flat and usable backyards. Central A/C and copper plumbing.

JOHNNY CHO

213.819.1043
realtorjohnny@live.com

10590 WILSHIRE BLVD #1003, LOS ANGELES
LISTED AT \$1,395,000

BY APPOINTMENT

Newly Reduced! Great Buy! NY meets LA in this gorgeous unit on the Wilshire Corridor, home of an award winning actor. Enter this newly remodeled unit to find a spacious open living and dining area with fireplace, stunning kitchen, large bright master bedroom with fireplace, walk-in closets and tranquil master bath. Because of its unique corner position in the building, you are struck and seduced by panoramic views of the ocean, hills and the city.

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THE AMAZING SANTA MONICA CANYON RIM

110 Larkin Place | **\$11,000,000**

Concealed behind gates and offering striking ocean views, this residential parcel is 19,400± square feet, with 112± linear feet of frontage. This property offers a magical and enchanting setting for a custom new construction residence. web: 0355561

Brentwood Brokerage
Sanda Alcalay 310.200.6472

THE ART OF LIVING



BRENTWOOD | The One and Only 1851 6BD/8BA | web: 0308747 | **\$6,599,000**
Sunset Strip Brokerage
Sharona Alperin 310.888.3708, Ivan Marchetti 310.467.1542



BHPO | Newer Home with Old Charm 4BD/5.5BA | web: 0027515 | **\$5,295,000**
Beverly Hills Brokerage
Grace Carelli 310.968.3499



IONE | Land and Lake Opportunity 40± Acres | web: 0027422 | **\$2,750,000**
Beverly Hills Brokerage
Andrea Alberts 310.777.5105



SANTA MONICA | Whitewater Views 2BD/2BA | web: 0343964 | **\$2,685,000**
Pacific Palisades Brokerage
Paula Ross Jones 310.880.9750



HERMOSA BEACH | 1216 3rd Street 3BD/2BA | web: 0355674 | **\$1,598,000**
Brentwood Brokerage
Kalli Rivers Altieri 310.266.9021



HANCOCK PARK ADJ. | 723Citrus.com 3BD/2BA | web: 0027491 | **\$1,299,000**
Beverly Hills Brokerage
Jory Burton 310.766.5679

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Cal BRE# 01476689

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646.327.2399
ep@weahomes.com
Cal BRE# 01915905





2121 La Mesa Dr · Santa Monica **\$17,800,000**
Sandra Miller 310.616.6213
6 bed · 7 bath · 9,288 sf · 22,881 sf lot



801 N Sierra Dr · Beverly Hills **\$11,990,000**
Tina Eavers 310.266.0947
7 bed · 8.5 bath · 8,294 sf · 24,967 sf lot



415 7th St · Santa Monica **\$9,998,000**
Sandra Miller 310.616.6213
7 bed · 10 bath · 8,954 sf · 15,000 sf lot



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



10530 Rochester Ave · Los Angeles **\$3,399,000**
Renee Pietrangelo | Dominic Pietrangelo, KW 323.203.4534
5 bed · 4.5 bath · 4,000 sf · 6,765 sf lot



1919 4th St, #B · Santa Monica **\$2,299,000**
Sandra Miller 310.616.6213
3 bed · 2.5 bath



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



318 S Benton Way · Los Angeles **\$815,000**
Naomi Kalkanoff 310.418.8546
Unit 1 · 3 bed · 1.5 bath | Unit 2 · 3 bed · 1.5 bath



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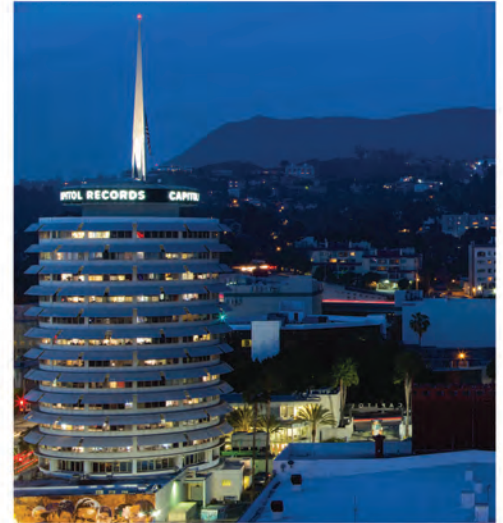
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Hollywood as only a few will ever see it.



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THE GRIFFITH

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

\$8,950,000 including
furnishings curated by SFA
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3% to Buyer Agent

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ron@abovethepenthouses.com
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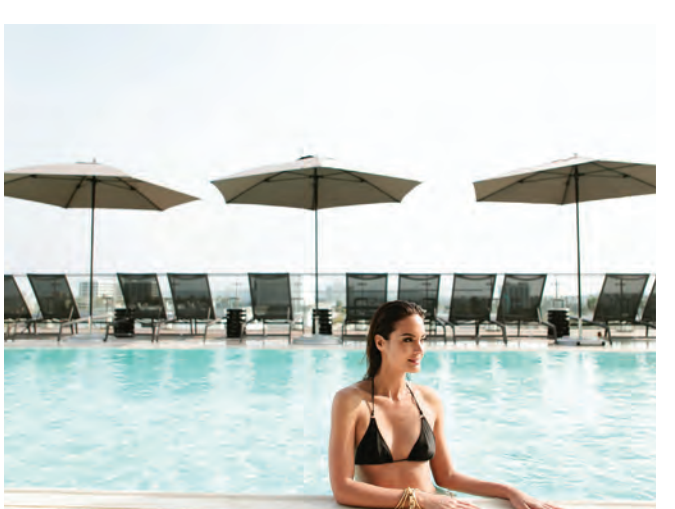
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FEATURES

One & two bedroom apartments with private balconies
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Virtual tour at 8500burton.com | info@8500burton.com | 310.274.9898 |    8500Burton

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WESTSIDE ESTATE AGENCY



THE PARK BEL AIR BEL AIR | \$75,000,000

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

Kurt Rappaport

(310) 860-8889 | CalBRE# 01036061

Stephen Shapiro

(310) 860-8888 | CalBRE# 01257836

Fred J. Bernstein

(310) 300-0599 | CalBRE# 01476689



ONCE IN A GENERATION WORLD-CLASS ESTATE BRENTWOOD | \$49,000,000

Pvt 10-acre compound with city, ocean, & mtn views. Main residence: dramatic gallery entry hall, 7 BRs, 8 full baths, 4 half baths, chef's kitchen, 2-stry library, prof. screening rm, paneled library, a luxe master ste & more. Pool, gym, tennis crt, 35 car garage, staff offices/facilities, security offices, 2 gst houses, & rolling lawns. 1911westridgeroad.com

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



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

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

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



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

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

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

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

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MIAMI | 2100 Ponce de Leon Blvd, 7th Floor, Coral Gables, FL 33134 (305) 447-1471

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BEL AIR
10899 Chalon Road | 3 Bedrooms | 4 Baths | \$6,695,000
Josh Altman 310.819.3250 | Matthew Altman 323.791.9398



BEL AIR
2267 Roscomare Road | 4 Bedrooms | 3.5 Baths | \$1,799,000
Gina Dickerson 310.744.5584



BRENTWOOD
13151 Rivers Road | 7 Bedrooms | 10 Baths | \$18,995,000
Dena Luciano 310.600.3848



BRENTWOOD
526 N Carmelina Avenue | 6 Bedrooms | 5 Baths | \$9,499,000
Tracy Tutor Maltas 310.722.2267 | Cory Weiss 310.922.1124



CENTURY CITY
1 West Century Drive #28A | 3 Bedrooms | 5 Baths | \$12,750,000
Michelle Oliver 310.500.6111



DOHENY ESTATES | PRICE REDUCTION
9200 Swallow Drive | 7 Bedrooms | 8 Baths | \$17,995,000
Josh Altman 310.819.3250 | Matthew Altman 323.791.9398



HOLLYWOOD HILLS | PRICE REDUCTION
3300 Barham Boulevard #102 | 4 Bedrooms | 4 Baths | \$899,995
Josh Altman 310.819.3250 | Matthew Altman 323.791.9398



LOS FELIZ
5121 Franklin Avenue | 4 Bedrooms | 6 Baths | \$4,795,000
Troy Gregory 323.203.5661

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1201 Villa Woods Drive | 5 Bedrooms | 5.5 Baths | \$5,495,000
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SUNSET STRIP

7038 Los Tilos Road | 6 Bedrooms | 5 Baths | \$3,995,000
Josh Altman 310.819.3250 | Matthew Altman 323.791.9398



SUNSET STRIP

2783 La Castana Drive | 4 Bedrooms | 3.5 Baths | \$2,995,000
Tracy Tutor Maltas 310.722.2267



SUNSET STRIP

9092 St. Ives Drive | 4 Bedrooms | 4 Baths | \$2,895,000
Juliette Hohnen 323.422.7147



SUNSET STRIP

2862 Nichols Canyon Road | 3 Bedrooms | 3 Baths | \$2,649,000
Maryann O'Donnell 310.990.7621



SUNSET STRIP | NEW LISTING

1590 Sunset Plaza Drive | 4 Bedrooms | 3 Baths | \$2,395,000
Josh Altman 310.819.3250 | Matthew Altman 323.791.9398



TARZANA | NEW LISTING

4400 Ellenita Avenue | 4 Bedrooms | 6 Baths | \$2,695,000
Josh Altman 310.819.3250 | Matthew Altman 323.791.9398



WOODLAND HILLS | NEW LISTING

5800 Owensmouth Avenue #22 | 2 Bedrooms | 2 Baths | \$499,000
Darek Dumon 818.251.0185 | Tracy Tutor Maltas 310.722.2267

THE ALTMAN BROTHERS



OPEN TUESDAY 11-2PM

4400 Ellenita Avenue | Tarzana | 4 Bedrooms | 6 Baths | \$2,695,000 | Nestled in the Tarzana Hills near Braemar Country Club, this breathtaking Spanish private gated estate covers over 5,800 sqft. The exterior features meticulously crafted smooth stucco with extensive use of Venetian plaster throughout. A grand iron-door entrance leads to a two story foyer which opens to the formal living and dining rooms which are quintessential for entertaining. The kitchen is exquisitely adorned with upscale Dacor & Miele appliances. Parlor doors lead to an entertainer's gem — featuring a wine cooler, full bar and bathroom. A grand stairway leads to the master suite, which enjoys a seamlessly elegant master bathroom and fireplace. The third level contains a contemporary gym, private den, and a full bathroom with steam room. This ideal backyard has panoramic views, an expansive cabana, dazzling pool, raised Jacuzzi and view deck to truly capture nature's marvel.

JOSH & MATTHEW ALTMAN

C: 310.819.3250

JOSH@THEALTMANBROTHERS.COM

THEALTMANBROTHERS.COM

CHRIS JOHNSON

C: 818.836.4114

CHRIS@CJSOCALHOMES.COM

AB THE ALTMAN BROTHERS

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THE ALTMAN BROTHERS



OPEN TUESDAY 11-2PM

1590 Sunset Plaza Drive | Sunset Strip | 4 Bedrooms | 3 Baths | \$2,395,000 | Sunset Plaza modern masterpiece featuring jetliner city views. Completely remodeled, upgrades include state-of-the-art Elevator with glass walls, heated floors in the Kitchen and Bathrooms, new hardwood floors, completely remodeled bathrooms, and a new roof. Top floor boasts an open floor plan with wall-to-wall glass sliders. Ensuite Master Bathroom features a Jacuzzi tub equipped with over 30 massage jets. The second level offers a private entrance enabling tremendous versatility and utility.

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VIEW



FEATURED *Properties*

SHERMAN OAKS | \$4,995,000

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ARCADIA | \$4,588,000

New Robert Tong Design - built by Mur-Sol Builders.
6BR, 7BA, 7,018 SF, 16,541SF lot

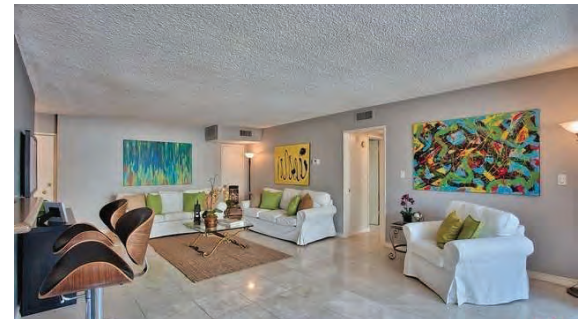
GARY LORENZINI (626) 688-1698



BEVERLY HILLS | \$2,600,000

Shovel-ready development opportunity N. of Wilshire w/
plans & permits ready.

MARIA SAMOUHA (310) 595-5815



BRENTWOOD | \$599,000

11970 Montana Ave 208/Largest one BD condo
available in Brentwood w/ approx.1100 sq ft.

GARY LIMJAP (310) 458-0091



ENCINO | \$2,799,000

Brand new 5+5.5 Cape Cod in one of Encino's most
desirable areas. Pool/spa with waterfall.

SYRUS JAMNESHAN (818) 388-3033



HANCOCK PARK | \$1,650,000

Lovely Spanish remodeled with quality & attention to
detail. 3+2+converted garage+backyard

BETSY MALLOY (323) 806-0203



HOLLYWOOD HILLS | \$949,000

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

CLAUDIA HIPOLITO (323) 906-2425



HOLLYWOOD HILLS EAST | \$2,679,000

Stunning 4600 sf Hollywood Hills estate. Pool | Spa |
Large Yard

THERESE HYDE & DIANE MCCLURE (818) 528-2204



LA CAÑADA FLINTRIDGE | \$2,499,000

•6 BD •5 BA •1930 Mediterranean Estate •living room
•dining room •pool •guest house

MICHELLE CHEN (818) 790-3334



LOS FELIZ | \$2,980,000

www.4342Cedarhurst.com, Exquisite Los Feliz Spanish
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CESAR SANCHEZ (323) 356-6618



MALIBU | \$8,499,000

Stunning Pt Dume designer estate on premier bluff-top
with approx. 55ft of frontage.

DAMON SKELTON (310) 567-0024



MALIBU | \$3,350,000

Ocean View Bluffs Home. Private, one level 4+4 home
set on huge flat ocean view lot.

MARTA SAMULON (310) 230-2448



MANHATTAN BEACH | \$1,429,000

Mid Century Modern | Complete Remodel | 3BD/2BA

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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

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MAR VISTA | \$999,000
 4339 Grand View Blvd | Probate sale w/ court conf,
 great opportunity,sold as is | 4BR 4BA
SAM ARAGHI & RUDI BEHDAD (310) 415-1118



MIRACLE MILE | \$1,875,000
 147 S Fuller | Open Sun 2-5 Beautifully remodeled
 Spanish, 3/3, gourmet kitchen. Pool/Spa.
NAOMI & LEAH (323) 860-4259 X4245



PALOS VERDES ESTATES | \$3,750,000
 5BD/4BA | Secluded Villa Estate with Resort-Like
 Grounds | Absolute Privacy
LES FISHMAN (310) 980-4301



PLAYA DEL REY | \$1,739,000
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 Coast-inspired farmhouse w/ocean views
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SAN MARINO | \$12,550,000
 2001 South Oak Knoll Ave, this exquisite French
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SANTA BARBARA | \$11,500,000
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SANTA MONICA | \$4,888,000
 Best Street North of Montana - Cool Ocean Breezes -
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SHERMAN OAKS | \$1,649,000
 OPEN SUN 2-5PM 1 story, private & secluded, 4+3 w/
 den, fully updated, fab master suite!
NILOUFAR GOODARZY (310) 617-0030



SUNSET STRIP | \$3,795,000
 Exquisite 3+4 SS Plaza Trad.w/pool,spa,views,gst.unit
RON HOLLIMAN (310) 777-6216



THOUSAND OAKS | \$1,789,000
 BREATHTAKING gated 4+3.5 Spanish Revival home.
 Private. Views. Outdoor living spaces.
JANE TURNER (805) 495-1048



VENTURA | \$1,159,000
 Fabulous top of Clearpoint 4+2.5 home! Move in and
 enjoy this awesome ocean view home!
LAURIE RUTLEDGE 805-648-5051 X147



WESTWOOD | \$815,000
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 flrs, walls of glass, 3 fps & lots of sun!
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Pacific Palisades (310) 454-1111
 Palos Verdes (310) 378-5201
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A&D ARCHITECTURE & DESIGN

FIFTY UNDER FIFTY: INNOVATORS OF THE 21ST CENTURY

by Bret Parsons

Southern California houses (no pun intended) an extraordinary array of contemporary architects. In the new book, "Fifty Under Fifty: Innovators of the 21st Century," nine of the 50 international architecture firms profiled are located right here in Los Angeles. These unparalleled firms include: Ball Nogués; Baumgarten-Urllu; Freehand Buck; John Friedman Alice Kimm; Minarc; Johnston Marklee; P-A-T-T-E-R-N-S; Patrick Tighe; and Tim Durfee Studio. Those represented in "Fifty Under Fifty" are innovators of our time. After a world-wide search of top firms, lead author Beverly Russell, along with Eva Maddox and Farooq Ameen, assembled a unique body of work; all partners in these firms are 50 years old or under, and represent a forward-thinking generation of creative practitioners, aware of global issues that urgently need solutions through imaginative design. These innovators share their desires for exponential learning; designs are illuminated with full-color photography and detailed illustrations, helping to showcase the innovators' individual curiosities, imaginations, and talents. This material shows how they bridge disciplines, respect cultural norms, respond to human needs regardless of costs, and how they adopt team transparency in their passion to create and solve problems with a clear mission. Significantly, a quarter of these innovators are women, representing the elevated leadership of women in architecture and design. Reports Architectural Digest: "A truly impressive group that represents five continents and 19 countries."

www.ImagesPublishing.com



Top left to bottom right: Patrick Tighe Architecture, Minarc, Johnson Marklee, Baumgarten + Urllu

ARCHITECTURAL HOMES OF THE WEEK

ARCHITECTS: FERGUSON & SHAMAMIAN



HOLMBY HILLS | \$65,000,000

This majestic Georgian Traditional, featured in Architectural Digest, is beyond your greatest expectations.

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ARCHITECT: DESIGNARC, AIA



MANDALAY SHORES | \$3,695,000

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Ariel & Karen (805) 746-2070

ARCHITECT: DAVID HARWELL



WOODLAND HILLS | \$3,450,000

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Fully reimaged by architect John Anthony Lewis, this handsome duplex retains the masterpiece glamour of its 1928 Spanish-style exterior and dazzles inside with newly realized classic beauty. With a Walk Score of 90, it is just minutes from galleries, restaurants and non-stop entertainment. Upstairs, with its own gated entrance, is a 3-bedroom, 3-bath owner/user home. With the finest design and materials, hardwood floors and high ceilings, the home has a large living room with a fireplace, den, separate dining room, breakfast area, and exquisite modern bathrooms, plus a washer dryer hook-up and a private garage. Downstairs, also with its own address, entrance and garage, is a master bedroom with fireplace, plus office, 2-bath apartment with wood floors and impeccable design. The kitchen is large, with top of the line appliances. A West Hollywood superstar, exquisitely realized inside and out, this gorgeous duplex is Hollywood glamour all the way.

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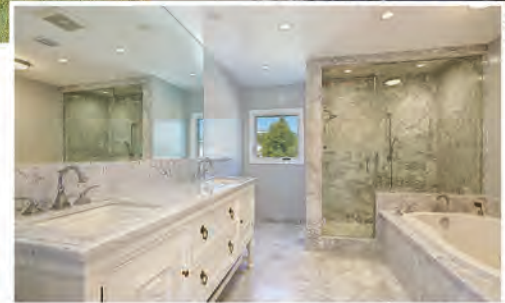
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Ultimate 'As New' 2sty Modern Spanish



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- Custom renovation/expansion just completed
- Gracious rms w/wide-plank dark wood flrs
- Large formal living and dining rooms
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- Amazing center-isle kitchen opens to yard
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The Exemplification of Architecture as Art



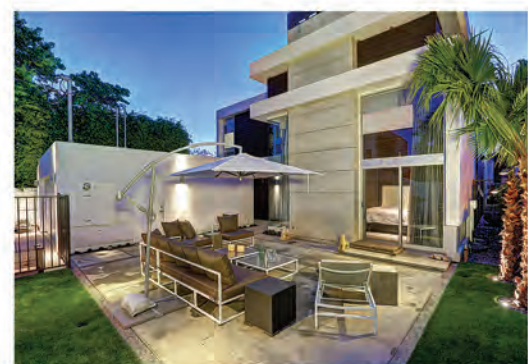
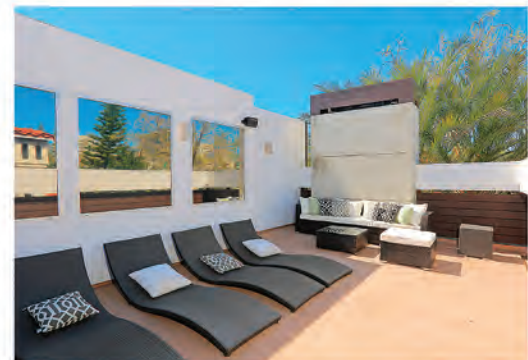
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- 3 levels of bold and creative design elements
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- Tasteful use of Caesarstone throughout
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- Extraordinary main-floor master suite w/fireplace
- Luxe master bath beyond compare
- 3 bedroom suites + convertible office upstairs
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- Secondary laundry area upstairs
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- 2 car garage with direct street-to-alley access
- Large private rooftop sun/entertainment patio
- Resort-like rear yard
- Unique architectural details enhance the strong appeal
- Amazing central location proximate to the best of Beverly Hills

Open Tuesday, August 2nd • 11-2

\$4,795,000

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1962 STRADELLA RD | BEL AIR
\$ 3,495,000 | 4 BED 4 BATH



1312 BEVERLY GROVE PL | BEVERLY HILLS
\$ 5,295,000 | 5 BED 5 BATH



3551 ROYAL WOODS DR | SHERMAN OAKS
\$ 1,949,000 | 4 BED 5 BATH



OPEN TUE 11-2

2416 APOLLO DR | HOLLYWOOD HILLS
\$ 2,349,000 | 4 BED 4 BATH

16410 Bosque Drive, Encino

NEW LISTING! | OPEN TUESDAY & FRIDAY 11AM - 2PM



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Refined elegance, casual sophistication, and impeccable style converge in this newly constructed Encino masterpiece. This architectural, Hollywood glam, meets modern-day farmhouse offers a fabulous setting on a private and gated lot. The stunning, 6 bedroom and 6.5 bathroom residence was thoughtfully planned with exquisite materials, custom finishes, coffered ceilings, gorgeous moldings, wide plank oil rubbed Oak floors and luxurious amenities including: A wine room, UHD theatre, office, and separate pool house. From the moment you enter, you are met with vast living spaces, soaring 11' high ceilings, and wood clad windows that wash the home in natural light. Walk into the stunning kitchen and relish in the double island, tiled backsplash, beverage tower, Thermador appliances, and dramatic fixtures. Upstairs are 4 ensuite bedrooms including the sumptuous master suite. Walk into this one-of-a-kind master and enjoy a cozy fireplace, vaulted ceilings, shiplap walls, and a romantic balcony overlooking the private yard. The yard below is complete with an outdoor fire pit, built in BBQ, pizza oven, oversized pool with baja shelf, spa, and more! With HD audio throughout, this jaw-dropping new construction is truly remarkable and must be seen to be believed!



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NEW LISTING | OPEN TUESDAY 11-2



9950 Durant Drive #308 | Beverly Hills

Offered at \$799,999

Spectacular Durant Towers condo in prime Beverly Hills, centrally located behind the Peninsula Hotel and close to Rodeo Drive and Beverly Hills High School. This 2 bed, 2 bath open and spacious corner unit is complete with hardwood floors, newly remodeled gourmet kitchen with stainless steel appliances and an abundance of natural light. Building features a sparkling rooftop pool with sundeck, barbecues, and beautiful views of Los Angeles. www.9950durant308.aroe.site

JOHN AROE GROUP

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BLAIR CHANG

Founder, The Agency

424.230.3703

bchang@theagencyre.com

AARON KIRMAN

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424.249.7162

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1633

BLUE JAY WAY | SUNSET STRIP

\$45,000,000 (vacant land offered at \$11M)

1633bluejay.aaroe.site



Nest Seekers INTERNATIONAL

TREASURED



1970 GARFIELD AVE PASADENA, CA 91104 | \$768,888

WOW! What a price reduction! Reduced over \$31,000. This is the one that you have been waiting for! This stunner was remodeled from the front to the back and the top to the bottom less than 3 years ago. With 4 bedrooms and 3 baths and high end decorator finishes throughout. The gourmet "Country" kitchen features newer cabinets, designer counter tops, dark hardwood flooring and bright stainless steel appliances. All bathrooms were fully remodeled with granite counters and beautiful fixtures. The upstairs bonus room/loft can be used as an office, rec room or as a controlled wine storage area as the current owners have it set up as. Other features include central air and heat, newer roof, dual pane windows throughout, upgraded electrical panel and an over-sized 2 car garage. The large fenced in private front and backyards are perfect for entertaining and it feels like you are at a resort. WebID 612689



JASON GALARDI

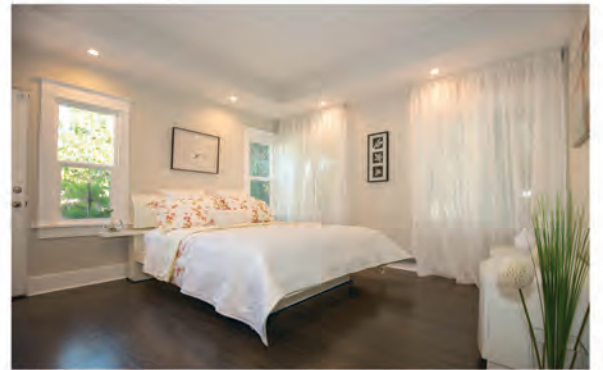
Regional Managing Director | Licensed Real Estate Agent
271 North Canon Drive Beverly Hills, CA
Phone: 310.278.8861 x 2087 Mobile: 310.980.1256
shahina@nestseekers.com BRE# 01322753

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

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1026 S BRONSON AVE LOS ANGELES CA 90019 | \$1,200,000

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Nationwide Realty Executives - Associate Broker
1968 W. Adams Blvd Suite 101 Los Angeles, CA
Mobile: 213.910.9158
clarencemcd2@aol.com BRE# 01510230





Price Reduction, Guesthouse + Private Beach, Malibu

31026 Broad Beach Road

2 BED | 2.5 BATH | \$9,500,000

Scott Tamkin
Melinda Tamkin
310.493.4141



New Price, Development Opportunity, Bel Air

601 Perugia Way

5 BED | 6 BATH | \$7,495,000

Jeeb O'Reilly
310.980.5304
Tori Barnao
323.633.1878



Major 700K Price Reduction, Sunset Strip

1401 Queens Way

3 BED | 5 BATH | \$7,295,000

Gia Casty
310.824.3550



New Listing, By Appointment Only, Sunset Strip

1644 N Crescent Heights

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Annie Challis
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New Price, Exquisite Traditional, Beverlywood

9427 Sawyer Street

6 BED | 4.5 BATH | \$2,995,000

Jeremy Ives
310.858.1902



Broker's Open Tuesday 11-2pm, Westwood

1399 Holmby Avenue

3 BED | 2 BATH | \$1,895,000

Scott Tamkin
Melinda Tamkin
310.493.4141



Classic and Charming Tudor, Carthay Circle

6507 W. Olympic Blvd

2 BED | 2 BATH | \$1,095,000

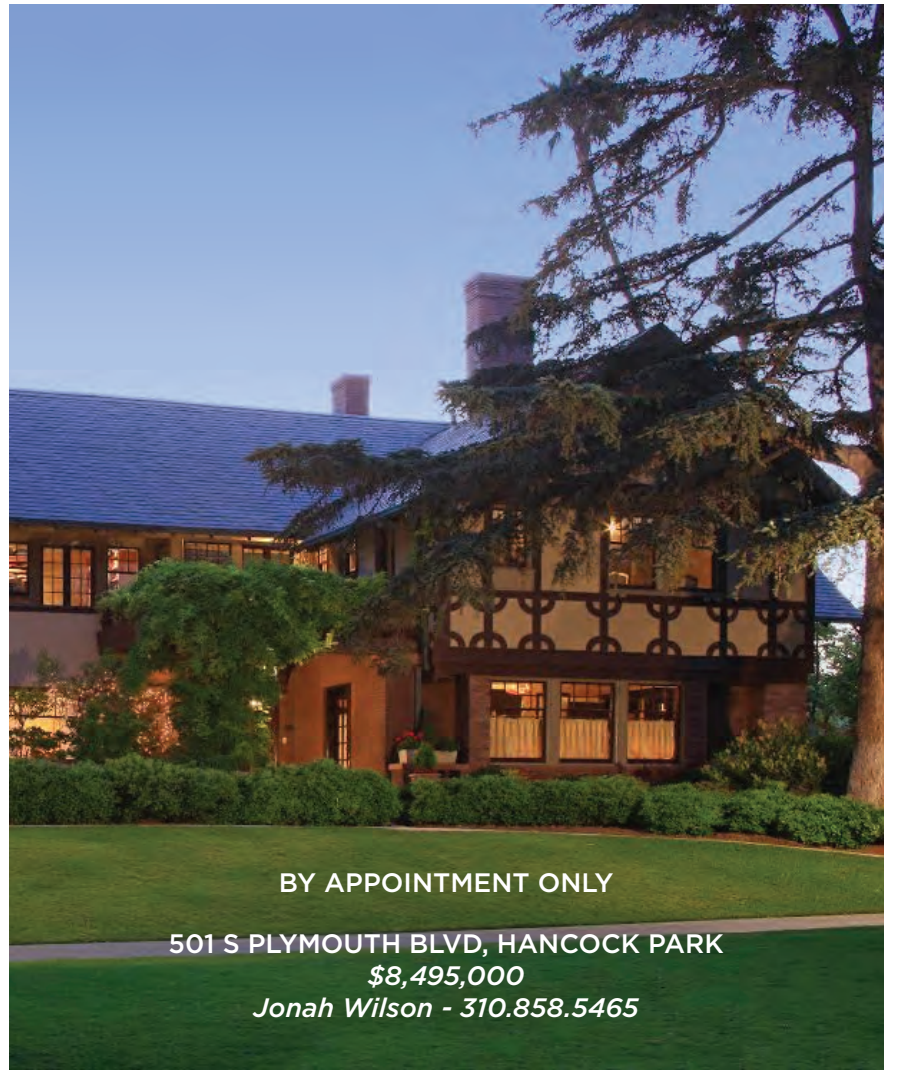
Allison Schwarz
310.433.0056

COMPASS



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12001 CREST CT, BEVERLY HILLS PO
\$8,950,000
Trista Rullan, Drew Fenton - 310.858.5476



BY APPOINTMENT ONLY

501 S PLYMOUTH BLVD, HANCOCK PARK
\$8,495,000
Jonah Wilson - 310.858.5465



BY APPOINTMENT ONLY

610 TRENTON DR, BEVERLY HILLS
NEW PRICE \$6,950,000
David Konheim - 310.803.9999



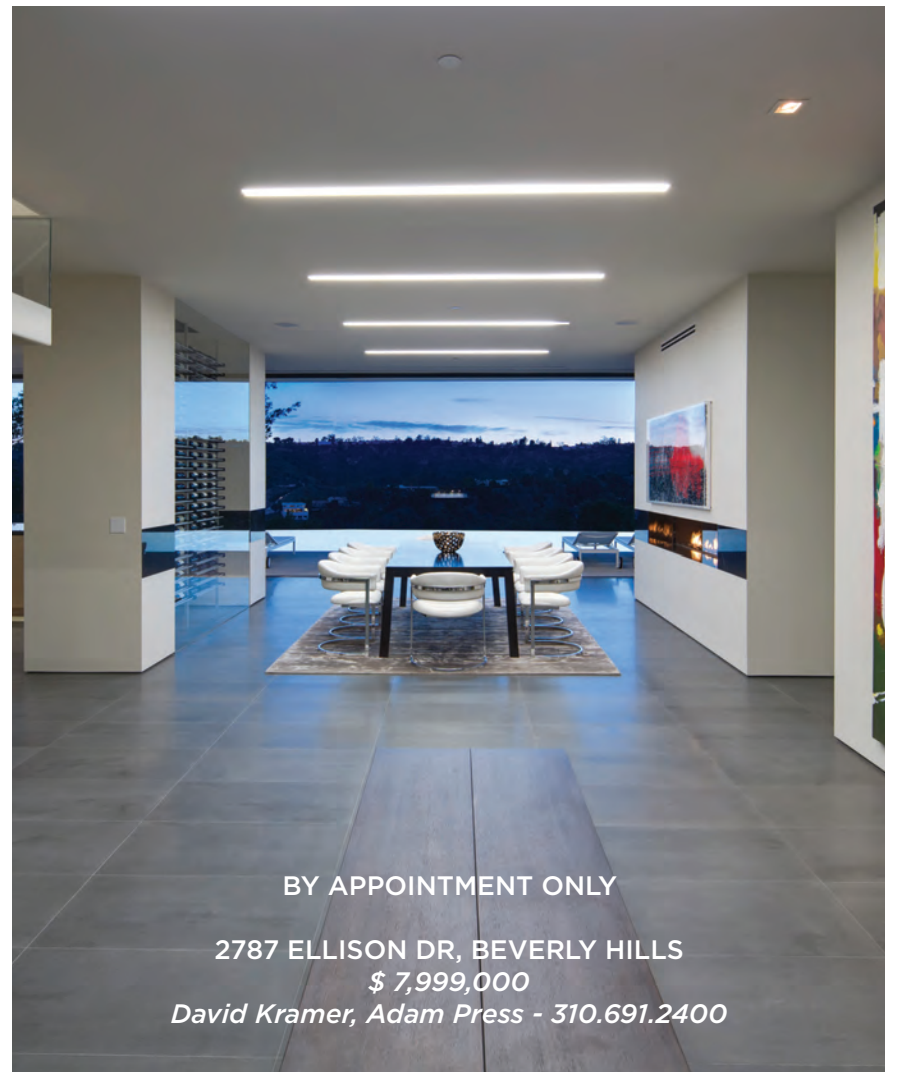
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7218 MULHOLLAND DR, HOLLYWOOD HILLS
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Brett Lawyer - 310.858.5402



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David Kramer, Adam Press - 310.691.2400



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Susan Smith - 310.492.0733



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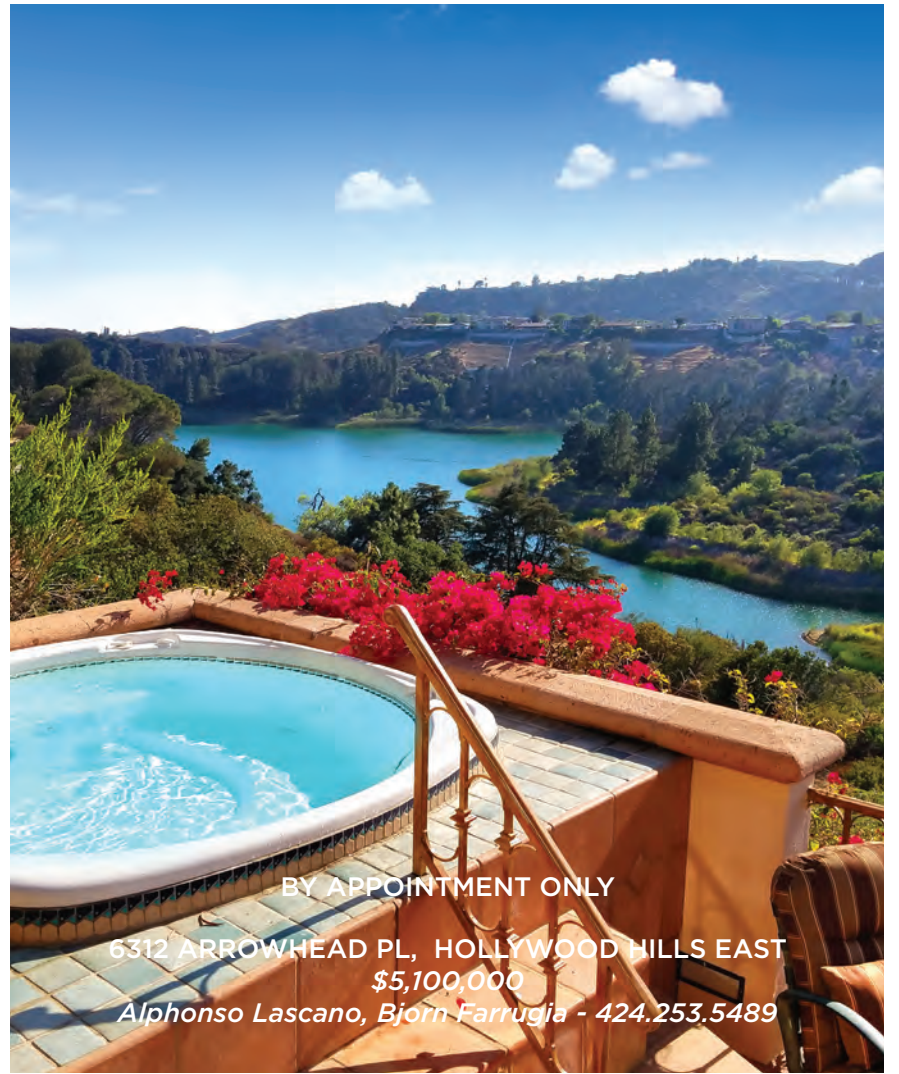
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\$5,195,000
Marcie Hartley - 310.691.5950



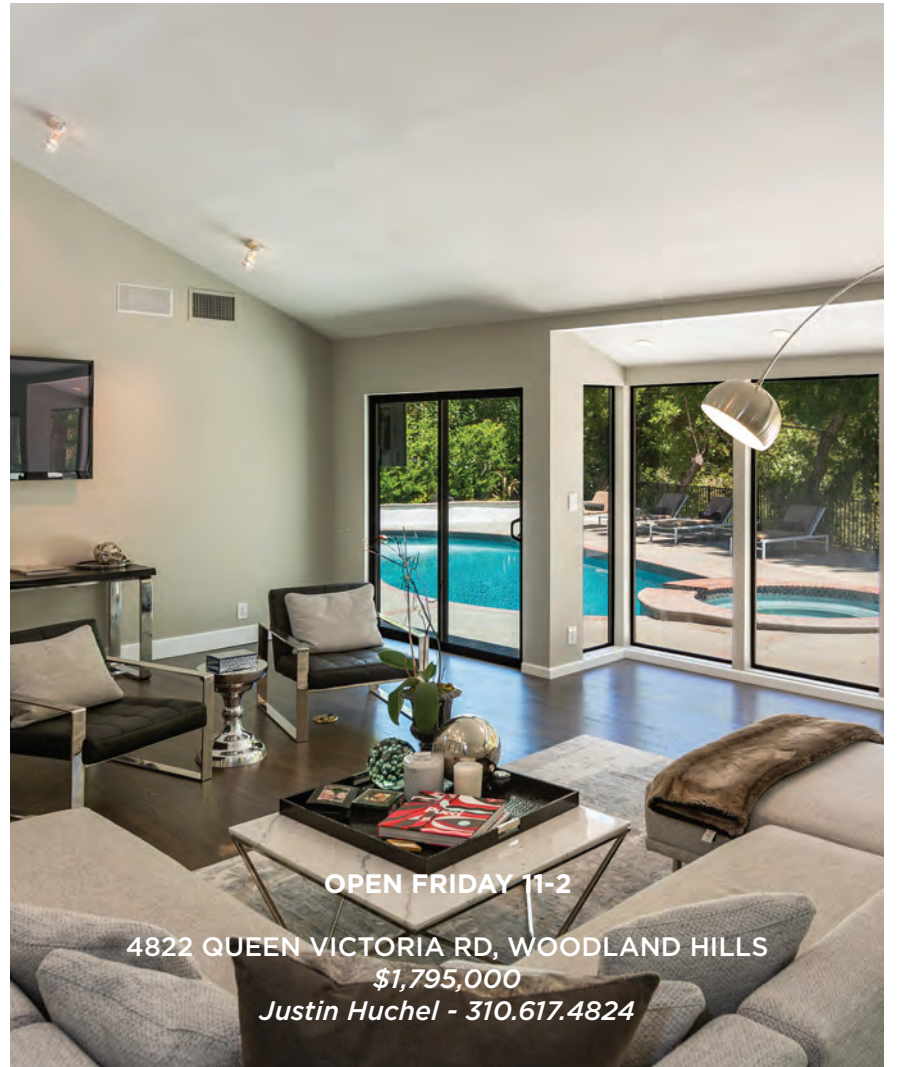
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6312 ARROWHEAD PL, HOLLYWOOD HILLS EAST
\$5,100,000
Alphonso Lascano, Bjorn Farrugia - 424.253.5489



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1264 BEVERLY GREEN DR, BEVERLY HILLS
\$2,495,000
Barbara Tenenbaum, Eric Hassan - 310.858.5468



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4822 QUEEN VICTORIA RD, WOODLAND HILLS
\$1,795,000
Justin Huchel - 310.617.4824



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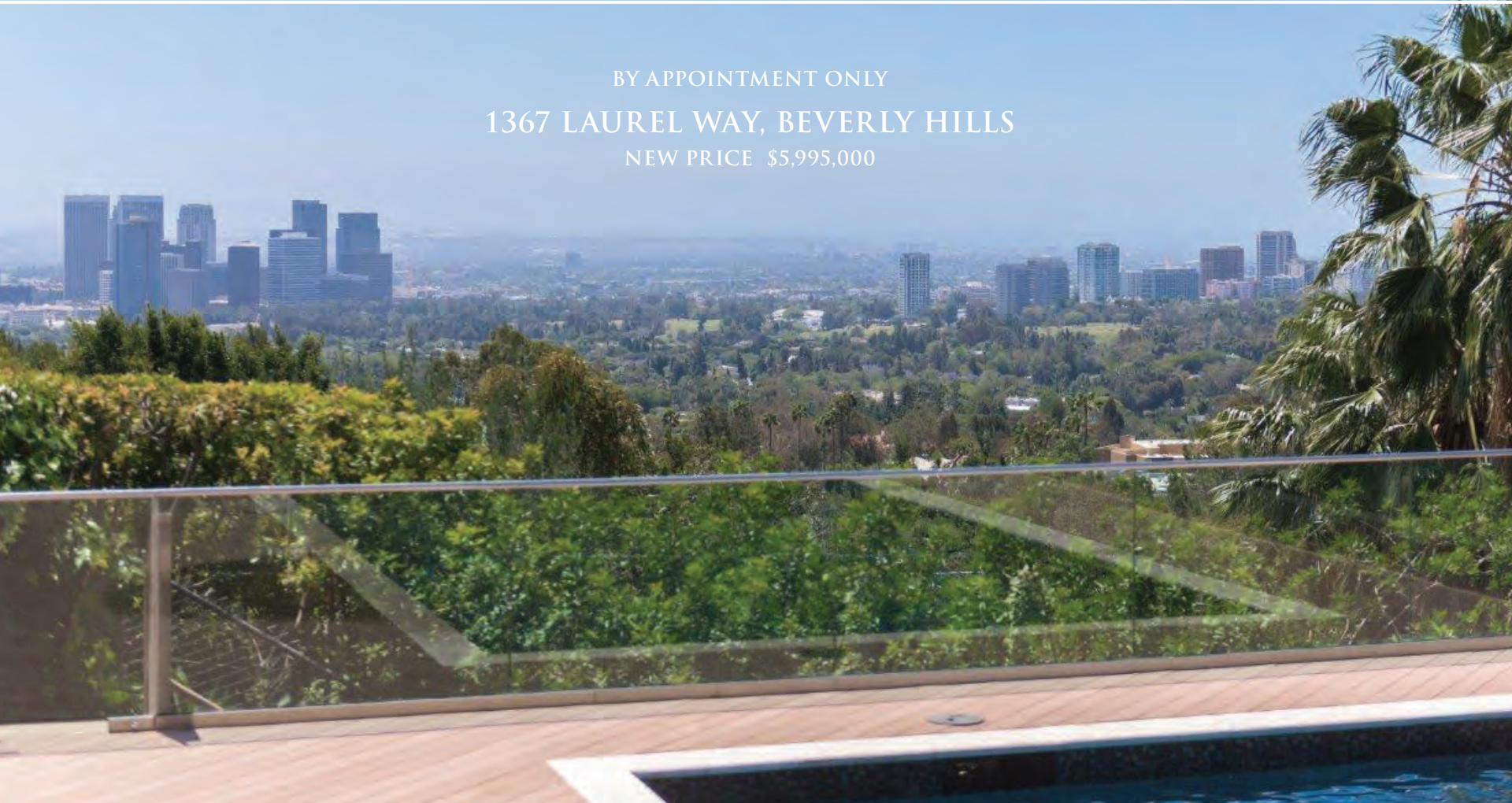
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