

AREA
15

WESLEY EARLEY

Estate Agent

310.922.6691

wesley.earley@gmail.com



JUST REDUCED!
ELEGANT SOPHISTICATED
MEDITERRANEAN PALISADES ESTATE



1807 Chastain Parkway East, Pacific Palisades

New price \$5,199,000

Sophisticated Mediterranean Pacific Palisades, 6 bed, 6.5 bath+office+family room+maids+eat-in kitchen+formal entry. Minutes from Sunset Blvd. Estate features a grand two story entry with open staircase, formal living room with fireplace and floor to ceiling windows, formal powder room, separate office with walnut/cherry built-ins and parquet flooring, large family room with grand fireplace with media and wet bar/gaming area, marble kitchen with island along with party and sitting area. This is a chef's quality kitchen with wine room. Formal master suite with fireplace and large master bath with marble and gym area/large walk-in closet. Separate maids/nanny room with bath, 3 car garage, over 3000 sq. ft. for outdoor patio entertainment space with ocean view. This is an amazing property and amazing value for an estate within 3 Charter School District and minutes from ocean. www.1807chastain.aaroe.site

JOHN AAROE GROUP

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 and the buyer is advised to independently verify the accuracy of that information. If your property is currently listed, this is not a solicitation. CalBRE 01412888.

CHARMING MID-CITY VILLAGE TRADITIONAL**2109 S COCHRAN AVENUE • OFFERED AT \$639,000**WWW.MIDCITYHOUSE.COM**4 Bedrooms • 2.5 Bathrooms**

Through a formal entry you will find a spacious home bathed in light. Laminate floors in the living & dining rooms lead you to the large eat-in kitchen with an open floorplan that is perfect for entertaining and includes newer stainless steel appliances and generous amounts of countertop space/cabinetry.

The home is on a quiet residential tree-lined stretch of Cochran Ave with no direct access to Washington. The backyard is a blank canvas awaiting your vision. Create a raised vegetable garden or garden oasis to relax or play, or for a gathering of family and friends. Features include fireplace, central air/heat, alarm system, two-car garage, newer windows & driveway and a foundation ready for a 2nd story.

OPEN SUNDAY, JULY 31ST 2pm-5pm
OPEN TUESDAY, AUGUST 2ND 11am-2pm
SKY'S TACOS + MEXICAN COKE TO BE SERVED

CARRABBA + GROUP
 HOMES. INVESTMENT PROPERTIES. REAL ESTATE.

kw | KELLER WILLIAMS
 REALTY

Monique + Joe Carrabba
 Realtor + Broker + Attorney
 323-899-2900
contact@CarrabbaGroup.com
www.CarrabbaGroup.com
 BRE #01708376 • #01791624

AREA
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155 S. WESTMORELAND AVE, LOS ANGELES

SHOWN BY APPOINTMENT



For more details

Visit 155Westmoreland.aaroehomes.com

Excellent investment opportunity with great income. This enchantingly beautiful 4-unit compound is securely, fenced and gated with both electronic auto and pedestrian entrances. Comprised of 2 attractive townhouse-style buildings, each identical 2-story unit has 2 bedrooms and 1 bath with both tub and shower, and presents a very charming and delightful residence, where tenants can relax and enjoy the lush landscaping. Close to Hollywood, Downtown and the Wilshire Coordinator. New electrical from the pole with 5 new panels, 5 meters and new sub-panels in each unit - copper water piping throughout. 3 units are remodeled - 4th unit has a long term tenant. The rent breakdown is: Unit 1 is \$2,250/mo; Unit 2 is \$2,250/mo; Unit 3 is \$2,010/mo; Unit 4 is \$1,399.88/mo. Total GOI of \$94,918 per year. This property is in superb condition with low operating costs.

Offered at \$1,499,000**FRANK GARGANI**

Director, Aaroe Architectural

310.684.2558 direct

frankgarganire@gmail.comfrankgargani.com

CalBRE 01848674

JOHN AAROE GROUP

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MID - W I L S H I R E



BROKERS OPEN TUESDAY, AUGUST 2ND 11-2PM

\$ 8 2 9 , 0 0 0

1367 S COCHRAN AVE

Fully remodeled "Gated" masterpiece located in the Miracle Mile/Wilshire area. This meticulous home with every attention to detail has an enhanced open floor plan. The upgrades are new and never ending. The beautiful kitchen has exquisite white kitchen cabinets, Carrera marble counter tops, wine cool and Elite appliances. Spectacular floors and recessed lighting flows throughout the house.

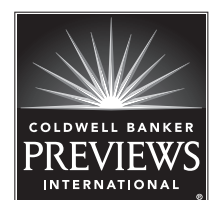
SKYLER HYNES

310-800-5111

skyler@skylerhynes.com

www.1376Cochran.com

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AREA
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HANCOCK PARK – WILSHIRE

BEAUTIFUL MODERN MASTERPIECE



458 S MANSFIELD AVE
OPEN TUESDAY 8/2 11AM-2PM

Beautiful modern designer home with open floor plan with top of line finishes and lots of natural sunlight seeping through. Balconies, bathrooms, and full closets in each bedroom accompanied with "wrap around" pool allowing for indoor/outdoor feel. Sleek Italian

kitchen with thermador appliances. The master suite is breathtaking with a large private balcony; walk in closet, and over the edge bathroom. Can be available furnished or unfurnished upon sale or lease.

Offered At **\$2,999,999**



Serena Shlomof
 (310) 780-1146

www.458southmansfield.com

ONWARD CAPITAL
 REAL ESTATE

UPDATED CHARMING SPANISH IN PRIME BEVERLY GROVE LOCATION!



OPEN TUESDAY 11-2PM AND SUNDAY 2-5PM

\$1,719,000



JAMES HANCOCK

310-777-6351

james@jameshancock.com

www.428NEdinburgh.com

428 N EDINBURGH AVE

Crtyd entry leads to LR w/ barrel ceiling, fp & arched window overlooking lush yard. Formal DR w/ views of the patio leads to Gourmet Kit w/ granite counters, ss top of the line appliances, wine refrig, walk in pantry brkfst rm. Center Hall leads directly to rear yd & 3 bdrms & 2 baths. Mstr suite has a lg walk in closet & a remodeled bath w/ luxurious tub & shower. Gst bath has separate stall shower & Tub. The rear yd is private & has a tiled patio/ sitting area, perfect for entertaining!

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AREA
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Sotheby's
INTERNATIONAL REALTY

HANCOCK PARK ADJACENT
723CITRUS.COM

HOLLYWOOD



723 N. CITRUS AVENUE | \$1,299,000

Turn back the hands of time in this Hancock Park adjacent, old-Hollywood Tudor. Originally sold in 1923 to Phil Kahgan, the veteran principal violist of the LA Philharmonic from 1921-1941. The backyard is a serene courtyard which is surrounded by 8 foot perimeter walls.

JORY BURTON
Jory@JoryBurton.com
JoryBurton.com
310.766.5679



bettershelter IN SILVER LAKE!



1571 MURRAY CIRCLE, LOS ANGELES, CA 90026

Showstopping views with palm trees and blue skies stretching to the Observatory are just the icing on the cake of this hilltop Silver Lake stunner from bettershelter. The 3BR/2.5BA open floor plan restored beauty boasts fresh landscaping, stained glass details, white washed Oak floors, Carrara marble countertops, and designer cement tiles. Master suite features vaulted ceilings with exposed beams, an ensuite bath with a soaking tub, and French door access to the backyard. Welcome home!

\$1,395,000 • 3 BED • 2.5 BATH • OVER 1,900 SQ. FT.

**OPEN SUNDAY, AUGUST 7
2-5 PM**



Courtney Poulos
323.919.0375
courtney@acme-re.com

www.acme-re.com @acmerealestate
4516 Eagle Rock Blvd, Los Angeles, CA 90041
CalBRE# 01906442

ACME
REAL
ESTATE

AREA
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LOS FELIZ



5682 Holly Oak Drive, Los Feliz

\$2,690,000

Brokers Open August 2nd, from 11-2pm
 Twilight Open August 2nd, from 5-7pm - *Wine and Cheese will be Served*
 Open House August 7th 2-5pm

Former celebrity owned Contemporary Mediterranean located on a tranquil hillside in the prestigious "Oaks" of Los Feliz. Laze in the cathedral ceillinged two-story living room with exposed wood-beams, spacious work loft, or outdoor patio overlooking the serene canyon. Dining room opens to a lush front patio and grill, perfect for entertaining. Custom gourmet kitchen with professional range. Large master suite with fireplace, steam shower, and spacious cedar wood walk-in closet. Two additional bedroom suites, each with their own personal bathroom. French doors throughout the home lead to serene canyon views. Private back yard with mature trees and flat grassy area, room for pool install, creates a serene and peaceful environment. Two car direct entry garage, security system, and cameras. Energy saving solar panels installed. Come home to a serene and elegantly walled enclave, moments from the heart of Hollywood.



Bryan Miyamoto

REALTOR CalBRE# 01346587

323.300.1188

BryanMiyamoto.com
 Miyamoto@kw.com



BRYAN MIYAMOTO
 REAL ESTATE PROFESSIONAL

Keller Williams Realty Los Feliz
 1660 Hillhurst Avenue
 Los Angeles, CA 90027

BERKSHIRE HATHAWAY | California Properties
HomeServices

LOS FELIZ



MID-CENTURY GEM - OPEN TUE 8/2 11-2

2400 Glendower Avenue Los Feliz, Ca. 99027

Offered at **\$1,775,000**

Mid-Century gem w/ Modernist details intact features an abundance of arch'l eye candy: steel casement windows & custom woodwork throughout, leaded glass bow window & detailed crown moldings in the LR, custom Birch wainscoting in the DR, Birch Kitchen cabinets w/ integrated Birch handles & a Picture-frame Birch-paneled Den w/ a curved Santa Maria stone fpl & wet bar. A pool-sized, pvt yrd & a 2-car det. garage round out this amazing restoration opportunity. Close to Griff. Pk & Los Feliz Village.



Michael Tunick
323-646-3893
www.2400Glendower.com
CalBRE 01321406



BERKSHIRE HATHAWAY
HomeServices
California Properties

AREA
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LOS FELIZ

Sotheby's
INTERNATIONAL REALTY

INCREDIBLE OPPORTUNITY IN LOS FELIZ
www.4205LosNietos.com
Open | Tuesday August 2nd 11am-2pm



Lee Wasser
310.770.0729
Lee.Wasser@sothebyshomes.com
CalBRE#: 01855301

LOS FELIZ | 4205 Los Nietos Drive | Offered at \$999,000
3BD, 2BA | Interior: 1,536 sq.ft. (approx.) | Lot Size: 6,440 (approx.)

Incredible opportunity to buy in the hills of Los Feliz. Quaint 3 bed, 2 bath, 1,536± square foot home with large 2 car detached garage, sitting on a 6,440± square foot flat lot. Build up to get fabulous views of the city. Or, remodel the current home to create your very own oasis near the city. A large detached garage with a lofted ceiling makes a perfect studio. Just 1/2 mile to Hillhurst Ave, and close to all that Los Feliz has to offer. Franklin Ave Elementary School District.

SUNSET STRIP BROKERAGE | 310.205.0305
9255 Sunset Blvd., Mezzanine, Los Angeles, CA 90069
sothebyshomes.com/socal

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10836 MARIETTA AVENUE, CULVER CITY CA 90232

Offered At \$1,648,000

AREA
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CULVER CITY



VIEW A STUNNING WALK-THROUGH VIDEO AT 10836MARIETTA.COM

Magnificently designed masterpiece inside the Studio Estates. There is no detail missed in this extraordinary open floor plan, soaring ceilings and an abundance of natural light. The renovation short-list: dual zone HVAC, owned solar panels keep electricity <\$10 monthly, dual pane windows, recessed LEDs and much more. Downstairs an impressive living room leads into the relaxing office and den. The Chef's kitchen melts into dining room, separated by a breakfast bar. Upstairs, retreat to your master bedroom with an amazing en-suite bathroom. An architectural gem to behold

OPEN HOUSE: TUES 11-2 & SUN 2-5



Shannon Shue
310.853.0335

REALTOR® 01975849
shannonshue@kw.com

ShannonShue.com



KW MARINA DEL REY
KELLERWILLIAMS. REALTY

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AREA
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TEN
05

*PHASE TWO
NOW RELEASED*

DOWNTOWN L.A.



**TEN50 EVENT SERIES, GENUINE DTLA: BE A CONNOISSEUR
SATURDAY, AUGUST 20, 12-4PM, 1057 SOUTH OLIVE STREET DTLA
RSVP AT INFO@TEN50.LA**

Phase Two Now Released. 25 stories. 151 condominiums. TEN50 offers floor plans for one- and two-bedroom residences as well as up to four-bedroom penthouses, starting from the \$600,000s.

Broker Co-op up to 3.5%. TEN50 offers a Broker Appreciation Program. Earn up to 3.5% commission for multiple buyers represented. Contact the Sales Gallery for more details.*

SALES GALLERY: OPEN 7 DAYS A WEEK
M-F 11AM-7PM, S-S 11AM-6PM

Call **213-861-1050** to learn more or visit
TEN50-LA.COM

1050 S. GRAND AVENUE, LOS ANGELES, CA 90015 INFO@TEN50.LA TEN50-LA.COM



TrumarkUrban.com

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Encino Hills with Views

AREA
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ENCINO



17367 QUESAN PL
7/31/2016 2-5 PM

Prestigious Encino Hills home with breathtaking views situated on a quiet cul-de-sac. Spacious single story 3+2.5 home, remodeled kitchen, sparkling pool w/ inlaid mosaic. Indoor/outdoor flow for California lifestyle. Outdoor sound, shaded dining & wet bar, it's perfect for entertaining. Stainless steel Thermador &

Sub Zero appliances. Living room, den, kitchen and master have lush views w/ access to yard. Over 2,600 sf and 16,000 sf lot with potential to expand. Make this lovely home your own.

Offered At **\$1,490,000**



Deborah Fenner
(310) 413-5800

2934 1/2 Beverly Glen Circle, #351
Los Angeles, CA 90077
SVN.COM



Information provided by broker is deemed to be reliable but not guaranteed. Buyer is advised to independently verify the accuracy of all information.

AREA
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SHERMAN OAKS

Classic Traditional



4164 DAVANA RD

Saturday-Sunday-Tuesday Brokers Open-By Appointment

Distinctive open floor plan with charming vintage features for your contemporary lifestyle! An extra cozy den usable for an extra bedroom/office, featuring second fireplace, has wood floors throughout, crown molding, wainscoting cabinets and marble counter tops, recessed lighting, french

doors, custom shades and designer paints, HVAC air/heat, tankless water, newer copper piping, professional stainless steel appliances, security system, remodeled in 2013 and refreshed with loving care in 2016.

Offered At **\$1,495,000**



Tracy Ann Johnson
310-980-8582

12345 Ventura Blvd
Studio City, CA 91604
<http://4164davanaroad.com>



SCOTT HOWARD

SHERMAN OAKS

OPEN
EVERY SUNDAY & TUESDAY
12-6PM

JUST REDUCED!
\$1,025,000!



SHERMAN OAKS
5427 HAZELTINE AVENUE
HOWEVER – HOME IS ACTUALLY
LOCATED DOWN A LONG, QUIET
DRIVEWAY | VERY SECLUDED

3 BED | 3 BATH
SPRAWLING CUSTOM RANCH
IMPECCABLY DESIGNED

kw | KELLER WILLIAMS
REALTY

BRE NO. 01123316

PLACES TO LIVE | PLACES TO WORK

323.871.8585

SCOTTHOWARD.COM | SCOTT@SCOTTHOWARD.COM

AREA
72

SHERMAN OAKS



14100 DICKENS STREET #8

SHERMAN OAKS

2 BEDROOMS | 2.5 BATHROOMS | 1,958 SQ. FT.

At the base of Longridge Estates, this spacious townhome awaits. With updated and custom features, it's sited in the rear for utmost privacy and light. Four separate patios, garden, direct access garage and inside laundry enhance a residence of oversized rooms and sophisticated design. Light streams in to every room. Palladium-style windows set over French doors in the living room are a focal point of the room. Along with a stack-stone trimmed fireplace they define a comfortably elegant home.

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$899,000

DARIAN ROBIN
424.230.3758

savills

An international associate of Savills | THEAGENCYRE.COM

THEAGENCY

4172 BECK AVENUE | STUDIO CITY

OPEN TUESDAY | 11 - 2

STUDIO CITY



Exquisite Studio City contemporary in highly desirable Colfax Meadows with clean lines, open spaces, and entertainer's yard. Inside, guests are greeted by a two story foyer with grand staircase and open flow to a spacious living room with picture windows, modern fireplace, and gleaming hardwood floors. An elegant dining area boasts a trio of contemporary chandeliers and a panoramic view of the entire entertaining space. A beautiful family room features built-in bench seating, grand fireplace, and accordion glass doors opening to a wood deck for a seamless indoor/outdoor experience. The gourmet chef's kitchen exudes style and efficiency, with a large center island with prep sink, Viking refrigerator, 6 burner range, stainless steel appliances, and picture windows offering a view of the backyard. Upstairs, the master suite is a true retreat with high ceilings, wall to wall drapery, private patio, and incredible master bath with stunning spa tub, dual mirrored vanity, and oversized glass shower. Three spacious guest rooms offer plenty of space for family and friends. Outside, a true entertainer's backyard features an expansive deck, fire pit, outdoor dining area, lush greenery, grassy area, and a mature loquat tree. Additional conveniences include a partially converted detached garage and ample off street parking. Located in one of the most sought after neighborhoods within Carpenter Avenue School District (per availability) near Tujunga Village with local restaurants, shops, and entertainment. **Offered at \$1,899,000**



CRAIG STRONG
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strongrealtor.com

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Director, Aaroe Estates
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berginhomes@gmail.com
michaelbergin.com



JOHN AAROE GROUP

AREA
73
STUDIO CITY



202 N. Canon Dr.
Beverly Hills, CA
90210

OPEN
Tuesday
11 am-2pm



CELEBRITY GATED ESTATE
4156 SUNSWEPT DRIVE | STUDIO CITY

\$2,895,000

6,220 SqFt | 6 Bed | 7 Bath

Completed in 2011, no expense was spared. Dramatic, elegant foyer w/split double staircase welcomes you to this entertainer's dream! The extravagant, chef's kitchen boasts a huge center island, custom cabinets, & European finishes w/granite tops. Plus, it has every dream appliance: 2 Subzero® fridges, warming/cooling drawers, 6 burner/griddle Viking® cooktop, double ovens, wine cooler, & more. Kitchen opens to an oversized living area w/a wood/gas fireplace. At the granite stair's first landing, you enter a grand bar/bonus/media room/music studio. At the top of the stairs, you have two wings: South Wing has Four spacious bedrooms, all en-suite w/walk-in closets & additional ample storage. The North Wing is reserved for the palatial master suite w/tremendous closet space, and a separate office/bonus room with dual fireplaces! The luxurious master bath has dual vanities, separate shower & spa tub for two! Work on your tan while enjoying beautiful hillside/canyon views from the salt-water infinity pool/spa.



ROGER PERRY
REALTOR® | BROKER ASSOCIATE



RPERRY@ROGERPERRY.COM

310-600-1553

WWW.ROGERPERRY.COM

SUN-DRENCHED SPANISH IN EAGLE ROCK!

\$749,000



5257 LOCKHAVEN AVE
Sunday, August 7th from 2-5pm



A freshly landscaped drought-tolerant yard leads you to a sunny + open LR & DR, featuring hardwood floors, updated light fixtures & character built-ins, sconces + archway. Kitchen boasts original cabinetry & vintage charm throughout. All 3 bedrooms are

bright, w/ ample closet space. Family room features recessed lighting, a white brick fireplace + patio doors leading outside to a wood deck & large yard w/ tons of possibility. W/d hook-ups, tankless water heater, spacious 2-car garage, and HVAC.



Courtney Poulos
323-919-0375



Dominique Madden
323-383-8503



4516 Eagle Rock Blvd Los Angeles, CA 90041
www.acme-re.com

NEW PUBLIC RECORDS REPORT

NOW AVAILABLE IN THE
NEW LISTING SEARCH (ALPHA)



The screenshot shows a listing card for a 'Single Family' property with a 'View' button. Below the card is a table of property details. To the right, a 'Reports' dropdown menu is open, showing various report options, with 'Public Records' highlighted in yellow.

Bedrooms	Tax: 3/ MLS: 3
Bathrooms	Tax: 2.00/ MLS: 3.00
Living Area Sq.Ft.	Tax: 2,994/ MLS: 2,994
Lot Sq.Ft.	Tax: 10,685/ MLS: 10,688

Now accessible:

- Owner Info
- Structure Info
- Land/Lot Info
- Location Info
- Assessment & Tax Info
- Characteristics
- Last Market Sale
- Previous Market Sales
- Last Recorded Mortgage
- Easily Compare MLS Data with public records
- Create mailing labels under PDF option



REALTOR® Magazine

Wednesday, August 3, 2016

Young Professionals Network

2016 MEGA MIXER

August is the YPN 'Month of Giving' please join us for a fun evening at this multi-association mega-mixer benefiting C.A.R.'s Affordable Housing Fund.



COME NETWORK WITH 8 LOCAL ASSOCIATION YPNs!

We have over 30 sponsored raffles prizes for our drawings, tickets are \$5 per prize, so be sure to bring cash and plenty of business cards.

Plus we will be collecting business cards for a FREE special drawing.
(you must be present to win)

FREE ADMISSION

Free Drink Ticket for the first 50 people
(real estate business card required)
we will have plenty of delicious appetizers too!

21+ only ID required by Resident

thank you to our participating YPNs from




Wednesday, August 3, 2016 from 5:30pm - 8:30pm





428 South Hewitt Street, Los Angeles, CA 90013

TUESDAY

01 Beverly Hills Single Family

820 N WHITTIER DR	Open	11-2	NEW
\$17,950,000	6+8		
THE HEIGHT OF STYLE			
Prime Beverly Hills flats. Please visit www.820whittier.com for more information.			
			
Drew Fenton HILTON & HYLAND	310.858.5474	Drewfenton.com	

808 N ALPINE DR	Open	11-2	NEW
\$17,495,000	7+10	2sty-CONTEMPORARY	
SEE DOUBLE PAGE AD			
The bar has been set for the height of luxury living in the heart of Beverly Hills. The most desirable neighborhood in the world, with close proximity to Rodeo Dr, is the location of this palatial estate on approximately half an acre. This magnificent property was extensively remodeled in 2012 with the finest materials and craftsmanship coupled with sophisticated design and décor. Private grounds with large grassy yard, pool, spa, gym/yoga studio, home theater, elevator.			
			
Parnes/Harris/Antonio THE AGENCY	310-733-8038		


601 FOOTHILL RD	Lunch	11-2	NEW
\$8,350,000	5+4	TRADITIONAL	
TENNIS COURT ESTATE IN PRIME BEVERLY HILLS			
Storybook setting in coveted Beverly Hills Flats, on a commanding corner lot on dream worthy Foothill Rd. Rarely does a proper Traditional estate come to market in a prime 600 block location w/enormous backyard, oversized swimming pool & regulation size tennis court. Fully equipped quest house designed for entertaining off the sunlight patio. This spacious home features a family rm w/bar & living rm, brkfst rm & original kitch all creating the perfect base to redesign your ideal designer estate.			
			
Nancy Osborne HALTON PARDEE	3109076517		

512 N SIERRA DR	Open	11-2	NEW
\$4,950,000	4+6	2sty-TRADITIONAL	
SPACIOUS TRADITIONAL ON BEVERLY HILLS FLATS! OPEN TUES 11-2			
Lush trees surround this exquisite Traditional home in heart of Beverly Hills flats! Measuring 4,411sqft (per public records) this 4 Bedroom / 5.5 Bath home is located on prime corner lot with circular driveway. Features formal living room, gourmet kitchen & eat-in-breakfast area, wood paneled office & dining room. Family room opens to private backyard w/ brick terrace & pool. Grand master suite w/ large walk-in-closet & 3 additional bedroom suites plus study complete this beautiful estate.			
			
Joel+Dorit Cooper BERKSHIRE HATHAWAY	310-968-2401	Please Feel Free To Bring Your Clients!	

1650 SAN YSIDRO DR	Open	11-2	NEW
\$2,600,000	5+6	COUNTRY ENGLISH	
ALL THE COMFORTS OF COUNTRY & MODERN LIVING.			
Well-appointed Country English home. So many home features to share, as the short list inside includes all bedrooms possessing private baths, 5 fireplaces, 2 separate HVAC systems, oak hardwood floors, slow close cabinetry, dual walk in closets in master, and spice & pull out racking system in kitchen. Outside, the charm abounds w/ lemon, lime, & nectarine trees, & a pool and patio nestled amongst the landscaped back drop, perfect for relaxing day or night with the extensive exterior lighting.			
			
Erik Brown TELES PROPERTIES	(424)239-6519	www.1650SanYsidroDr.com	

1264 BEVERLY GREEN DR	Open	11-2	NEW
\$2,495,000	4+4	TRADITIONAL	
FIRST TIME ON THE MARKET IN OVER 40 YEARS			
Beverly Hills Schools! Tremendous Potential to Remodel or Build New. Lots Is Approx. 7556 Sq Ft. Traditional House With Character & Charm, & Hardwood Floors. Living Room & Dining Room, & Kitchen With Breakfast Area. 4 Bedrooms & 2 ¾ Baths on Main Floor. Large Sunny Grassy Backyard With Room for a Pool. Bring Owner User or Developer, Don't Miss This Opportunity to Buy in Beverly Hills. Best Location Near Roxbury Park, Close to Shopping Center, World Famous Rodeo Dr, & Easy Access to the Westside.			
			
MLS#16-147740			
B. Tenenbaum E. Hassan		310.720.7270	
HILTON & HYLAND		Hiltonhyland.com	

1013 LAUREL WAY	Open	12-2	rev
\$5,995,000	3+4	TRADITIONAL	
This storybook one story traditional home is North of Sunset near the Beverly Hills Hotel redesigned and staged. The living room "guest" room has a fireplace and is open to the dining room seating and family room. Glass doors open to the huge backyard with waterfall pool, firepit, large grassy yard ad outdoor dining. The gourmet kitchen is remodeled with a breakfast area. There are three bedrooms all en suite. The master has an additional sitting area- nook space.			
			
MLS#16-113312			
Valerie Fitzgerald		310-285-7515	
COLDWELL BANKER RESI		Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg	

216 S CANON DR	Refresh.	11-2	rev
\$4,795,000	6+8	3sty-ARCHITECTURAL	
UBER-CUSTOM NEWER MODERN IN THE HEART OF BEVERLY HILLS!			
ARCHITECTURE AS ART! ULTRA-CUSTOM ONE-OWNER 6 YR NU 3STY HOME BY THE ALBERT GROUP. BOLD DESIGN ELEMENTS MIXED WITH FUNCTIONAL SPACES. SPACIOUS RMS W/HI CLNGS/"BLACK OLIVE" OAK FLRS/GLASS WALLS. ELEVATOR TO ALL FLOORS. MAIN FLOOR MASTER W/FP/WALK-INS/AMAZING BA. 3 BD SUITES + LG CONV OFFICE UPSTRS. 2 GST BDRMS IN THE LOWER LEVEL. BIG LIV & DINING RMS. FAB CNTR-ISLE COOK'S KITCH W/TOP BLT-INS. 'GREAT' RM. TEMP CONTROLLED WINE ROOM. 2 LAUNDRY AREAS. BIG PRIV ROOFTOP PATIO. RESORT-LIKE REAR YARD.			
			
MLS#16-104832			
MICHAEL J. LIBOW		310-285-7509	
CBBR - BH S		WWW.216CANON.COM	

01 Beverly Hills Condo / Co-op

9950 DURANT DR, UNIT 308	Open	11-2	NEW
\$799,999	2+2	CONTEMPORARY	
SPECTACULAR CONDO IN PRIME BEVERLY HILLS			
Spectacular condo in Prime Beverly Hills, centrally located behind the Peninsula Hotel and walking distance 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.			
			
Neysia Go		424.249.7125	
JOHN AAROE GROUP			



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Right in Your Hands

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

TUESDAY

01 Beverly Hills Lease

260 EL CAMINO DR	Open	11-2
\$10,000	4+4	MEDITERRANEAN

NEW



Luxurious Tuscan style Villa in the heart of Beverly Hills. This impeccably remodeled home boasts a gourmet chefs kitchen complete with state of the art appliances, beautiful granite finishes, and custom built cabinetry. Hardwood floors, stone tile, and a fireplace make it perfect for entertaining. Landscaped beautifully and includes a 2 car private garage. Close to shopping, fine dining, and fun. Ready for immediate move in. Showings by appointment only.

MLS#16-133254
Simon Beardmore 3108926454
SOTHEBY'S INT. RLTY.

9828 GLOUCESTER DR	Open	11-2
\$4,750,000	5+6	TRADITIONAL

NEW



BENEDICT HILLS ESTATES BEAUTY!

This fabulous stately colonial is situated on one of the best street in Benedict Hills Estates. Double height entry w/formal living room & dining room open to covered lanai w/fireplace. Beautiful eat-in kitchen opening to beautiful resort like backyard w/rock waterfalls into pool & spa, built-in outdoor kitchen & bar servicing indoor & outdoor entertaining. Wonderful trails & sitting areas on large private lot w/mature landscaping. 3 large kids suites & master w/ high pitched ceilings.

MLS#16-135776
Ginger Glass 310-927-9307
COLDWELL BANKER-BHN

BBQ,Blt-Ins,Dshwshr,Dryer,Grbg Disp

1469 CARLA RIDGE	Lunch	11-2
\$29,500	32500 4+5	1sty-MID-CENTURY

red



FURNISHED LUXURY IN TROUSDALE - COME FOR LUNCH!

THE QUINTESSENTIAL, CLASSIC TROUSDALE MID-CENTURY - Tremendous city and ocean views are only the start of what this totally remodeled and updated property has to offer. Gated, private & fully "turnkey" furnished i Expensive living room with stone fireplace, 12' ceilings & walls of glass opening to the new swimmers pool Front gated motor court has ample parking for many cars & the extensive exterior garden lighting presents a dramatic offering in this coveted location.

MLS#16-129128
Brent Watson 310-600-9119
COMPASS

Blt-Ins

9400 READCREST DR	Refresh.	11-2 592/F5
\$4,399,000	4+4	3sty-ARCHITECTURAL

NEW



ARCHITECTURAL WITH AMAZING VIEW!

Views!! Unique Architectural Contemporary, glass-gated, private w/ tranquility on cul-de-sac in "The Crests". Indoor/ outdoor living for entertaining w/decks, grass+resort-style waterfall pool.Hi ceilings/ white gallery walls, hwd floors, state of art lighting/mstr ste w/loft for sitting rm or office.2 add'l stes, media rm, gym/office, photo dk rm/ wine cellar+ much much more!! Previously build/ owned by celeb. Seller financing avail/ also for lease, see MLS #16-144476.

MLS#16-143972
Violet Schid/ Ina Kagel 310-497-0098
RODEO REALTY - BH

Viking Kitchen/generator/stm shwr+ more

02 Beverly Hills Post Office Single Family

1230 LA COLLINA DR	Open	11-2
\$17,500,000	5+8	SPANISH

NEW



AMAZING COMPOUND WITH OCEAN VIEWS

Opportunity to build an over 30k sq ft, secured compound on 2.5 acres w/ocean views. The approach to this property is lined w/mature olive trees allowing the ultimate feel of complete privacy w/a bridge that's reminiscent of Alila Villas in Bali & spans across the long driveway connecting the main house to the guesthouse. The property, designed in the 20's, was originally adjacent to Greystone Mansion. This is an opportunity that only comes to market once in a generation.

MLS#16-148196
Benjamin Bacal 310-717-5522
RODEO REALTY - BEVER

2.5 Acres - Home w/Guest House - Private

9936 BEVERLY GROVE DR	Open	11-2
\$2,795,000	4+4	1sty-MID-CENTURY

NEW



PRIVATE RETREAT MINUTES FROM BEVERLY HILLS


City & Ocean views! Gated, private, sleek! Open floor plan, cement floors, fireplace in living room & master suite. Stainless steel appliances, calcatna counters in kitchen. Skylights. Eagle sliding doors. Saltwater pool. Detached office/gym. Turn key!

MLS#16-147168
Cathy Wood 310-503-1325
GIBSON INTERNATIONAL

reverse osmosis H2O sys,elec.vehicle chg

9620 CEDARBROOK DR	Open	11-2
\$5,700,000	6+7	2sty-COUNTRY ENGLISH

NEW



BEVERLY HILLS TENNIS COURT ESTATE.


HUGE motor court welcomes you to this 6 bd/7 bath on almost ONE ACRE of land. English Country house w/ great Formal living room & family room. Formal dining near gourmet kitchen. Second floor has over-sized master suite dual baths, endless closet space & 2 more bedroom suites w/baths. Pool/spa w/tropical waterfall, outdoor kitchen leads to North/South Tennis Court w/lights! Detached guest house great for studio/office/staff! Live as is, or use your imagination to make this an envied estate!

MLS#16-148196
Roger Perry 310-600-1553
RODEO REALTY - BH

www.RogerPerry.com

2520 BENEDICT CANYON DR	Open	11-2
\$2,750,000	4+5	MODERN

NEW



MODERN RETREAT

Situated in lush, beautiful, Benedict Canyon, this property sits high among the tree tops. The lower level features a generous guest suite with private entrance and a wine cellar. An elevator provides easy access to all 3 floors. The mid level houses double suites each with a walk in closet and outdoor spaces. A large kitchen, bar, and seating area allows plenty of room for guests. The outdoor loft offers a jacuzzi with a waterfall into the pool providing a therapeutic living space.

MLS#16-147168
Joseph Babajian 310-623-8800
RODEO REALTY - BH

www.2520benedictcanyon.com


REMINDER

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

12055 SUMMIT CIRCLE	Lunch	11-2
\$10,250,000	7+8	CONTEMPORARY

rev




MAJOR PRICE REDUCTION! JOIN US FOR LUNCH

REDUCED \$500,000! Reconstructed, expanded and professionally designed gated Estate in the exclusive community "The Summit". 7BD + 8BA including magnificent Master Suite with dual baths, his & her closets. Gourmet kitchen w/Viking appliances opens to family room, home theater w/seating for 20+ guests, private resort-like backyard with pool, spa. Crestron, surveillance cameras and electronic gate for ultimate security.

MLS#16-129564
Elsa, David & Jennifer 310-663-4100
NELSON SHELTON

TUESDAY

12001 CREST CT	Open	11-2	rev
\$8,950,000	5+6	FRENCH	



THE SUMMIT IN BEVERLY HILLS

Traditional French Mediterranean located within the prestigious guard gates of "The Summit in Beverly Hills". Recently remodeled, a dramatic two story entry, formal living room, formal dining room and family room with bar. The house exudes an abundance of natural light. Upstairs is a huge master with sitting room & balconies. Three additional en-suite large bedrooms, large office/Library complete this masterpiece.

MLS#16-102106
T. Rullan D. Fenton 310.858.5474
HILTON & HYLAND
12001crestcourt.com

7887 WILLOW GLEN RD	Open	11-2	NEW
\$2,195,000	3+4	2sty-ARCHITECTURAL	



FABULOUS MODERN ARCHITECTURE + AMAZING VIEWS!

Stunning Contemporary residence opening to a dramatic "wall of windows" arcade with explosive views! Extra high ceilings, cantilevered view windows, living & dining areas and amazing entertaining deck space. The main floor also features a Gourmet top-of-the-line chef's kitchen and luxurious master suite. The lower has Great Room, a 2nd Master Suite, 3rd bedroom, an office and a gym room. The Seller has architectural plans (no permits) to add a dramatic pool & pool house with amazing views!

Greg Moesser 310-770-9014
SOTHEBY'S BH

9892 GLOUCESTER DR	Open	11-2	rev
\$4,495,000	6+5	CONTEMPORARY	

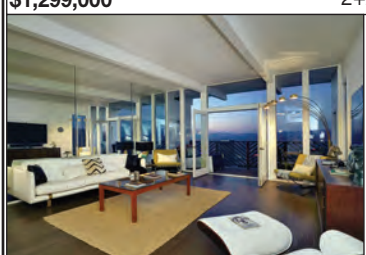


JUST REDUCED \$500,000! SELLER MOTIVATED! BRING ALL OFFERS!

Fabulous custom architectural home built by owner and privately situated at the end of cul-de-sac on one of Benedict Hills Estates best streets. Fabulous kitchen w/top-of-the-line stainless appliances & large center island & breakfast area, large formal dining, living & family rooms. Master suite w/fireplace & deck. spacious walk-in closet & spa bath. Private & spacious backyard w/pool, spa multiple sitting & entertaining areas & built-in barbecue kitchen. Coveted Warner Ave Elementary.

MLS#16-144396
Ginger Glass 310-927-9307
COLDWELL BANKER-BHN
BBQ,Blt-Ins,Cbl,Dshwshr,Dryer,Other

3518 MULTIVIEW DR	Open	11-2	VIEW(S)!	NEW
\$1,299,000	2+2	1sty-MID-CENTURY		




A MID-CENTURY WITH JETLINER VIEWS AT AN ENTRY-LEVEL PRICE!

Come fly with us...high above a carpet of city lights, with a bonus of a view of Hogwarts at Universal's backlot. Walk through the front door into the explosive views. You saw us at 3526 Multiview for almost \$3mil and at 3510 Multiview for over \$2mil--and now this "close relation" to those epic houses; a mid-century 2BR/2BA gem with an open floor plan (living, dining, kitchen). Balconies off living and master add indoor-outdoor living space. Large master suite with "bed wall" views. Great value!

KING | YARBROUGH 323.854.4300
KW | L.A. LUXE GROUP
3518Multiview.com | LALuxeGroup.com

03 Sunset Strip - Hollywood Hills West *Single Family*

7026 LA PRESA DR	Open	11-2	NEW
\$2,775,000	4+4.5	3sty-SPANISH	




1920'S CHARACTER SPANISH WITH SMASHING DOWNTOWN VIEWS

Spectacular Spanish with incredible Outpost Canyon history. This home served as an original model home built by the developer of Outpost Estates. Direct downtown views from most rooms. Public living areas on one level. The kitchen has an eat-in area, center island, stainless appl. Spacious outdoor garden, perfect for entertaining, reminiscent of a Spanish hillside hideaway. 3 bdms & 3 bths up, all w/views, incl a master suite w/walk-in closet. Fourth bdrm & office w/full bath on lowest level.

Carrie Berkman Lewis 310-435-5714
PARTNERS TRUST BH
www.7026LaPresa.com

7297 PACIFIC VIEW DR	Open	11-2	NEW
\$1,095,000	2+2	MODERN	




SIMPLY SPECTACULAR!

PICTURE YOURSELF IN A SPECTACULAR STATE OF THE ART MODRN PENTHOUSE WITH THE MOST AWESOME VU YOU'VE EVER SEEN; WELL, YOU'VE JUST ARRIVED AT 7297 PACIFIC VIEW DRIVE LOCATED ON A QUIET CUL-DE-SAC IN THE HOLLYWOOD HILLS. A SLEEK AND ELEGANT DESIGN. THE HOUSE FEATURES AN OPEN AND FLEXIBLE FLR PLN WITH THE USE OF HIGH-END EXOTIC MATERIALS. WIDE PLANKED OAK FLOORS THROUGHOUT. A GOURMET KITCHEN WITH VIKING APPLIANCES AND GLASS BACKSPASH. HUGE MASTER SUITE WITH A LUXURIOUS BATH AND LARGE WALK-IN CLOSET.

Neal Baddin
COLDWELL BANKER RESI
Dshwshr,Dryer,Frzr,Grbg Disp

1590 SUNSET PLAZA DR	Open	11-2	NEW
\$2,395,000	4+3	MODERN	




SUNSET PLAZA MODERN MASTERPIECE

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. En suite Master Bathroom features a Jacuzzi tub equipped with over 30 massage jets. The second level offers a private entrance enabling tremendous versatility and utility.

J. Altman & K. Litinsky 310.819.3250
DOUGLAS ELLIMAN


2416 APOLLO DR	Open	11-2	red
\$2,495,000	4+4	CONTEMPORARY	



PRICE JUST REDUCED! Completely renovated, Sophisticated contemporary with views. Amazing Master with Large walk-in closets and a standing tub with a double vanity. kitchen has all new soft-close cabinets, Thermadore and Bertazzoni appliances. New wood flooring through out the home. Beautiful fireplace in living area. Laundry room downstairs & additional storage room. Sprawling 1500sf deck, perfect for lounging and entertainment with lovely panoramic views of the city & canyon

MLS#16-140890
Adam Rosenfeld
MERCER VINE
OH: Tuesday 11am-2pm & Sunday 2pm-5pm


8288 PRESSON PL	Open	11-2	NEW
\$2,290,000	4+5	SPANISH	



Nestled on a quiet cul-de-sac sits this stunning 1920's Spanish gem. It boasts dramatic, wood beamed ceilings in the living room with roaring fire, perfect for entertaining. French doors open to romantic terraces that overlook the serene city and tree-top views. Spanish tile and hardwood floors throughout. Tastefully restored and updated boasting stenciled ceiling, court yard entry with fountain and ornate iron stair case railings.

MLS#16-121470
Aaron Kirman 424-249-7162
JOHN AAROE GROUP
Cbl,Dshwshr,Dryer,Elvtr,Grbg Disp

2519 CARMAN CREST DR	Open	11-2	rev
\$5,795,000	4+4	CONTEMPORARY	




SEXY MID-CENTURY WITH PANORAMIC VIEWS

Gated, flawlessly updated 4+4, 2 story Mid-Century view home, situated on a large flat pad in celebrity neighborhood. 10' ceilings, finest upgrades, open floor plan. Wine room encased in glass. Beautiful Master Suite with fireplace encompasses the entire upper level. Generous backyard with pool and lounging areas, boasting stunning views from Downtown to the ocean.

MLS#16-137468
Galina Blackman 310-850-2540
COLDWELL BANKER RESI
BBQ,Blt-Ins,Cbl,Dshwshr,Dryer,Other

7571 MULHOLLAND DR	Open	11-2	rev
\$5,329,000	6+10	CONTEMPORARY	



REDUCED! SPECTACULAR COMPOUND W/ HUGE RESORT STYLE POOL

Secure Modernist Compound Walled & Gated for Maximum Privacy. Approx. 8,458sf., 6 + 10, located on renowned Mulholland Dr. adjacent to numerous celebrity neighbors. Centrally located. Walls of glass open to terraces, lawns, an enormous pool, w/ Bright Sunny Quiet Eastern & Southern views of the Hollywood Hills. All public & pvt rms are connected by a dramatic center spiral staircase connecting the dramatic media rooms. All bedrooms are en suite w/ pvt entrances including a glorious master suite.

MLS#16-115932
Ron Holliman 3107776216
COLDWELL BANKER BH

S.E. Corner of Multiview & Mulholland

1383 LONDONDERRY PL	Open	11-2	rev
\$3,995,000	4+4	TRADITIONAL	




GREAT OPPORTUNITY IN THE STRIP

View Lot. Development Opportunity! Surrounded by multimillion \$ homes and great lower Sunset Strip street.

MLS#16-979629
Steve Frankel
COLDWELL BANKER

www.stevefrankel.com

3022 VISTA CREST DR	Open	11-2	rev
\$995,000	3+2	2sty-SPANISH	



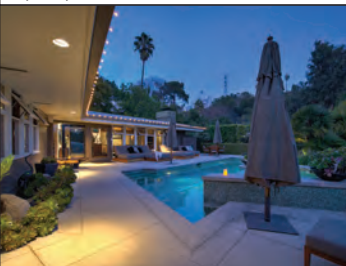
1930'S HOLLYWOOD HILLS SPANISH HOME ON 2 LEVELS

Don't miss this great opportunity. First time on the market in 30 years. 1930's Hollywood Hills Spanish home on 2 levels with sweeping views of the Hollywood sign, Griffith Observatory and beyond. This home features a barrel vaulted ceiling in living room, hardwood floors, 2 fireplaces and 2 car attached garage. Move in as is or add your touches and take this home to the next level - a great cosmetic fixer and an exceptional value.

MLS#16-140472
Jim Noonan 310-801-8182
COLDWELL BANKER BHN

Dshwshr,Dryer,Grbg Disp,Hood Fan,Fridg

2731 OUTPOST DR	Open	11-2	bom
\$2,795,000	2+3	MID-CENTURY	



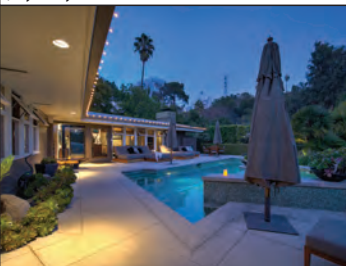
PRIVATE MIDCENTURY LIVING IN THE HOLLYWOOD HILLS

The Kamanski House (1952) presents a secluded, architecturally significant retreat displaying the finest in Mid-Century post +beam California design. Accessed from a private road, the property is gated and set far back from the street for ultimate privacy. The large pool area offers prime entertaining space around a solar-heated pool/spa naturally surrounded by landscaped gardens with city light views in the distance.

MLS#16-119618
Eric Lavey 310-908-6800
THE AGENCY

BBQ,Blt-Ins,Dshwshr,Dryer,Grbg Disp

2731 OUTPOST DR	Open	11-2	bom
\$2,795,000	2+3	MID-CENTURY	



PRIVATE MIDCENTURY LIVING IN THE HOLLYWOOD HILLS

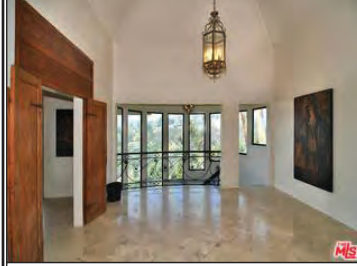
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MLS#16-119618
Eric Lavey 310-908-6800
THE AGENCY

BBQ,Blt-Ins,Dshwshr,Dryer,Grbg Disp

04 Bel Air - Holmby Hills	Single Family	
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1111 SOMERA RD	Refresh.	11-2	NEW
\$4,350,000	4+4.5	2sty-CONTEMPORARY	




TATEFULLY REMODELED CONTEMPORARY HOUSE

Unobscured canyon & Ocean views from all the rooms. Gated home W/ 4 Bedrs+4.5 Baths+LR+Formal DR+FR+Office+Gym. Formal entry, hardwood floors throughout+2 FP, high ceilings. European chef's kitchen opens in large FR. Pool W/ fountain. Generous sized master suite W/ beautiful master bath. 2 zoned A/C. New roof. Grand sense of privacy.

Fay Sarafian 310-408-5530
NELSON SHELTON

2 diswshers, 2 ovens, fridg, Washr&dryer

1523 STRADELLA RD	Open	11-2	NEW
\$2,850,000	3+3.5	MEDITERRANEAN	



BRIGHT & LIGHT FILLED TUSCAN MEDITERRANEAN IN BEL AIR

Move in or add value opportunity. California indoor /outdoor living, perfect for entertaining with outdoor kitchen, fire pit, water features, inviting swimming pool and city views. French doors open to a great room with second bar area and circular fireplace under gabled ceilings and surrounded by floor to ceiling windows. Large master suite has a private entry from the pool area, fireplace and a personal sauna. Open floor plan. Fresh design could make this home a beautiful work of art.

C. Damon & A. Damon 310-230-2427
COLDWELL BANKER

1116 LINDA FLORA DR	Open	11-2	red
\$8,799,000	8995000	5+6	



TURN-KEY ARCHITECTURAL MASTERPIECE IN BEL AIR


Designed by renowned architect Walter Scott Perry in the classic modern Bauhaus tradition, this newly remodeled, 5 bedroom & 6 bathroom contemporary home is sited on a serene, half-acre knoll in Bel Air with sweeping unobstructed views of The Getty, Santa Monica, Catalina and Bel Air canyons. All interior and exterior spaces throughout the home have been thoughtfully transformed, incorporating the finest of timeless materials and finishes.

MLS#16-120324
Rick Ojeda & Nick Segal 310-902-7676
PARTNERS TRUST BH

www.1116LindaFlora.com

04 Bel Air - Holmby Hills	Lease	
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930 STONE CANYON RD	Open	2-5	rev
\$25,000	5+5	MEDITERRANEAN	



LUXURY LEASE IN BEL AIR

Tuscany in Bel Air. Gated Estate situated on the prime 900 block of Stone Canyon in Lower Bel Air walking distance to the Bel Air Hotel and minutes to Beverly Hills and Brentwood. The home is leased unfurnished but can be lease furnished at an extra cost. The home has 5 bedrooms, 5 bathrooms with a formal living room, office and a gourmet kitchen. This romantic grounds feature lush landscaping, spa, pool, waterfall and BBQ area for entertaining.

MLS#16-144070
Lindsay Rae Galbraith 213-453-2020
SOTHEY'S INTERNATIO

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

NEW! The MLS Stats


Get Statistics for ANY Listing Search.

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

TUESDAY


05 Westwood - Century City *Single Family*

X 240 S BENTLEY AVE		Lunch 11-2	NEW
\$3,199,000	5+4	2sty-ARCHITECTURAL	
			
MODERN MINIMALIST LOFT-STYLE LIVING			
<p>This Architectural home has an abundance of natural light in an open floor plan. Featuring airy spaces w/ high ceilings, polished concrete flooring, an abundance of glass & vast, uninterrupted spaces. Expansive great room w/ formal dining area opening to large cook's kitchen. This expanse opens to the backyard garden. Formal living room w/ fireplace. Two bedrooms share a full hall bath. A third bedroom w/ bath off a large laundry area. Upstairs a dramatic master suite + studio w/ bath. Warner.</p>			
Larry Young 310.777.2879		www.240Bentley.com	
BERKSHIRE HATHAWAY			

10613 WELLWORTH AVE		Open 11-2	632C3	NEW
\$2,195,000	3+4	SPANISH		
				
REDUCED AND MOVE-IN READY				
<p>Sophisticated and updated Westwood Spanish featuring old world charm of hardwood/tile floors, exposed beam ceilings, tiled baths with modern systems. Features include: large formal living room with cathedral ceiling; formal dining room; modern eat-in kitchen with butler's pantry; family room with fireplace; private office; sumptuous master suite; lower bonus/guest room opening to private yard with saline pool/spa; 3 zone HVAC; state of the art video security system. Fairburn School district</p>				
James Bremner 3106227445		Dshwshr,Grbg Disp, Micro,Rng/Ovn,Fridg		
GIBSON INTERNATIONAL				

10502 HOLMAN AVE		Open 11-2	NEW
\$1,899,000	3+1.75	TRADITIONAL	
			
COMPLETELY REMODELED & UNSPOILED CORNER LOT.			
<p>Enter secured gate into completely enclosed front yard w/ charming courtyard slate-tiled patio opening to FDR & DR. Living rm w/ original molding & built-ins & bay window. FDR w/ wainscoting opens to courtyard. Gourmet kitchen w/ granite counter tops, island, top-of-the-line s/s appliances, bfast area & laundry area opening to back deck & yd. Rear sun-filled master ste w/ walk-in clst, french drs opening to deck & remodeld bath w/ separate bath & shower.</p>			
Chad Lund/Mason Merrins (310)801-2641		www.10502HolmanAvenue.com	
TELES PROPERTIES			

2215 MALCOLM AVE		Open 11-2	NEW
\$1,395,000	3+2	2sty-SPANISH	
			
SPANISH STYLE HOME IN WESTWOOD			
<p>Two Story Spanish Style home with good curb appeal. Spacious open kitchen adjacent to good size Dining Area. Living Room features Fireplace with Spanish tiles .Large Master Bedroom with big walk-in closet and full Bath. Needs TLC.</p>			
Juanita Tiu 1310-9305919		Also Avalibale for Lease	
COLDWELL BANKER RESI			


10442 KINNARD AVE		Open 11-2	rev
\$2,599,000	4+4.5	CONTEMPORARY	
			
COMPLETELY UPDATED 2-STORY CONTEMPORARY			
<p>Spacious 3,000+sf floor plan filled w/ natural light & vaulted high ceilings. Dbl door entry to formal foyer w/ custom soffit. LR w/ marble finished fireplace opens to den/office w/ pocket doors. Family room w/ built-ins leads to bkdyd w/ slate-tiled patio. Large chef's kitchen w/ quartz countertops, marble-tiled backsplash, stainless steel appls, sideyd access & bfast area w/ bit-in nook overlooking bkdyd. Entertainer's FDR w/ custom wall of cabinetry & sliding dr to sideyd.</p>			
Chad Lund/Mason Merrins (310) 801-2641		www.10442KinnardAvenue.com	
TELES PROPERTIES			


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

10550 WILSHIRE BLVD #704		Open 11-2	NEW
\$925,000	2+2	CONTEMPORARY	
			
READY TO MOVE IN! SOUTH FACING WITH CITY VIEWS			
<p>Stunning 2 bed 2 bath corner single level unit with approximately 1711 square feet in the full service Wilshire Thayer with city, ocean, and mountain views. This sophisticated and chic condo features, hardwood floors, new paint and carpet, living room/dining rm w 2 balconies, eat in chef's kitchen w/ breakfast bar, sxs laundry, master suite w/ sitting/office area & 2 walk in closets, master ba w/ double sinks spa tub, stall shower & bidet, 2nd bed suite w/ updated bath & lg closets.</p>			
Jon Sands/Kerri White 310-704-6612		www.10550wilshire704.com	
RODEO REALTY/AGENCY			

1844 MIDVALE AVE, UNIT 10		Refresh. 11-2	NEW
\$699,000	2+3	2sty-CONTEMPORARY	
			
GORGEOUS WESTWOOD TOWNHOUSE			
<p>Beautiful Westwood Townhouse, 2bed/2.5baths, Remodeled Kitchen, Wood Floors downstairs, 2 patios and 2 balconies. Upstairs Laundry. Small complex with sparkling pool. Minutes away from the shops and restaurants on Westwood Boulevard. Units rarely become available in this desirable building. Come see before it gets snapped up!</p>			
Ronald Shore/David Hitt 310-339-3094		Refrig, Range, Washer, Dryer, Dishwasher	
KW LOS FELIZ			

1300 MIDVALE AVE #506		Open 11-2	NEW
\$619,000	2+2	CONTEMPORARY	
			
FANTASTIC WESTWOOD CONDO!!			
<p>Fantastic top floor Westwood condo. Unit features amazing city light & tree top views. Spacious open floor plan includes an entire wall of windows with a sliding door leading to a large balcony overlooking the Westwood skyline. This unit has amazing potential!! The building features a community pool, spa, gym, recreation room & community laundry on each floor 2 side by side parking spaces. Live the Westwood lifestyle at its finest!</p>			
Thomas Hilal 310-486-1065		Dshwshr,Elvtr,Grbg Disp, Micro	
NOURMAND & ASSOC. BW			

10209 CENTURY WOODS		Open 11-2	rev
\$5,985,000	5+7	CONTEMP MED	
			
PRIVATE GATED TOWNHOUSE LOCATED AT THE PRESTIGIOUS ENCLAVE			
<p>Newly built luxury single family villas located within 24 hour guard gated community. Each luxury town home features living space on ground level opening to a private courtyard. Large kitchen/family room. Staff/guest quarters. Luxurious master suites and two other guest rooms in second level. Third level includes outdoor patio and office or media room. Private elevator. 3 car garage plus additional parking.</p>			
Susan Smith 310.415.5175		Also Avalibale for Lease	
HILTON & HYLAND			

10380 WILSHIRE #304		Open 11-2	rev
\$2,600,000	3+4	ARCHITECTURAL	
			
MODERN CONTEMPORARY CONDO WITH CENTURY CITY VIEWS			
<p>Completely remodeled, elevator stops at front double door entry to foyer which leads to large formal living room with beautiful marble fireplace, enclosed bar with wine storage unit, perfectly suited for entertaining, grand Master suite with large walk-in closet, large kitchen with new Bosch appliances, granite counter tops, ivory lacquer cabinets, exceptional high ceilings with floor to ceiling windows, marble and walnut wood flooring, all bathrooms remodeled with beautiful Carrara marble.</p>			
B. Tenenbaum Felix Pena 310.720.7270		Hiltonhyland.com	
HILTON & HYLAND			

TUESDAY

05 Westwood - Century City Income

10769 ASHTON AVE	Open	11-2	NEW
\$4,195,000	Duplex	TRADITIONAL	



MLS#16-147508
Natalie Elias
DOUGLAS ELLIMAN


LUXURY DUPLEX IN PRIME WESTWOOD

Stunning Duplex in Prime Westwood: 2 large luxury 3Bd, 2.5Ba, approx. 2900 sq ft. each! Both units w/ great floor plans showcasing frml LRs & DRs, FRs, gourmet kitchens w/ breakfast nooks, luxurious master suites w/ steam showers, jacuzzi tubs, & walk-in closets. Lower unit offers private yard, dog run, & pergola. Great for an owner user or an investor looking for a return in A+ location. Walking distance to shops, restaurants, places of worship, and UCLA school/hospital. Warner school district.

Blt-Ins,Dshwshr,Dryer,Rng/Ovn,Fridg,Othr

05 Westwood - Century City Lease

10769 ASHTON AVE	Open	11-2	NEW
\$8,300	3+3	TRADITIONAL	



MLS#16-147464
Natalie Elias
DOUGLAS ELLIMAN

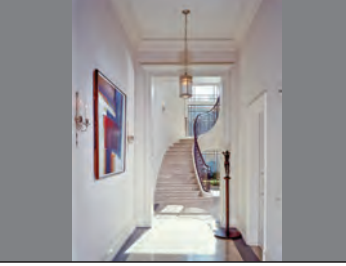
SPACIOUS LUXURY LEASE IN PRIME WESTWOOD

Spacious 3 Bd, 2.5 Ba luxury unit for lease in prime Westwood. Lower unit available fully furnished for \$8300/mo. Upper unit available unfurnished for \$6700/mo. Frml LR & DR, FR w/ wet bar, gourmet kitchen w/ breakfast nook, and luxurious master suite w/ steam shower, jacuzzi tub, and walk-in closet. Offers private yard with dog run and pergola. Warner school district. Walking distance to UCLA school/hospital, places of worship, dining, shops, & entertainment. List price based on 1 year lease

Blt-Ins,Cbl,Dshwshr,Dryer,Grbg Disp,Othr

06 Brentwood Single Family

12770 S BRISTOL CIR	Open	11-2	NEW
\$13,000,000	4+5	2sty-FRENCH	



MLS#16-147490
Robert Radcliffe
SOTHEY'S

BRENTWOOD PARK TENNIS COURT ESTATE BRENTWOODPARKCHATEAU.COM

Rarely is such an exquisite home offered for sale. For the first time since being built, Brentwood Park's "The Chateau" (Brentwoodparkchateau.com) - is now offered for sale. A meticulous French chateau w/ rare sunken N/S championship-sized tennis court & pool was designed by William Hefner & custom built for the owners w/ every attention to detail. Chef's dream kitchen, romantic master suite & floor to ceiling doors that open to the yard & gardens. Easily able to expand if future buyer desires.

BBQ,Blt-Ins,Cbl,Cing Fan,Cent Vac,Other

372 N SALTAIR AVE	Open	11-2	NEW
\$5,290,000	5+4.5	2sty-TRADITIONAL	




MLS#16-147490
Star Barlava
NELSON SHELTON

AMAZING OPPORTUNITY ON AN EXTRA LARGE FLAT LOT!!!

Extraordinary property on an absolutely gorgeous 16,221 square foot 100% flat lot in prime Brentwood, N of Sunset, remodel/expand the existing home or build a magnificent estate in one of the Westside's most coveted Locations. approved plans and PAID permit fee for a new grand estate Existing home offers large back yard with pool. The entire area is poised for a rise in value as recently many neighboring home have been/are being rebuilt, this property is surrounded by multi-million dollar homes.

range, dishwasher,A/C,refrigerator

1130 N BUNDY DR	Open	11-2	NEW
\$5,250,000	6+4.5	MID-CENTURY	



MLS#16-148046
David / Anna Solomon
THE AGENCY

PRIVATE & GATED RETREAT WITH LUSH GROUNDS

Ultra-private and gated Brentwood home with amazing grounds designed by renowned landscape architect Jay Griffith. Behind Jay's signature gates sits a truly special home ready for move in or with possibilities for an easy upgrade to take this home to a whole new level. Romantic pool setting with wonderful lush grounds for entertaining intimately or large scale. Currently setup with two distinct wings. Home includes gracious living room, formal dining room, spacious kitchen with family room.

www.1130Bundy.com

868 N. NORMAN PLACE	Open	11-2	631/F1	NEW
\$2,425,000	3+2.5	1sty-MID-CENTURY		



MLS#16-148046
Melissa Alt
TELES PROPERTIES

DRAMATIC PRICE ADJUSTMENT! OPEN TUESDAY 11AM - 2PM

Don't miss this opportunity to live in a Mid Century single level home w/ terrific floor plan. Sited on a quiet cul-de-sac, most rooms open to tranquil yard w/ pool. Bedroom wing features large Master BR w/ walk-in closet & spacious master bath w/ dual sinks, sep tub & shower. Eat-in kitchen has ample storage, with direct access to two car garage, and the brick patio/pool area. Separate family room, large living room w/ FP & formal dining room. Live in "as is", or remodel. Kenter Canyon Elem SD.

Refrigerator, Stove, Dishwasher, W/D

06 Brentwood Condo / Co-op

11500 SAN VICENTE BLV, UNIT 219	Open	11-2	631 J4	NEW
\$1,995,000	2+2.5	2sty-CONTEMP MED		



MLS#16-148046
Tina Cameron
GIBSON INTERNATIONAL

GORGEOUS TOWNHOME IN FULL SERVICE BUILDING! **NO SIGN**

Rare Large Elegant & Serene Townhome in Brentwood's ONLY Full Service Building! Feels like a home! Master suite with 2 walk-in closets & spacious spa bathroom. Large kitchen w/breakfast area, French doors to large patios on each level. Rooftop pool & spa with magnificent views. Onsite Fitness Center & Community Room. Concierge and Valet. Close to Brentwood Village Farmers Market, restaurants, boutiques and all that upscale Westside living has to offer! It doesn't get better than this!

Full Service - Pool - Gym - Concierge

410 S BARRINGTON AVE, UNIT 109	Refresh.	11-2	NEW
\$875,000	2+2.5	1sty-CONTEMPORARY	




MLS#16-148046
Alexis Thom
VERDE REALTY

PRIME BRENTWOOD LOCATION!

Spacious, Zen condo w/double door entry, neutral ceramic tiles & custom plantation shutters. Living room has a fireplace & patio. Cooks kitchen w/granite counters & breakfast nook. Master suite has huge walk-in closet. 2nd bedroom w/private bath, ample closets & bamboo flooring. There's also a powder rm & laundry rm & a large storage in garage. Fantastic amenities - daytime concierge, pool, spa, gym, conference & rec rooms. Gated garage w/12 guest spaces HOA includes EQ insurance, water & cable

11954 MAYFIELD AVE, UNIT 6	Open	11-2	NEW
\$839,000	2+2.5	2sty-CONTEMPORARY	



MLS#16-148046
Richard & Joyce Weisdorf
JOHN AAROE GROUP

IDEAL BRENTWOOD LOCATION!

Gorgeous private rear, end-unit, updated townhome in Brentwood's most desirable location. 2 bedroom, 2.5 bath, formal dining room, eat-in kitchen with granite counters and stainless steel appliances. High ceilings and fireplaces in both living room and large, romantic master suite. Sliding doors from dining and living rooms open to extraordinary patio and outdoor space. In-unit laundry, private 2-car garage with direct access to unit area. Feels like a Single Family Home!

**Questions? Need Assistance?
Contact our Help Desk Department!**

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


TUESDAY

11939 GORHAM AVE, UNIT 207 Refresh. 11-2 \$749,000 2+2 NEW	
	OPPORTUNITY KNOCKS! Great unit in the heart of Brentwood. Spacious single level condo with a large living room, dining and extra large balcony. The complex contains a pool, jacuzzi, and a workout room. Walking distance to San Vicente.
	Mitra Moradifar 310 383 7253 KELLER WILLIAMS BW


10574 BRADBURY RD Open 11-2 \$3,049,000 5+5 2sty-SPANISH NEW	
	TIMELESS & BEAUTIFUL SPANISH Open floor plan, high-quality details and an entertainer's yard with pool, spa, bbq & more! Spacious rooms include formal living & dining, great room and upstairs family room. Professional grade appliances in the chef's kitchen with center island. Authentic Spanish tile & fixtures, douglas fir wood floors & handcrafted doors. Other features include skylights, stone fountain in the front courtyard, hand-forged ironwork, built-ins in several rooms, and wood-beam ceilings.
	Michael Edlen 310.701.7018 CB - PP BBQ, Bit-Ins, Dshwshr, Dryer, Washer


06 Brentwood Lease

485 TUALLITAN RD Open 11-2 \$19,500 2+000 6+6 3sty-TRADITIONAL red	
	MARKET REEVALUATION PRICE REDUCTION Immaculate 3-story, unfurnished, home built in 2007. Traditional plan w/living room/dining room flowing into a cook's kitchen w/adjacent family/media room all opening to grassy yard. 1st floor has elegant wood paneled office. 6bed/6bath, master suite w/2 walk in closets, sun deck & sitting room as part of master. Other features incl, pool, spa, sauna, 3rd floor game room/gym, & flat grassy yard along w/ too many luxuries to detail such as custom SONOS music system. New wall paper in LR and MB.
	Edward Tinney 310-888-3330 NOURMAND & ASSOCIATE 2 Dishwashers, Washer/Dryer, pool/spa

10366 LORENZO DR Open 11-2 \$2,095,000 3+3 TRADITIONAL NEW	
	ENCHANTING NEW ENGLAND-STYLE HIDEAWAY Fully remodeled 1930's home in old Cheviot Hills. 3BR/3BA+office unlike any other. Be mesmerized by the homes' uniqueness. Formal liv rm w vaulted ceilings, stately fp+built-ins and access to porch. Light filled kitchen w high-end appliances & brkfst nook, plus sunroom w views of backyard. Generous master suite + guest room upstairs w access to upper rear yard. The yard has picturesque English countryside feel w water feature, bridge, trees & lawn. This deserves to be seen now. Overland school.
	Ben Lee 310-858-5489 COLDWELL BANKER RESI Range/Oven, Dishwasher, Refrig, Hood Fan

07 West L.A. Single Family

2800 BUTLER AVE Lunch 11-2 \$1,395,000 3+2 TRADITIONAL NEW	
	BEAUTIFULLY-UPDATED MAR VISTA CONTEMPORARY This beautifully-updated Mar Vista home will steal your heart with its contemporary touches and well-designed open floor plan. Enjoy the spacious living room with gleaming re-finished hardwood floors, which opens to the kitchen and dining room, perfect for either entertaining or family dinners. Relax in this home's oversized family room with custom built-in cabinetry, office nook, and newer sliding glass door which leads to a private grassy yard with plenty of room to entertain and play.
	Tami Pardee 310-907-6517 HALTON PARDEE Microwave, Range, Oven, AC

2727 PATRICIA AVE Open 11-2 \$1,495,000 3+2 2sty-OTHER NEW	
	EXQUISITELY RENOVATED MEDITERRANEAN COTTAGE! This enchanting home boasts a formal living room flooded w/ natural light, showcasing a hand carved limestone fireplace & leads you to an intimate formal dining room w/coved ceiling & opens to an updated kitchen, w/granite counter tops & sun-filled breakfast area. Private master bedroom is complete w/ tremendous built-ins & en-suite bath embellished w/stone & tile finishes. Generous sized guest bedroom & spacious office w/french doors leading to gardens outside, complete this lovely residence.
	RORY POSINIKRISTIAN BONK 310-839-8500 RE/MAX BEVERLY HILLS www.ResultsRealEstateGroup.com

08 Cheviot Hills - Rancho Park Single Family

2721 CLUB DR Open 11-2 \$3,335,000 5+6 TRADITIONAL NEW	
	PRIME CHEVIOT HILLS LOCATION Warm and inviting Traditional Home beautifully expanded and remodeled. 5br/6ba with over 4,900 sf of living space on 11,270 sq. ft. lot. Poggenpohl designed kitchen w/center island, breakfast bar, and spacious informal dining area. Gracious FDR. Grand living room features vaulted ceilings overlooking majestic backyard w/ pool & patio. Lux Master suite with spa tub. Second floor features a separate bedroom suit, private office, and bonus room with sweeping "forever" views. Must see!
	Rhonda Goff Todd Mitchell COLDWELL BANKER RESI Spectacular Views

2729 OVERLAND AVE Open 11-2 \$899,000 3+2 TRADITIONAL NEW	
	GREAT OPPORTUNITY IN GREAT AREA Great opportunity with lots of potential to add your personal touch. This home is wonderful for an owner user and also might be the perfect property for an investor, developer or builder! Close to Westside Pavilion, new Metro line, the Landmark Theaters, shopping, transportation and all the Westside has to offer. In sought after Overland Avenue school district. Huge yard. Plenty of off street parking + 2 car garage off a wide alley. Lot is over 6,500 sq. feet.
	Ron Wynn 310-488-4410 COLDWELL BANKER RESI Dryer,Rng/Ovn,Fridg,Wshr

09 Beverlywood Vicinity Single Family

3108 CASTLE HEIGHTS AVE Open 11-2 \$1,299,000 3+3 COTTAGE NEW	
	TWO STORY ENGLISH COTTAGE Two story English style home surrounded by greenery. All 3 bedrooms upstairs with large remodeled bathroom, 1 powder room and 1/2 bath. The downstairs has oak floors, a sunken living room with vaulted ceilings, fireplace and French doors. Downstairs also has a library with oak paneled bookshelves and a fireplace which could be used as an office or a family room. The separate formal dining room has French doors leading out to a brick patio. 2 car detached garage with a nice and private backyard.
	Ron Wynn 310-621-1772 COLDWELL BANKER RESI Dshwshr,Dryer,Hood Fan,Fridg,Wshr



The Source Of Real Time Real Estate™

TUESDAY

8954 HELMS PL	Open	11-2	NEW
\$899,000	3+3	1sty-TRADITIONAL	



FANTASTIC TRADITIONAL NEAR SORO + EXPO

In one of the most up-and- coming neighborhoods for young families, this Beverlywood Adjacent, traditional style, 3 bedroom / 3 bath, 1771 sq. ft. home is conveniently nestled within a stone's throw from downtown Culver City and the SORO arts district with easy access to the Expo lines. Boasting a charming backyard, perfect for entertaining and outdoor barbeques; this home is tailor made for a family looking to put down its roots in style.

MLS#16-147738
Benjamin S. Lee 3108585489
COLDWELL BANKER RESI

Blt-Ins,Dshwshr,Grbg Disp,Hood Fan,Range

8314 WILLOUGHBY AVE	Open	11-2	NEW
\$799,000	1+1	CALIFORNIA BUNGALOW	



FABULOUS BUNGALOW WITH BONUS DETACHED GUEST HOUSE

Rare opportunity to own this adorable Bungalow in the heart of West Hollywood! This one bedroom/ one bathroom bungalow has it all! Prime West Hollywood location, steps away from great restaurants, farmer's market, Soul Cycle, Equinox, Gelson's and so much more. Great private yard to relax in with lemon tree and bonus guest house with bathroom for your office or guests. Your own home without the rules of a condo. One of the lowest priced homes in Weho

MLS#16-146752
Jodi Barmash 323-376-6545
KELLER WILLIAMS REAL

Fridg

1953 STEARNS DR	Open	11-2	NEW
\$875,000	2+1	1sty-TRADITIONAL	



CHARMING 40'S TRADITIONAL ON 6500+SF LOT!

Lovely, Larger 2 bedroom home with Formal entry. Gleaming Hardwoods. Newly painted inside and out. High Ceilings w/ crown moldings. Light & Bright eat in kitchen with builtin banquet Original details thru-out including vintage 40's baths w/ separate stall shower. Large center hall. Lovely starter home or excellent development opportunity on a HUGE Lot. Hurry, it will not last.

Penni Ziers 310 780-5313
KELLER WILLIAMS-BH

Gleaming Hwds-FDR-Hi ceilings~2 Car gar

741 N SIERRA BONITA AVE	Lunch	11-2	rev
\$3,049,000	5+6	2sty-MODERN	



NEW CONSTRUCTION MODERN HOME

Sophisticated new modern home in the West Hollywood/ Melrose District Area! Just walking distance from Melrose, this gated architectural master piece was build to offer some of the latest design and technology available today. Its desirable floor plan features an open space with soaring ceilings, Fleetwood pocket doors, wood floors, gourmet kitchen with Miele Appliances, a real controlled air wine cellar, Control4, CCTV, Intercom, Alarm, fire pit, wall waterfall, pool/spa.

MLS#16-138998
Aristide Buhoiu 8184454663
ROYAL ESTATE PROPERT

8925 OLIN ST	Refresh.	11-2	NEW
\$829,000	2+1	TRADITIONAL	



WELCOME HOME

YOU WILL FEEL RIGHT AT HOME WHEN YOU SEE THIS LOVELY 2 BED 1 BATH + DEN TRADITIONAL HOME LOCATED ON A QUIET TREE LINED STREET IN THE HEART OF REYNIER VILLAGE. ENTER INTO A BRIGHT LIVING RM WITH COZY FIREPLACE; HRDWD FLRS THROUGHOUT, ORIGINAL CROWN MOLDING, A SPACIOUS FORMAL DINING RM, & EAT IN KITCHEN w/SEPARATE LAUNDRY RM. FALL IN LOVE w/THE BACKYARD OASIS FILLED w/ FRUIT TREES, AS WELL AS A PEACEFUL ZEN-LIKE GARDEN, A PERFECT PLACE TO RETREAT OR GREAT FOR OUTDOOR FAMILY BBQ'S & ENTERTAINING.

MLS#16-145448
Laura Anderson 323-646-6569
KELLER WILLIAMS LARC

Antna,Dryer,Grbg Disp,Micro,Rng/Ovn,Othe

10 West Hollywood Vicinity Condo / Co-op

1420 N LAUREL AVE, UNIT 403	Open	11-2	NEW
\$769,000	2+2.5	2sty-ARCHITECTURAL	



ELEGANT TOP FLOOR 2 BEDROOM, 2.5 BATH TOWNHOME

Located in trendy West Hollywood. This designer finished 2 bedroom and 2 bath townhome style condo features wood floors, stone surfaces, Cesarstone, stainless steel appliances and open kitchen, imported wood cabinets, balconies off master and dining room and two car secure tandem parking. 2 generously proportioned bedrooms with en-suite baths and a powder room on the main living level. The master suite features a walk-in closet. Combo washer/dryer inside the unit. A wonderful place to call home!

Lauren Ravitz 310.820.9301
BERKSHIRE HATHAWAY

10 West Hollywood Vicinity Single Family

317 WESTBOURNE DR	Open	11-2	NEW
\$2,999,000	3+4	2sty-MODERN	



NEW ARCHITECTURAL MODERN

This new architectural Modern features 3 bedrooms, 3.5 bathrooms, an outdoor family room, Control 4 smart home system, and in-ceiling speakers. The open floor plan seamlessly combines the living spaces for optimal functionality, showing off the walnut wood flooring. The designer kitchen is outfitted with Miele appliances, wine refrigerator, and Ernesto Meda kitchen cabinetry. Marvel at the designer closets and Antonio Lupi & Hans Grohe bathroom fixtures and cabinetry.

MLS#16-146956
The Sunset Team 310.274.3900
KW HOLLYWOOD HILLS

www.317Westbourne.com

8530 HOLLOWAY DR #228	Open	11-2	NEW
\$649,000	2+2	2sty-CONTEMPORARY	



STYLISH AND SOPHISTICATED 2+2!!

Designer done and gorgeous 2+2. Freshly painted and move in ready, this prime West Hollywood home offers a newer white kitchen with solid surface counters, tile floor, stainless steel appliances including dishwasher, stove, refrigerator and microwave. Fabulous bathrooms with custom tile work, master bath has an oversized shower with glass doors and the second bathroom has a tub/shower combination. Spacious living areas with hardwood floors, crown moulding, and two side by side parking spaces.

MLS#16-146838
Damian DiCesare 310-291-3636
KELLER WILLIAMS

Dshwshr,Micro,Rng/Ovn,Fridg

8755 SKYLINE DR	Refresh.	11-2	NEW
\$2,999,000	5+4.5	4sty-CONTEMP MED	




FULLY RENOVATED MODERN HOME IN HOLLYWOOD HILLS

This uniquely spacious 4 story home is located on a private street off of Laurel Canyon and between Sunset and Mulholland Drive. This beauty includes 5 bedrm, 4.5 baths, stainless steel appliances, double patio: the front patio features a full deck w/ amazing mountain views, the back patio includes a pool and spa. The master bedroom has its own floor. Recently fully renovated and perfect for entertaining. Have the best of both worlds by being nestled in between The Valley and West Hollywood.

Brittney Hinds 310-702-8055
EXP REALTY

927 N KINGS RD #306	Open	11-2	NEW
\$539,000	1+1	CONTEMPORARY	



SPACIOUS AND REMODELED TOP FLOOR CONDO

At over 900 sqft, this bright 1BR condo features a roomy kitchen with granite countertops, new cabinets, & stainless steel appliances. The large master bedroom contains a walk-in closet with plenty of storage, and the bathroom has a dual vanity and a large shower/tub. The floor plan also offers an expansive living area with views of the HW Hills, a stone fireplace, and a wet bar. The property includes 2 parking spaces, central heat/AC, and the ability to install a washer/dryer in the unit.

MLS#16-147054
Jason Woodruff 310-770-3101
KELLER WILLIAMS HH

Central Heat/AC, Fireplace, Fridge

TUESDAY

9005 CYNTHIA ST #117	Open	11-1:30	NEW
\$489,000	1+1	OTHER	



MLS#16-147418

Wayne Saks 310-710-7715
RODEO REALTY - BEVER

Blt-Ins,Dshwshr,Grbg Disp

Fair Minded and Friendly Seller seeks Mutual in Pre-Qualified Buyer to enjoy this lovely and unique home. HOA fees paid through Feb.2017 Kitchen upgrades in 2106 include stunning Carrera stone counter tops and backsplash and new appliances which include kitchen sink and disposal as well as other styled stainless appliances. The same beautiful Carrera stone accents the bathroom vanity and new modern sink and lav set. Master bathroom shower includes a window allowing for bright natural light

120 THORNTON PL	Lunch	11-2	NEW
\$1,795,000	2+2	ARCHITECTURAL	



MLS#16-141558

Tami Pardee 310-907-6517
HALTON PARDEE

Dishwasher, Stove/Oven, Refrigerator

MILICA DEDIJER VENICE ARCHITECTURAL LOFT HOME!

Built and designed as her personal residence, architect Milica Dediđer's love of natural light shines beautifully through this multi-level Venice loft house. Be amazed with the floor-to-ceiling glass wall that draws the outside in and creates an airy and open environment, especially with the dramatic two-story ceilings. Dediđer's design captures the open vertical space, with an elevated living room and then additional loft space above the kitchen perfect for a 3rd bedroom, office, or game room.

818 N DOHENY DR #607	Refresh.	12-2	rev
\$995,000	2+2	CONTEMPORARY	



MLS#16-144352

Jeffrey Hobgood 3103057653
SOTHEY'S BEV HILLS

Huge Corner View Balcony, Pool, Valet!

BEST CONDO IN THE AREA UNDER \$1M W/UNOBSTRUCTED CITY VIEWS!

Rare Corner NE unit facing Sunset Strip w/views from Beverly Hills to Griffith Park Observatory & beyond! Exquisite bright open entertaining floor plan with large balcony. Doheny Plaza is one of the finest full service blds in the area w/units recently selling over \$2m that are currently being completely remodeled, recently remodeled pool area with cabanas, 3 guest units for family/friends to stay at, valet, 24 hours doorman, acrosss from Beverly Hills & walking distance to BOA, Soho House+++

423 RIALTO AVE	Open	11-2	rev
\$2,250,000	3+3	2sty-MEDITERRANEAN	



MLS#16-141558

Jennifer Hughes 310-383-7299
BULLDOG REALTORS

Parking in Back of Property

RELAXED COASTAL CHARM ON RIALTO!

3BR+2.5BA, 2-story Mediterranean-style home is perfectly located on Rialto, one of the best streets in Venice. Elegant Spanish tiled flrs, open living & dining rm, high-beamed ceilings, fireplace, lrg kitchen w center-island. Upstairs 3BR's feature hrdwd flrs & private balconies. Expansive, sun-drenched rooftop terrace perfect for lounging & entertaining, enjoy vista views including century old palm trees. 2-car garage + 2 parking spots, 3 blocks to the beach & Abbot Kinney's shops/restaurants.

10 West Hollywood Vicinity *Income*

1205 N SPAULDING AVE	Open	11-2	rev
\$2,699,000	2sty-CONTEMP MED		



MLS#16-104900

Joyce Rey/Jade Mills 3102857529
COLDWELL BANKER RESI

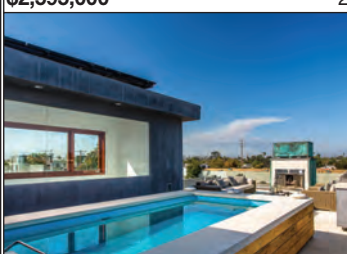
Blt-Ins,Dryer,Rng/Ovn,Fridg,Wshr

HOLLYWOOD GLAMOR, WEST HOLLYWOOD CHARM

Newly renovated duplex, original architect John Anthony Lewis, retains the glamour of its 1928 Spanish style exterior & dazzles inside w/ newly realized classic beauty. Upstairs unit is 3-BD, 3-BTH w/ its own entrance, hardwood floors & high ceilings, large living room w/ fireplace, den, dining room, breakfast area, exquisite modern bathrooms, washer/dryer hook-up & private garage. Downstairs unit, w/ large master bedroom & fireplace, office, 2-BTH, w/ hardwood floors, private entrance & garage.

11 Venice *Condo / Co-op*

1718 ABBOT KINNEY	Open	11-2	NEW
\$2,595,000	2+4	3sty-ARCHITECTURAL	



MLS#16-147410

Tiffany Rochelle 310-210-2213
HALTON PARDEE AND PA


BBQ,Blt-Ins,Cent Vac,Dshwshr,Dryer,Other

ARCHITECTURAL LIVE/WORK ON AK WITH ROOFTOP POOL

This architectural 3-level townhouse will leave you breathless. Soaring ceilings & dramatically angled windows welcome you into the expansive living space. 2nd level loft is perfect for a home office or TV room, while the 3rd level features two generously sized en suite bedrooms. Enjoy cocktails under the stars while you cozy up to the rooftop fireplace or swim in the endless pool. Fully automated Crestron system, cherry wood floors, Italian marble tile, central vacuum & Viking appliances.

11 Venice *Single Family*

618 6TH AVE	Open	11-2	NEW
\$4,195,000	4+4	2sty-ARCHITECTURAL	



MLS#16-141736

Aram Afshar 310-702-0583
COLDWELL BANKER BH

Open Tues 8/2 & Sun 8/7

VENICE LIVING AT ITS BEST

Luxurious Industrial-Chic residence. Wrapped in reclaimed wood & framed by steel doors & windows. An open floor plan with a 15' disappearing glass wall. Chef's kitchen w/ finest materials, flush soft-closing cabinetry and S/S appliances. A glass-encased fireplace, 60" TV and surround sound entertainment system. Master suite w/ sky lit bathroom, steam shower & walk in closets. Crestron automates entire home. Oversized lot w/ mature trees. In between Abbot Kinney, Rose and the beach.

661 BROADWAY ST

\$2,950,000	4+4	3sty-ARCHITECTURAL	rev
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MLS#16-141702

Tamra (Tami) Pardee 310-907-6517
HALTON PARDEE AND PA

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

STUNNING ARCHITECTURAL FROM DU ARCHITECTS

Abbot Kinney meets Soho. Spacious, & great for entertaining & showing off art. Steel beams span the wood-trimmed 1300+ Sq. Ft. light, Great Room has 14'6" ceilings & floor plan which allows room for 50. The custom built Euro-style kitchen feature a 15' granite island, 4 ovens, 48" stove w/ vented grill, 48" fridge. 3 beds, play room & 2 baths on the ground floor. Master suite above Great Room w/walk-in closets. Other features are 530 Sq. Ft. roof deck, equipped w/large fire pit & built-in seats.

659 BROADWAY ST

\$2,750,000	3+3	3sty-ARCHITECTURAL	rev
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MLS#16-138196

Tamra (Tami) Pardee 310-266-9946
HALTON PARDEE AND PA

Cing Fan,Dshwshr,Dryer,Micro,Rng/Ovn

ARCHITECTURAL HIDEAWAY FROM DU ARCHITECTS

Abbot Kinney adjacent and only a bit more from the ocean is a just completed, architecturally-striking, yet fairly priced, 2950 SF 3 BR loft-rivaling the best of Soho or Tribeca. 14' plus ceilings, strikingly wood-worked Great Room of over 1300 SF, chef's kitchen a large media/playroom, and a 750 SF roof terrace. Tasteful en suite master which will meet the most demanding of tastes. The other two bedrooms are commodious and also well closeted. Rooftop Deck with Firepit an seating.



**Do RIGHT by Your Sellers
Put their Property in the MLS**

Listings in the MLS Get More Exposure
More Offers & More Money

TUESDAY

11 Venice Lease

615 HAMPTON DR #A110		Open	11-2	NEW
\$6,500	1+2	ARCHITECTURAL		
		Gorgeous Live/Work space in prime Venice location! Spacious, w open floor plan, chefs kitchen, soaring ceiling, lots of light, wall of glass & private patio. Master suite upstairs with large closets and marble master bath. Walk to Rose, Abbot Kinney, Main, Google, Golds Gym. 2 blocks from the beach, the location does not get better than this! Property is commercially zoned Live/Work space w/ handicap access & ample guest parking. Available 1st week of Sept 2016		
MLS#16-146932 Nina Chinn 310-600-8768 JOHN AAROE GROUP		Washer/Dryer, Stove/Oven, Fridge		


12 Marina Del Rey Condo / Co-op

13078 MINDANAO WAY #204		Open	11-2	NEW
\$949,000	2+2	CAPE COD		
Pool and City view unit, at one of the Marina's most sought after resort-style and gated communities, Villa Marina East IV, w/ amenities including pool, tennis courts, sauna, 2 spas & landscaping.				
MLS#16-145154 www.JesseWeinberg.com		Jesse Weinberg & Vivian Lesny 800.804.9132 KELLER WILLIAMS		

4342 REDWOOD AVE #C-210		Lunch	11-2	NEW
\$839,000	2+2	1sty-TRADITIONAL		
		DESIRABLE VILLA MARINA EAST V Spacious 1 level condo, 1,929 SQ.FT. Unit is set among lushly landscaped, resort like environment, a gorgeous pool, spa & sauna, plus 4 tennis courts. Lg. open and private floor plan with hl ceilings, it has been freshly painted, new carpets, lots of natural light, situated in a very quiet area of the complex. The lg. master bd. has a fireplace and an abundance of closets, opening to the balcony. 24 hour guard gated community, minutes to the beach, theaters, restaurants. Priced to sell!!		
MLS#16-144738 Kathleen Carter 310-486-8766 GIBSON INTERNATIONAL		Blt-Ins, Dshwshr, Frzr, Grbg Disp, Fridg		

13 Palms - Mar Vista Single Family

3401 MOORE ST		Open	11-2	NEW
\$2,595,000	4+4	OTHER		
		NEW ENGLAND ARCHITECTURE ON MAR VISTA HILL Modern interior touches define this exquisite Mar Vista home. Beautifully set on a charming tree-lined street, the property boasts an ideal floor plan consisting of 4 BD /3.5 BA. The main level provides inviting entry, chic powder room, formal dining room, quaint mudroom, cozy breakfast nook with large bay windows, and chef's kitchen that flows into a family room with custom built-in walnut shelving and unique brass details. French door units with transoms open out into a lush outdoor space.		
MLS#16-148186 Ron Wynn 310-591-9172 COLDWELL BANKER RESI		Dshwshr, Dryer, Hood Fan, Rng/Ovn, Fridg		


3146 CORINTH AVE		Open	11-2	NEW
\$1,699,000	4+4	TRADITIONAL		
		BRIGHT & BREEZY WESTDALE/ TROUSDALE POOL HOME This updated & expanded home has a great floor plan. The living rm is light filled w/ hardwood flrs & decorative fireplace. The ktchn has a brkfst bar that opens to the spacious dining rm on one side & a small office/playroom on the other. The dining rm has drs leading out to an outr lounge area w/ a newly tiled & resurfaced salt water pool. All bdms flank the exterior walls, allowing each rm to be bright & sunny. The mstr ste w/ his/her closets also has sliding drs which access the outr space.		
MLS#16-147852 Sherri Noel 3109948721 KELLER WILLIAMS-SM		Dshwshr, Dryer, Rng/Ovn, Fridg, O		

3159 BARRY AVE		Open	11-2	672/C1	NEW
\$1,595,000	3+2.75	1sty-TRADITIONAL			
		NEW MAR VISTA LISTING! OPEN TUESDAY 11AM - 2PM Located in Westdale Trousdale, with its beautiful tree lined streets, this home features an open floor plan perfect for entertaining. There are 3 bedrooms + 3 baths. The spacious living room/dining room/family room opens through French doors to a private pool. There is a remodeled kitchen with ample storage, and two remodeled baths, each with subway tiles, open showers, and porcelain sinks. Mar Vista Elementary school district. Centrally located near Whole Foods, Starbucks, and Trader Joe's.			
MLS#16-147812 Melissa Alt 424-202-3232 TELES PROPERTIES		Refrigerator, Stove, Dishwasher, W/D			

12417 MITCHELL AVE		Open	11-2	NEW
\$1,125,000	3+2	TRADITIONAL		
		ONLY A FEW STEPS TO "THE GREAT STREETS OF LOS ANGELES" Step into this nicely updated 3 bedroom, 2 bath home & be awed by all of the space. The ktchn has new cabinets, a stainless steel appliance package and granite counters. Enjoy the brkfst bar that opens to the fmlly rm w/ vaulted ceilings. The sliding glass doors usher you out to a very lrg yard, great for entertaining w/ a brick BBQ. The mstr ste has ample closet space & a private bthrm with spa tub. All 3 bdms are newly carpeted & the skylight in the center hall bthrm helps flood the area w/ light.		
MLS#16-147824 Sherri Noel 3109948721 KELLER WILLIAMS-SM		BBQ, Dshwshr, Micro, Rng/Ovn, Fridg		

4056 EAST		Open	11-2	672C4	red
\$3,195,000	3295000	5+6	2sty-ARCHITECTURAL		
		MODERN LUXURY LIVES HERE! Hedged, gated & skillfully executed while delivering something sincerely exceptional. Inspiring both in appearance & function while conveying an unmistakable sense of boldness producing a gentle interior exterior transition that conveys privacy and celebrates open plan living. Spectacular finishes, salt water pool-spa w/ automated pool cover, state-of-the-art amenities, tech-savvy smart-home conveniences & CCTV camera security system. Truly a rare find built to be lived in & enjoyed!			
MLS#16-133300 Laurie Woolner 310-699-0980 POWER BROKERS INTERN		Blt-Ins, Dshwshr, Dryer, Rng/Ovn, Other			

3232 MOUNTAIN VIEW AVE		Open	11-2	red
\$2,489,000		5+5		
		SPANISH REVIVAL POOL HOME WITH AMAZING VIEWS The formal lvng rm w/ frplc is a warm welcome to the home with an impressive formal dining rm. The over sized ktchn has custom cabinetry, granite counters & wine cooler in the center island. The adjoining fmlly rm, also with frplc overlooks the saltwater pool/spa w/ hard scape & built in BBQ. Upstrs is a master suite to be envied. There's a frplc, terrace with full city and mntn views, an over sized walk-in closet with built ins & a very special master bath. The other bdms are all en suite.		
MLS#16-143950 Sherri Noel 3109948721 KELLER WILLIAMS-SM		BBQ, Dshwshr, Micro, Rng/Ovn, Fridg		

4030 LYCEUM AVE		Open	11-2	rev
\$1,725,000	4+4	2sty-SPANISH		
		BEAUTIFUL FAMILY HOME Perfect two story family home recently remodeled with 2575 sq. ft. of living space featuring 4 bedrooms, 4 baths, master suite with fireplace, private balcony, & huge walk-in closet, hardwood floors, granite countertops, center island, Zen garden, interlocking paved driveway and security gates, converted garage with 9' bi-fold doors. Walking distance to shops and restaurants.		
MLS#16-145814 Scott Moore 310.678.7855 TELES PROPERTIES, IN		Dshwshr, Dryer, Grbg Disp, Rng/Ovn, Fridge		

TUESDAY

3573 KELTON AVE	Open	11-2	rev
\$1,395,000	3+2	CONTEMPORARY	



PERFECT HOME IN WESTSIDE VILLAGE

This spectacular one story contemporary home has been extensively expanded and newly remodeled. The 2,000 square foot floor plan has 3 spacious bedrooms, 2 bathrooms and massive "great room" designed for large scale family living. The kitchen is truly a masterpiece with white custom cabinetry, Silestone counters and high end stainless appliances. The expansive front and rear yard have been newly landscaped with lush green lawns and shrubs. This one of a kind luxury home is must see!

MLS#16-145678
 Ron Wynn 310-963-9944
 COLDWELL BANKER RESI

Dshwshr, Micro, Rng/Ovn

421 23RD ST	Open	11-2	red
\$5,995,000	5+6	3sty-OTHER	



ONE-OF-A-KIND 3- LEVEL EAST COAST TRADITIONAL OVER 6,500 SF

Superior craftsmanship & materials. 3 level East Coast style home, 5bd+6ba, over 6,500sf. Ideal layout & perf for entertainment. Main level w/ study/library, step dwn living rm w/brick frplce, spacious FDR, cozy outdoor patio, Chef's kitchen w/all Viking appliances. Enormous lower level w/ media/game rm, gym & powder rm. The large master suite on upper level features high vaulted cell, balcony overlooking sparkling pool, spa & green bckryrd w/lux master bath. Top notch fixtures all thruout.

MLS#16-100524
 Ava Domanovski 310-458-4024
 PARTNERS TRUST SM

Built-ins

3017 KELTON AVE	Open	11-2	rev
\$999,000	3+2	TRADITIONAL	



A RARE FIND IN WESTSIDE VILLAGE


Great convenient location. Fabulous 8,642 foot lot. This house needs total renovation, but also provides an amazing opportunity for someone who needs to have a large backyard. Also perfect for a developer who wants to take advantage of the current market before the next phase of mansionization. Owner is able to close escrow quickly to meet buyer's potential deadline. This home has 3 bedrooms, 1.5 bathrooms. Come see all the potential for yourself.

MLS#16-146226
 Ron Wynn 310-621-1772
 COLDWELL BANKER RESI

Dshwshr, Dryer, Rng/Ovn, Wshr

13 Palms - Mar Vista Condo / Co-op

10021 TABOR ST #107	Open	11-1	red
\$615,000	620000	2+2 CONTEMPORARY	



Price Reduced! Seller is Motivated. Lowest cost per sqft in this area! This Condo is an excellent first floor corner unit with two large balconies, tons of closet space and excellent location. The Tabor St Condos are well maintained with beautiful landscaping, patio furniture, pool and gym. Walking distance to the new Expo Line Palms Metro station, Arclight Theaters and all the restaurants in downtown Culver City.

MLS#16-123972
 Michael Hananel 3236170749
 STRATEGIC GROWTH REA

Dshwshr, Fridg

14 Santa Monica Condo / Co-op

917 19TH ST #107	Refresh.	11-2	NEW
\$1,979,000	3+3	3sty-CONTEMP MED	




STUNNING CALIFORNIA SPANISH END UNIT TOWNHOUSE!

Stunning Move-In Ready California Spanish Corner Unit Townhouse! Experience Sophisticated, Coastal Living at its finest. Close proximity to Montana Ave Shops and Restaurants. 3 bed/3 Bath plus an Office/Gym on lower level. Open floor plan built around a colorful, tiled courtyard. Private wrap-around patio perfect for Entertaining! Complete with Viking kitchen appliances, wide-plank french oak floors, and a 3-car private garage with a private gated entry!

MLS#16-144226
 Alexandra Pfeifer 3102303776
 BERKSHIRE HATHAWAY

Dshwshr, Dryer, Grbg Disp

915 12TH ST, UNIT 2	Refresh.	11-2	NEW
\$1,478,000	2+3	3sty-CONTEMPORARY	



BEAUTIFUL TOWNHOUSE - STEPS TO MONTANA

Sophisticated 3-story townhouse built in 2005 full of wonderful features including beautiful cherry hardwood floors, master w/vaulted ceiling & balcony, 3rd story loft (great office or playroom) private garage, ample storage & excellent indoor-outdoor flow. The dining rm opens onto a lushly landscaped patio & the loft opens to a roof sun deck. Come enjoy the sea breezes & discover all that Santa Monica has to offer. Superbly located on one of the prettiest streets off Montana Avenue.

Jerry Jaffe 310.403.4925
 TELES PROPERTIES

2-car garage, Patio, Private Roof Deck

14 Santa Monica Single Family

717 22ND ST	Open	11-2	NEW
\$4,595,000	6+6	MEDITERRANEAN	




5 BEDROOM PLUS OFFICE-LIBRARY - NEW PRICE!!!!

Tastefully updated Mediterranean with designer-done transitional interior in prime mid-block location. 5 bedrooms plus an office/6th bedroom. wonderful natural light and dramatic foyer with cathedral ceilings. Distressed wood floors, beautiful crown mouldings and stone fireplace. Gourmet chef's kitchen with marble island, Caesarstone counters, Sub-Zero fridge, and Viking 9-burner range. Master suite features a reading room, his and her walk-in closets, and luxurious spa-like bathroom.

MLS#16-148106
 Daniel Brown 424-488-1015
 THE AGENCY

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

1037 18TH ST, UNIT 4	Open	11-2	NEW
\$1,195,000	3+2	CONTEMPORARY	



FRONT FACING 3 BED + 2 BATH NORTH OF WILSHIRE

Upper corner unit, west-facing, beaming with light. Open floorplan with hardwood floors, balcony off living room, fireplace, updated bathrooms, and washer/dryer in unit. Great opportunity for investors with upside potential or a family seeking Franklin District schools. Two-car, tandem, private garage. HOA dues include earthquake insurance. Walking distance to Montana Ave shopping and dining.

Andrew Thurm 310.345.2661
 COLDWELL BANKER WSA

Dshwshr, frg, wshr/dryr, grbgdisposal, etc

1244 18TH ST #A	Refresh.	11-2	NEW
\$995,000	3+2.5	2sty-CONTEMPORARY	



ULTRA-PRIME SANTA MONICA TOWNHOME

Tastefully renovated to exude Santa Monica's hip coastal lifestyle, this front-facing, bright 3 bed/3 bath townhome is sure to please. Quality finishes include wood floors, recessed lights, granite counters, SS appliances, AC, full-size washer/dryer, private 2-car garage w/storage & fresh paint throughout. Just steps from Santa Monica's best restaurants, bars, parks, markets, schools, beach, Promenade & famous Pier, this property exemplifies the beloved Santa Monica lifestyle like few others.

MLS#16-147768
 Shamon Shamonki 310-713-4492
 SOTHEBY'S INTL. RLTY

Blt-In, Dshwshr, Washer/Dryer, Fridge, AC



Property Website & Virtual Tour

Available for all your Active, Back-up, and Pending listings.

TUESDAY

1021 19TH ST, UNIT 4	Open	11-2	NEW
\$995,000	2+2	1sty-CONTEMPORARY	

WWW.102119TH4.COM

This 2BR/2BA single level condo was just completely remodeled with the finest finishes and materials. Some of the highlights include wide-plank hardwood floors, new dual-pane windows and doors, crown molding and recessed lighting throughout. Open kitchen has white quartz counters, subway tile back splash and SS appliances. Large Master suite has walk-in closet and features over-sized glass-enclosed walk in shower and dual sinks. All in preferred North of Wilshire location.

Regina Vannicola 310-625-2061
KELLER WILLIAMS-SM

Inside Laundry, 2 car SXS parking

1013 10TH ST #6	Open	11-2	rev
\$1,275,000	2+3	CONTEMPORARY	

LOCATION! SUN DECK!! LUXURY TWNHOME!!!

Gem! Nearly 1700 sq ft -2 bd+bonus room/ den, 2.5 bth town home. Master suite has vaulted ceilings, walk in closet with built-ins. Loft/Bonus room is great for an office, baby's room or exercise space. Lovely remodeled kitchen w/stainless steel appliances, Viking stove & an entertaining patio off dining area, inviting living area with fp & front patio, large secluded roof top deck extends off of the bonus room/den, Direct access to a secluded 2 car garage, Stylish bright & turn-key! LOCATION!

MLS#16-134466
 Tanya Memoli 310-903-7525
PARTNERS TRUST BRENT

Dshwshr,Dryer,Hood Fan,Micro,Other

2013 21ST ST, UNIT 104	Open	11-2	NEW
\$849,000	2+3	CONTEMPORARY	

GORGEOUS TOWNHOUSE WITH ONLY 4 OTHER UNITS IN THE BUILDING

Located in prime Santa Monica on a quiet street and adjacent to the newly renovated Virginia Park.

Trevor Levin
NOURMAND & ASSOCIATE

Dishwasher,microwave,garbage disposal

14 Santa Monica Income

2817 3RD ST	Open	2-3	red
\$3,599,000			

OPEN TUES 08/02/ FROM 2PM TO 3PM. Perfect Family Compound or Work at Home Professionals.Vintage Home and 3 separate bungalows on elevated lot. Leave your car and enjoy living at the beach in Samo.

MLS#16-100550 Bit-Ins,Dshwshr
 Peter Mullins 310 600 6976 **PETER D MULLINS**

1314 17TH ST, UNIT 23	Open	11-2	NEW
\$839,000	2+3	CONTEMPORARY	

WWW.131417TH23.COM

Extremely light and bright end-unit townhouse with hardwood floors, central air/heat, 2-car side-by-side parking and high ceilings. Excellent location next to park and just steps to shopping, coffee, and restaurants on both Wilshire and Santa Monica Blvds. Walk to new Expo station! Inside laundry, updated baths, extra storage.

Regina Vannicola 310-625-2061
KELLER WILLIAMS-SM

W/D, Central HVAC, SXS parking

435 PIER AVE	Open	12-1	red
\$2,195,000			

OCEAN PARK COMPOUND WALK TO ALL.

OPEN TUESDAY 08/02/ FROM 12 TO 1 ONLY. ALL 3 UNITS OPEN.Beach Bungalow in the front and 2 guest cottages to the rear. Main house has charming sun porch entry to bright and breezy interiors.Living room with vaulted tongue and groove ceilings,exposed beams and fireplace. Both cottages have original vintage detailing. 2 car garage and driveway parking. Leave your car at home and walk to all the Main Street activities including restaurants, coffee houses and The Sunday Farmer's Market. VERY UNIQUE

MLS#16-126042
 Peter Mullins 310/600/6976
PETER D MULLINS

Bit-Ins,Dshwshr

14 Santa Monica Lease

2940 NEILSON WAY #105	Open	11-2	NEW
\$829,000	1+2	CONTEMPORARY	

AMAZING SEA COLONY II CONDO

Move in ready Sea Colony II condo in amazing location right across from the beach and boardwalk. This stunning corner garden view residence is one of the largest 1 bedroom units you can find in all of Santa Monica. Open floor plan with light filled living spaces that combine living, dining, and kitchen. Newer chef's kitchen with stainless steel appliances, modern backsplash, and cabinets with under-mount led lighting. Large master suite with ample closet space and spa-like bathroom with tub.

MLS#16-146096
 David / Anna Solomon 424.400.5905
THE AGENCY

www.2940NeilsonWay.com

402 MARGUERITA AVE	Refresh.	11-2	NEW
\$14,900	4+5	1sty-CONTEMP MED	

REFRESHMENTS SERVED! SANTA MONICA'S FINEST LOCATION!

Elegant home in one of the most desirable neighborhoods. Details include soaring ceilings, marble & hardwood floors & designer chandeliers. Filled w/an abundance of sunlight. Exquisite master suite w/firepl, rounded ceiling w/trompe l'oeil sky & a spa-like master bathroom. Gourmet eat-in kitchen w/SS appls. Spacious backyard w/lush landscaped gardens, unique fountains & circular driveway. Walk to the beach, park or Montana Ave & the famous Third Street Promenade. Roosevelt & Lincoln Schools.

MLS#16-147880
 Lydia Simon/ Rose Mayhew 310-699-5559
COLDWELL BANKER

www.402MargueritaAve.com

15 Pacific Palisades Single Family

701 OCEAN AVENUE #303	Refresh.	11-2	671/C1	rev
\$6,595,000	3+3	1sty-ARCHITECTURAL		

PRICE REDUCTION! STUNNING OCEAN VIEWS!

Unique large double unit,3 BR 3 BA, 3,408 SF.Chic marble entry,open floor plan. Gourmet kitchen, expansive dining & living w/large balcony w/ocean views.Luxurious master suite w/sitting area, balcony and ocean views.Elegant master marble bath,two walk-in closets.Exquisite bldg. amenities:Concierge 24/7,Spectacular Rooftop w/Ocean Views,Pool,Spa,BBQ,Entertaining Area.Fitness Rm,Banq. Rm., Sub Pkg.On-Site Mgmt. Also available for lease \$16,900/month.

MLS#16-136022
 Julie Lovett 3108993514
COLDWELL BANKER RESI

Washer/Dryer,Range/Oven,Dshwshr,Alarm

15301 WHITFIELD AVE	Refresh.	11-2	631/A4	NEW
\$6,850,000	5+6	3sty-ARCHITECTURAL		


PALISADES ARCHITECTURAL VIEW ESTATE


STAGGERING OCEAN, BAY & CITY LIGHTS VIEWS FROM THIS RECENTLY BUILT & HIGHLY CUSTOMIZED RESIDENCE, LOCATED MOMENTS ABOVE THE VILLAGE. THE ATTENTION TO APPROPRIATE SCALE & LINEAR DIMENSION IS SOFTENED W/ WARM WOOD COMPLIMENTS, WIDE PLANK FLOORING & DISAPPEARING FLEETWOOD DOORS. THE LIVING AREAS INCLUDE OFFICE, GYM, WINE CELLAR, MEDIA ROOM W/ 120" PROJECTION SCREEN, A VERY PRIVATE YARD W/ ZERO-EDGE POOL DECKED IN WHITE LIMESTONE & A FULLY EQUIPPED ROOF TERRACE W/ SPA, BBQ & MULTIPLE SEATING AREAS.

MLS#16-147936
 Timothy Enright 310.652.6600
THE ENRIGHT COMPANY

www.TheEnrightCompany.com


TUESDAY

17001 BOLLINGER DR	Open	11-2	NEW
\$2,495,000	5+4	RANCH	
	GREAT VALUE FOR A BEAUTIFULLY REMODELED HOME		
Beautiful Palisades Home. The interior features a light and bright ambiance that is adorned w/ solid hardwood floors, cove lighting and new electric, plumbing, dual pane windows and HVAC system. The gourmet kitchen is brand new & features SS appliances, tile floors & a wolf range. Up stairs is a master suite w/ vaulted ceilings, a private balcony, wood burning fireplace, & luxurious bath w/ a steam shower, & sandstone floors. The exterior features a large grassy yard and lush landscaping.			
MLS#16-147728		Dshwshr,Frzr,Grbg Disp, Rng/Ovn,Other	
Matthew O'Keefe GIBSON INTERNATIONAL			

3917 MALIBU VISTA DR	Open	11-2	rev
\$3,350,000	4+4	1sty-COUNTRY FRENCH	
	RARELY AVAILABLE OCEAN VIEW BLUFFS HOME		
Artist's private, magical retreat— warm and inviting one level home set on huge flat ocean view lot with grassy yard, gorgeous pool, built in spa. Flower filled gardens, light filled atrium entrance. Ocean views from living room, dining room, master suite and backyard, make this a perfect home for entertaining or just enjoying at all times of the day. Many special touches. Convenient location minutes to Malibu, Palisades, or Santa Monica.			
MLS#16-145118		Blt-Ins,Clng Fan,Dshwshr,Dryer,Fridg	
Marta Samulon 310-230-2448 COLDWELL BANKER RESI			

17049 PALISADES CIR	Open	11-2	NEW
\$1,825,000	4+3	2sty-TRADITIONAL	
	HARD-TO-FIND 13K+ SQ FT LOT!		
Hard-to-find large lot with good privacy and separation from neighbors. Well-maintained home with 3,100 sq ft, an open floor plan & good natural light. Large living rm w/floor-to-ceiling windows. Updated eat-in kit opens to family rm. The main level is completed by 1 bedroom + 1 bath. Upstairs includes 2 bedrooms, 1 bath + a large master w/sitting area, fireplace, walk-in closets & extra storage room. Incredible yard that consists of three separate grassy areas. Room for a pool and much more!			
MLS#16-148102		Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg	
Michael Edlen 3102307373 CB - PP			

1329 GOUCHER ST	Open	11-2	rev
\$3,325,000	4+3.5	3sty-ARCHITECTURAL	
	ELEGANT ARCHITECTURAL WITH OCEAN VIEWS		
VIEWS, VIEWS, VIEWS! 4 bed, 3.5 bath, 3,776 sqft home by award winning architect Steven Ehrlich, just blocks above the village on street to street lot, panoramic ocean & city light views. High vaulted ceilings, protected terrace overlooking Queen's Necklace + Palos Verdes. Private courtyard, living room, dining area, family room, large master with a fireplace, walk in closet, large master bath w/ whirlpool tub. Next go down another floor where there are 2 more beds. This is a must see!			
MLS#16-126064		Blt-Ins,Dshwshr,Rng/Ovn,Fridg	
Anthony Marguleas 310-922-4241 AMALFI ESTATES			

627 N MARQUETTE ST	Refresh.	11-2	NEW
\$1,688,888	2+2	1sty-COUNTRY ENGLISH	
	CHARMING HOUSE WITH OCEAN VIEWS AND COOL BREEZES		
Located in enchanted woods minutes from village! Converted Garage may serve as a guest house, office or easy to convert back. Truly indoor outdoor California living. Stand on your front deck and watch the sailboats in the distance or catch a glimpse of the deer walking through your own front yard. House is lovely as is or remodel and build your own dream house. Located in a very special, private, partially wooded canyon yet only 4 minutes to town. Best value in all of Palisades. Lucky you!			
MLS#16-147396		www.627MarquetteStreet.com	
JoAnn Schoemann/Craig Au 310-386-5509 TELES PROPERTIES			

394 ARNO WAY	Refresh.	11-2	rev
\$2,788,000	3+3	2sty-MEDITERRANEAN	
	PRIVATE MEDITERRANEAN RETREAT IN THE PALISADES		
PRICE REDUCTION! Wonderful Mediterranean villa nestled behind the Bel Air Bay Club. Grand 2 story entry branches out to the dining room, huge sunken living room & spectacular chef's kitchen. The living & dining rooms open up to the tranquil backyard with indoor-outdoor flow perfect for entertaining & relaxing. Stunning master retreat has vaulted ceilings, views, fireplace, 2 walk-in closets and large bathroom. High-end finishes and sound and security systems throughout. Bring all offers!			
MLS#16-139324		Blt-Ins,Cbl,Clng Fan,Dshwshr,Dryer,Other	
Jalda Hoff 310-488-9494 THE BLUEWAVE GROUP,			

1807 CHASTAIN PKY	Open	11-2	red
\$5,199,000	6+7	CONTEMP MED	
	NEW PRICE SOPHISTICATED MEDITERRANEAN PALISADES ESTATE		
6bd, 6½ba+ofc+fam rm+maids+eat-in kit+frml entry. 2 stry entry w/open staircase, frml LR w/frplc & floor to ceiling windows, frml powder rm, sep., ofc w/walnut/cherry built-ins & parquet flooring, lrg fam rm w/grand frplc w/media & wet bar/gaming area, marble kit w/island along w/party & sitting area. This is a chef's quality kit w/wine rm. Frml mstr ste w/frplc & lrg mstr ba w/marble & gym area/lrg walk-in closet. Separate maids/nanny rm w/ba, 3 car grg, ±3k sq. ft. for outdr patio w/ocean vus.			
MLS#16-131116		www.1807chastain.aaroe.site	
Wesley Earley 310.922.6691 JOHN AAROE GROUP			

631 LAS LOMAS AVE	Open	11-2	630-J5	rev
\$2,595,000	3+4	2sty-CONTEMPORARY		
	LIKE STEPPING INTO DWELL MAGAZINE... CONTEMPORARY PERFECTION!			
Connected w/nature from every expansive vista! This hi-end masterpiece delights the soul/excites the senses w/ its exceptional design detail. Sleek surfaces characterize a magnificent modern living space: warm wood/Calacatta Blanco quartz/amazing over-sized Fleetwood openable glass walls. Grassy front +prvt rear lawns/ lpe deck+ balconies/ Viking +custom European cabinetry. Peaceful/friendly Las Lomas neighborhood/velvety mountains w/glorious greenbelt overlooking magical Las Pulgas Canyon.				
MLS#16-142750		Blt-Ins,Dshwshr,Grbg Disp,Hood Fan,Micro		
Brett Duffy/Betty-Jo Til 310-230-3767 BERKSHIRE HATHAWAY H				

761 SWARTHMORE AVE	Open	11-2	red
\$4,750,000	6+5.5	CAPE COD	
	VIA BLUFFS CAPE COD - PRICE REDUCED!		
PRICE REDUCED! Cape Cod hm w/finished basement. Cust blt in 2009 in the Via Bluffs, home has w/6 BR, 5 1/2 BA, FR, paneled library/dn & a finished basement w/elevator & w/2 BR, media room, & full BA.. Gourmet kit features Viking appliances, granite counters, a center island, breakfast nook & walk-in butler's pantry. The FR w/FP is spacious & opens to a grassy back yd w/BBQ and sports court. Master suite has cathedral ceilings, FP, lg walk-in closet & lg outdoor balc. Large rooftop deck.			
MLS#16-129566		BBQ,Cbl,Dshwshr,Dryer,Elvtr,Other	
Murray Weisberg 310-481-6260 SOTHEY'S INTERNATIO			

1348 DUENDE LN	Open	11-2	rev
\$2,199,000	4+2	RANCH	
	AMAZING VIEW PROPERTY IN MARQUEZ KNOLLS		
This home w/dramatic wood beamed ceilings is at the end of a private, quiet cul-de-sac & boasts 180-degree mountain & city views. The chef's kitchen includes an 8 burner, double oven Viking range & high end appliances. There's a b/in wine rack & office desk area. The desirable open floor plan w/ stunning views & spacious backyard will have you fixated on the incredible sunsets & twinkling city lights in the PM. Vaulted ceilings, skylights & lots of windows make this a light & bright home.			
MLS#16-126916		Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr	
Sherri Noel 3109948721 KELLER WILLIAMS-SM			

1460 AMALFI DR	Open	11-2	bom
\$5,595,000	6+5	2sty-TRADITIONAL	




BACK ON MARKET-REDUCED!!

Best buy in the Riviera! Rare opportunity, one of a kind restored 1941 Riviera classic. Designed by Louis T. Laskin, lovingly maintained & updated by current owners for 28 years. Formal entrance leads to large LR w/fireplace, FDR, den, 50's style kitchen, separate brkfst. room & enclosed sunroom. Distant ocean views. Custom designed English garden w/hundreds of rose bushes & fruit trees. Flowers & herbs abound the garden w/open & covered patios areas for enjoyment, relaxation & entertaining.

MLS#16-119512
 Paul Pekar 310-496-5955
 GIBSON INTERNATIONAL
 www.1460amalfi.com

15 Pacific Palisades	Lease		
14815 BESTOR	Open	11-2	NEW
\$10,500	4+4	2sty-RANCH	




FOR LEASE 4 + 4

Multi-level home, located close to the Village, available for lease. Large living room with hardwood floors & fireplace. Kitchen w/ butcher block center island, Viking range. Seating for six at the corner banquet kitchen table. Dining room w/ vaulted ceiling, a separate family room w/ fireplace, built in book shelves and access to the yard. There are 3 bed and 2 baths down and the Master suite is upstairs w/ a large sitting area, fireplace and partial ocean views. Terraced yard w/ pool and spa.

MLS#16-146734
 Tory Raisin 310-490-9797
 SOUTHERN CA REALTY
 Bit-Ins,Cbl,Dshwshr,Grbg Disp,Fridg

15 Pacific Palisades Condo / Co-op

17368 W SUNSET #102	Open	11-2	630 G6	NEW
\$1,645,000	2+2	1sty-CONTEMPORARY		



WWW.17368SUNSET.COM - OCEAN VIEWS & REMODELED PERFECTION

AMAZING OCEAN VIEWS FROM ALL RMS! Features INTEGRATED FLR TO CEILING SLIDING DRs. PORCELAIN TILED FLRS. SLEEK KIT w/BERTAZZONI ITALIA STOVE & OVEN, KIT AID REF & DISHWASHER, CEASARSTONE & BRKFST BAR. W&D IN UNIT. HUGE PATIO plus a BALCONY. MSTR BDRM w/ built-ins, Rabbit Air Purifier & bathrm w/ STEAM SHOWER. Lots of built-ins for storage. Includes 3 TV's existing components & furniture at no extra cost. Most utilities paid by HOA. Guard Gated Edgewater Towers w/2 pools, 2 spas, a gym & tennis!

MLS#16-146376
 Lauren Polan 310-573-7776
 COLDWELL BANKER RESI
 www.17368Sunset.com

17368 W SUNSET #401	Open	11-2	630 G6	NEW
\$4,900	2+2	1sty-CONTEMPORARY		



MUST SEE ABOSULTELY GOREGIOUS RENTAL OPPORTUNITY!

Mountain view condo at Guard Gated Edgewater Towers, across from beach. Hardwood flrs. Lrg LR w/built ins & TV. Fab kit w/granite, brkfst bar, ss appl & beautiful cabinets. Dining area w/lovely fixture. Mstr bedrm w/ceiling fan & flat screen TV, 2nd BR w/ceiling fan. Bathrms done with quartz & onyx flooring. Crown molding, new closet doors, LED lighting, air handler, NEST thermostat, commercial grade dual pane windows & more. Lease includes utilities, community pools, spas, tennis, gym & more!

MLS#16-139542
 Lauren Polan 310-573-7776
 COLDWELL BANKER RESI
 YOU MUST SEE THIS PROPERTY!

1671 MICHAEL LN	Open	11-2	NEW
\$995,000	2+2.5	MEDITERRANEAN	



SUPERBLY DESIGNED HIGHLAND VILLA TOWNHOME

Highland Villas townhouse,open floor plan's large volume living spaces, high ceilings showered with light from well placed windows & sliding doors which open to patio. Designer Italian 24" ceramic tile throughout the main floor & custom stone fireplace.The split level living room, den,and dining area flow together with the bright white kitchen & breakfast bar. Two generous master suites, one with a fireplace, high volume ceilings, large walk in closet and views of the surrounding mountains.

MLS#16-147908
 Sewit Eshetu 310 962-3069
 RODEO REALTY-BW
 Built-in

16 Mid Los Angeles	Single Family		
2109 S COCHRAN AVE	Refresh.	11-2	NEW
\$639,000	4+2	1sty-TRADITIONAL	



CHARMING MID-CITY VILLAGE TRADITIONAL

This charming 4 bedroom, 2 1/2 bath Mid-City Traditional is the home you have been waiting for. Through a formal entry you will find a spacious home bathed in light. Laminate floors in the living & dining rooms lead you to the large eat-in kitchen with an open floorplan that is perfect for entertaining and includes newer stainless steel appliances & generous amounts of countertop space/cabinetry. The home is on a quiet residential tree-lined portion of Cochran Ave w/no direct access to Washington.

MLS#16-147908
 The Carrabba Group 323-899-2900
 KW BEVERLY HILLS
 www.MidCityHouse.com

1764 PALISADES DR	Open	11-2	NEW
\$899,000	2+2.5	TRADITIONAL	




BRIGHT TOWNHOUSE WITH EXQUISITE OCEAN AND MOUNTAIN VIEWS

Bright 2bd+2.5ba tri-level th w/views throughout. The main floor features a spacious & light filled din rm & liv rm w/ frpl, hrdwd flrs & floor to ceiling windows w/beautiful views. The remodeled kit w/upgraded finishes opens to a nice brkfst rm. The lrg mstr ste is on the upper level w/en suite ba & priv balc overlooking the tranquil ocean & mountain views. 2nd bdrm located on the lower level w/fam rm, office area & priv pat. 2 car gar w/laundry. Comm pool, tennis, courts & fitness center.

MLS#16-147908
 Mary Beth Woods 310-463-1599
 COLDWELL BANKER
 Dshwshr,Dryer,Frzr,Rng/Ovn,Fridg

17 Mid-Wilshire	Single Family		
1367 S COCHRAN AVE	Open	11-2	NEW
\$829,000	3+2		



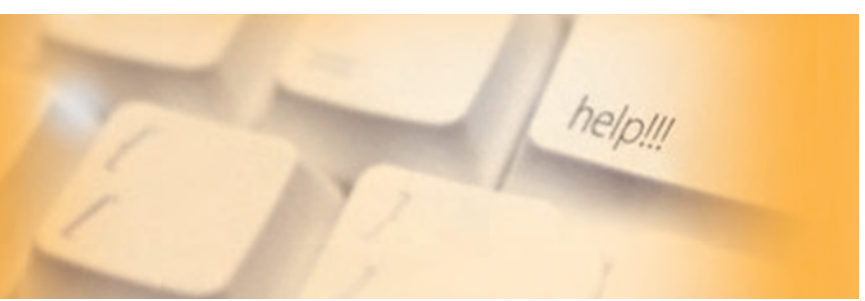
NEWLY REMODELED MID-WILSHIRE HOME

Fully remodeled masterpiece located in the Miracle Mile/ Mid-Wilshire area. This meticulous home with every attention to detail has an enhanced open floor plan. A beautiful kitchen with Carrera marble countertops, wine cooler and Elite appliances. Spectacular flooring and recessed lighting flows throughout the house.

MLS#16-147908
 Skyler Hynes 310-800-5111

Questions? Need Assistance?
 Contact our Help Desk Department!

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



TUESDAY

18 Hancock Park-Wilshire *Single Family*

541 N CAHUENGA BLVD	Open	11-2	NEW
\$2,849,000	4+5	2sty-SPANISH	

GREAT NEW PRICE! GORGEOUS SPANISH!

Nestled between the LA Tennis & Wilshire Country Clubs in Hancock Park proper, this 4 bed / 4.5 bath Spanish (2 bed / 2.5 baths down & 2 bed+ office/2 baths up) was gutted w/ new 2nd story expansion + garage. Intimate courtyard w/ fountain off dramatic barrel ceilinged living room; luxurious master suite; Formal dining, gourmet kitchen, custom maple cabinets, stainless appliances. 180 ft deep yard with 44 ft long, 9 ft deep black bottom salt water pool+ spa & fire pit. Move right in.

MLS#16-135146
Lisa Hutchins 323-460-7626
COLDWELL BANKER RES. Dshwshr,Rng/Oven

543 N MCCADDEN PL	Lunch	11-2	NEW
\$2,695,000	5+3	2sty-SPANISH	

GREAT LOCATION, GREAT HOUSE!

This 2-story 1930's sparkling Spanish w/ wrought iron gates welcome you to a flag stone courtyard. Dramatic living room boasts soaring timbered ceiling, hardwood flrs & fireplace. Formal dining room w/ French doors open onto front courtyard. The kitchen & family rm have access to the backyard w/ pool, 1 bed/office & 1 bath down. Upstairs the master bedrm & bath offer ample storage & closet space. 2 add'l bedrooms, 1 of which is a tandem offering a 4th room + add'l full bath. Central heat/air.

MLS#16-145634
Loveland Carr Properties (323) 460-7606
COLDWELL BANKER HPN www.543NorthMcCadden.com

212 N ARDEN	Open	11-2	NEW
\$2,399,000	4+4	MODERN	

WINDSOR SQUARE MODERN

Rare modern home in Windsor Square. Huge home, complete w/ pool & studio guest house + loft, feat. high ceilings and large windows throughout. Past living, dining and kitchen is den, leading to patio, pool & guest house. Downstairs bd/ba leads to patio off pool. Upstairs master suite and 2nd upstairs bd include balconies overlooking pool. 3rd upstairs bd feat. Office w/skylight. Extra sunroom upstairs. 3-car tandem garage + driveway. Non-working elevator.

MLS#16-146086
John Duerler 2139242208
HANCOCK HOMES REALTY Fridg

624 S RIMPAU	Open	11-2	red
\$5,995,000	6+7	TRADITIONAL	

REDUCED! SOPHISTICATED TRADITIONAL HOME

HUGE REDUCTION! This sophisticated Traditional home boasts an updated style while maintaining its original charm! The open floor plan is perfectly complimented by beautiful moldings, hardwood floors, French doors, & exceptional attention to detail. The quiet park-like yard will be your personal sanctuary w/ sparkling pool, grassy yard, spa, & converted garage. Situated on a huge private lot in prime Hancock Park, enjoy Southern California living at its finest!

MLS#16-137092
S.F.J/Schlusser/ Walters 310.691.7888
JOHN AAROE GROUP 624Rimpau.com

18 Hancock Park-Wilshire *Lease*

806 S CITRUS AVE	Refresh.	11-2	633	NEW
\$4,450	3+1.75	1sty-TUDOR		

OLD WORLD CHARM

Tutor Revival, beautiful curb appeal and just in time for Summer! Fabulous, private, gated in front patio, great for entertaining. Large three bedroom, one and three quarter bath. Original details throughout. Breakfast nook with breakfast bar off kitchen. Basement laundry room perfect for office or storage. Central to Miracle Mile location that's close to Downtown, Beverly Hills, Farmers Market and the Grove. Must see to appreciate.

MLS#16-146600
Daniel Alltounian (310)-804-7160
BERKSHIRE HATHAWAY H Dshwshr,Grbg Disp,Rng/Ovn

19 Beverly Center-Miracle Mile *Single Family*

1148 STEARNS DR	Open	11-2	NEW
\$2,495,000	5+4.5	CAPE COD	

THE HAMPTONS IN CARTHAY SQUARE

Visualize that perfect home in the Hamptons and then travel in your mind to lovely Carthay Square. The dream now becomes reality as this newly constructed home beckons. Softly set in the middle of one of the hottest neighborhoods in the Miracle Mile, this home offers the nostalgia of holidays past with the latest in Los Angeles living.

MLS#16-145634
John Barrentine 3102766656
KW LARCHMONT Dshwshr,Grbg Disp,Hood Fan,Micro,Rng/Ovn

428 N EDINBURGH AVE	Open	11-2	NEW
\$1,719,000	3+2	1sty-SPANISH	

UPDATED CHARMING SPANISH IN AMAZING LOCATION!

Crty entry leads to LR w/ barrel ceiling, fp & arched window overlooking lush yard. Formal DR w/ views of the patio leads to Gourmet Kit w/ granite counters, ss top of the line appliances, wine refrig, walk in pantry brkfst rm. Center Hall leads directly to rear yd & 3 bdrms & 2 baths. Mstr suite has a lg walk in closet & a remodeled bath w/ luxurious tub & shower. Gst bath has separate stall shower & Tub. The rear yd is private & has a tiled patio/sitting area, perfect for entertaining.

MLS#16-138956
James Hancock 310-777-6351
COLDWELL BANKER RESI Bring or Send Clients!

153 S EDINBURGH AVE	Open	11-2	rev
\$3,795,000	5+5.5	2sty-CONTEMPORARY	

STUNNING DESIGNER SHOWPLACE
WWW.153EDINBURGH.COM

Walled & gated contemporary architecture at its best. 6000+ sq ft of indoor-outdoor living spaces, a 1057 sq ft rooftop deck with panoramic city views. Custom LEICHT kitchen with Miele appliances. Imported bath tiles & Graf fixtures; hardwood floors, Fleetwood door systems and state-of-the-art URC home automation system. Integrated swimmers lap pool & spa, outdoor MOVIE projector, gorgeous lpe wood entertainment deck complete w/ bar, fire pit & BBQ area.

MLS#16-138956
Omega Group-Todd Michaud 310.429.8191
KELLER WILLIAMS www.OmegaGroup.LA

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6636 LINDENHURST AVE	Open	11-2	rev
\$2,399,900	4+4.5	1sty-CONTEMP MED	



BEV GROVE REMODEL WITH GUEST HOUSE WWW.6636LINDENHURST.COM

Stunning Contemporary Spanish remodeled to perfection! Hedged & gated home features: beamed ceiling LVR w/ FPL, bright open floor plan, smart home system, hwd floors throughout. 3 large bedrooms each w/ en-suite bath, high-end imported tiles, designer sinks and faucets. A cook's kitchen w/ Viking appliances, lrg center island-bar, bkfst nook, custom cabinets & Italian carrera counters. Swimmer's pool, cozy spa, fountains & fire pit, perfect for outdoor gatherings. Amazing detached guest house.

MLS#16-136898
Omega Group-Ron Keinan 310.779.5348
KELLER WILLIAMS
www.OmegaGroup.LA

19 Beverly Center-Miracle Mile Condo / Co-op

357 N HAYWORTH AVE, UNIT 104	Open	11-2	NEW
\$849,000	2+2	TRADITIONAL	



Sophisticated and open front, corner unit. Conveniently located near shops, restaurants and nightlife you'll find an exquisitely designed 2 bedroom, 2 bath boasting all the necessities and options for the modern lifestyle. Hardwood and high ceilings throughout the living areas. A cook's kitchen with granite and all Viking appliances. 2 full-tile bathrooms, sunk in tub in the master. Two walk in closets and ample additional storage laundry in unit. Gas fireplace, alarm system wired for sound.

Andrej Nagy 3233822903
THE AGENCY
Cooks Kitchen, High Ceilings, Laundry

5764 SAN VICENTE BLV, UNIT 304	Open	11-2	NEW
\$675,000	2+2	CONTEMPORARY	



LIGHT & BRIGHT WEST FACING REAR CORNER 2BD+2BA W/ CITY VIEWS

Light & bright West-facing rear corner unit in newer (built in 2002) contemporary "San Vicente Regency" building. This 2BD+2BA feat. a bright open floor plan connected to a balcony w/ gorgeous city views. Updated gourmet kitchen offers granite countertops, newer appliances, abundant cabinet space & breakfast bar opening to dining room w/ views. Master suite feat. walk-in closet & bathroom w/ dual sinks. Bright 2nd guest bedroom looks out to city view. Laundry in-unit & 2 secured parking spaces.

ST.JAMES+CANTER 310.291.1029
BERKSHIRE HATHAWAY
WWW.5764SANVICENTE304.COM

19 Beverly Center-Miracle Mile Income

6135 LINDENHURST AVE	Open	11-2	rev
\$1,995,000	Duplex	SPANISH	



WWW.6135LINDENHURST.COM

Acclaimed designer Karen Hartman has taken a 1920's period Spanish & designed an amazing villa consisting of 2 separate units. Each unit feat 2 bd, 1.5 ba, exquisite kit, FDR, private deck, & shared backyard. Both units feat wood fl, custom window work, LR w FP, & hand-hewn beams. A separate large studio/offc/music rm is also included. This is a rare one-story-trophy property oozing character and charm. The house is a soothing & soulful experience. Literally moments to BH, Whole Foods, & the Grove.

MLS#16-141354
Jan Horn 310.710.3636
PACIFIC SOTHEBY'S IN
Washer, Dryer, Rng/Ovn, Fridg, Other

20 Hollywood Single Family

723 N CITRUS AVE	Open	11-2	NEW
\$1,299,000	3+3	1sty-TUDOR	



HANCOCK PARK ADJACENT OLD-HOLLYWOOD TUDOR

Hancock Park adjacent, old-Hollywood Tudor, owned by the same family since its construction in 1923 and never been on the market. High pitched wood beam ceilings with original stenciling, windows and fireplace. Systems updated in 2010 with the exception of HVAC. Family room has original hardwood, fireplace and entrance to the serene backyard courtyard. 8ft perimeter walls surround the backyard, adding extra privacy. Prohibition 'speak easy' cellar has historical autographs from 1930's musicians.

MLS#16-148122
Jory Burton 310-766-5679
SOTHEBYS INTL REALTY
www.723Citrus.com

20 Hollywood Condo / Co-op

1850 GRACE AVE	Refresh.	11-2	NEW
\$1,159,000	3+2	2sty-SPANISH	



A PIECE OF HOLLYWOOD HISTORY!

A rare offering in the Historic El Cabrillo Condominiums. Built by movie mogul Cecil B. DeMille in 1927. This beautiful 3 BD/2 BA - 1,350 Sq.ft. unit features two fireplaces, large closets, beamed ceilings, covered bookshelves, hardwood floors, casement windows and large basement area. The kitchen features Bosch appliances, Zanger Tiles and French doors leading to a patio. The building is a Los Angeles Historic-Cultural Monument # 773 and is also listed on the National Register of Historic Places.

MLS#16-147310
Michael Rodgers 310-280-8983
KELLER WILLIAMS RLTY
Bit-Ins, Cbl

21 Silver Lake - Echo Park Single Family

2955 ANGUS ST	Lunch	11-2	NEW
\$1,699,000	2+2	1sty-MID-CENTURY	



QUINTESSENTIAL MID-CENTURY ARCHITECTURAL IN PREMIUM SLK

Quintessential Mid-century Architectural Residence provides a setting that harmonizes fabulous views, a mostly flat landscaped lot over 10K SF, & renovations throughout that retain discerning architectural flourishes. Newly renovated interiors incld: kitch w/new stainless stl appl, renov bathrms, & writers studio. Bring or send your clients to the following events: Tues. 8/2/16 from 11 to 2, Twilight Open house Thurs. 8/4/16 from 6 to 8, & Public Open Houses Sat. 8/6/16 & Sun. 8/7/16 from 2 to 5.

Grace Gaerlan 3232102404
COLDWELL BANKER LfZ
New appliances, a/c, spa, renovations

2529 KENILWORTH AVE Refresh. 11-2 **NEW**

\$1,500,000	5+3	2sty-SPANISH
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SPANISH 4BD/2BA + SEPARATE GUEST UNIT

Prime Moreno Highlands Spanish 4bd/2ba residence w/ perfect indoor-outdoor flow to large lush yard + spacious 1bd/1ba guest unit. Beautiful character details throughout include hardwood floors, gorgeous decorative stone fireplaces (possibly Bachelder), tall beamed ceilings, mostly original wood windows, views of the San Gabriel mountains. A mix of original tile and newer kitchen and baths retains the vintage vibe with updated systems for a perfect finish. 3 car gar. Ivanhoe Elementary.

Karen Lower 323-804-8043
COLDWELL BANKER
www.2529Kenilworth.com

TUESDAY

1414 N BENTON WAY	Open	11-2	NEW
\$1,399,000	4+3	CRAFTSMAN	




SILVER LAKE CRAFTSMAN

Crisp, textured and delicious, 2-story classic Craftsman, rising on a lush knoll, just blocks from the best cafes, restaurants and shops in Silver Lake/Echo Park. This is a rare opportunity to acquire a stunning example of Los Angeles architecture from the early 1900's, beautifully & lovingly restored, with updated features like polished hardwood floors and professional harmonious landscaping. Rich detail in every direction - wood sash windows, bead board wainscoting, stout millwork, and more.

MLS#16-148116
P. Maurice T. Rustad 310-623-8819
RODEO REALTY - BH

1414Benton.com

3460 GRIFFITH PARK	Open	11-2	rev
\$2,479,000	4+4	POST & BEAM	



REIMAGINED POST & BEAM


Rarely does Los Feliz offer a newly imagined home that still retains its Post and Beam "roots". Seamless floorplan with modern flow. Gorgeous living room w/ high pitched roof and accent windows. New kitchen with Viking appliances, Caesarstone island. Spa like Master bath. Many upgrades throughout such as beautiful new oak floors, updated plumbing and electrical ect.. Two car attached garage w/ direct entry to house. Amazing entertainers + room for pool. Collaboration between Edge and Restore LA.

MLS#16-146124
Carter + Orland Estates
KELLER WILLIAMS REAL

www.carterorlandestates.com

21 Silver Lake - Echo Park *Condo / Co-op*

2018 GRIFFITH PARK BLVD. #303	Open	11-2	NEW
\$599,000	2+2	CONTEMPORARY	



PRIME TOP FLOOR REDONE CONTEMPORARY

Prime top floor & stunningly remodeled with High Ceilings... large open living/dining area looking Unobstructed west views of Silver Lake hills! Lg master new custom granite counter tops. Lg walk in closet. 2 Bathrooms. New stainless steel stove, refrigerator, microwave & dishwasher. New wine refrigerator installed in kitchen. Recessed LED lights. New flooring throughout including Kitchen & baths. Inside laundry. Resort like pool & spa. HODs include earthquake Insurance. GREAT UNIT!

MLS#16-143958
Ronald Goldhammer 310-927-5222
BERKSHIRE HATHAWAY H

Dshwshr,Dryer,Grbg Disp,Micro,Fridg

1860 RODNEY DR	Open	11-2	+GSTHSE!	rev
\$849,000	2+1	1sty-CALIFORNIA BUNGALOW		



COOL BUNGALOW W/BONUS GUEST STUDIO W/KITCHENETTE AND BATH!

OFFERS DUE TUE 8/2 @ 5P! Want options? This 2BR/1BA 905-square-foot MAIN HOUSE is hedged and gated for ultimate privacy. A large covered porch welcomes visitors into this light-and-bright Craftsman-style bungalow. A 319-square-foot GARAGE CONVERSION adds options for how to live. "Loft style" abounds with vaulted ceilings, exposed beams, skylight, kitchenette with bar, and a bathroom with step-in shower. 2 off-street tandem uncovered parking spots. BONUS ALERT: Franklin Elementary, too. LAR2.

MLS#16-144912
JEFF YARBROUGH 323.854.4300
KW | L.A. LUXE GROUP

www.1840Rodney.com | www.LALuxeGroup.com

21 Silver Lake - Echo Park *Income*

2222 BRIER AVE	Open	11-2	NEW
\$1,299,000		CRAFTSMAN	



PERFECT 2 STORY CRAFTSMAN WITH 2BED SPANISH REAR INCOME

Prime Silverlake walk to "365" Amazing 2 on a lot custom rebuilt 2 story Craftsman with attention to detail. Plus charming Spanish 2 Bedroom Back house w/ Private Gardens on large lot. Bring your buyers...won't last, Open Sunday 2-5

MLS#16-148228
Zachary Deutsch 310.721.2823
ZACHARY DEUTSCH

Dshwshr,Grbg Disp

22 Los Feliz *Lease*

4955 LOS FELIZ	Lunch	11-2	NEW
\$23,500	5+6	CONTEMP MED	



BEAUTIFUL REMODELED CONTEMPORARY MEDITERRANEAN


Completely Remodeled Los Feliz Med home. Only the finest materials used in the reconstruction of this Los Feliz Gem. Brand new Pool, Outdoor Kitchen, Guest house are only a few of the amenities. City Lights View and Views of the Observatory. Available for Lease or Sale.

MLS#16-148228
Zachary Deutsch 310.721.2823
ZACHARY DEUTSCH

Dshwshr,Grbg Disp

22 Los Feliz *Single Family*

2400 GLENDOWER AVE	Lunch	11-2	NEW
\$1,775,000	3+3	1sty-MID-CENTURY	



UNSPOILED GEM - 1ST TIME ON THE MARKET IN 26 YEARS

Mid-Century gem w/ Modernist details intact features an abundance of arch'l eye candy: steel casement windows & custom woodwork throughout, leaded glass bow window & detailed crown moldings in the LR, custom Birch wainscoting in the DR, Birch Kitchen cabinets w/ integrated Birch handles & a Picture-frame Birch-paneled Den w/ a curved Santa Maria stone fpl & wet bar. A pool-sized, pvt yrd & a 2-car det. garage round out this amazing restoration opportunity. Close to Griff. Pk & Los Feliz Village.

MLS#16-147904
Michael Tunick 323-646-3893
BHHS CA PROPERTIES

SEE FULL PG B&W AD; 2400Glendower.com

28 Culver City *Single Family*

10747 CRANKS RD	Open	11-2	NEW
\$2,895,000	3+3.5	2sty-ARCHITECTURAL	



UNPARALLELED AND UNOBSTRUCTED 180° VIEWS IN CULVER CREST


Designed by the AIA award winning architect Stuart Magruder in the coveted Culver Crest neighborhood of Culver City, this light & bright 3 bed/3.5 bath+den+office home is environmentally conscious, using sustainable eco-friendly materials, & solar power with views of the sunset and ocean, from the Marina to the Hollywood Hills! 3,364 sq ft of space ready to move in. Don't miss the Brokers Open on Tuesday Aug 2nd from 11-2pm & the sunset viewing from 7-8:30pm; also open Sunday Aug 7th from 2-5pm.

Eric Yetter 310.266.5819
PLG ESTATES

stove-ref-dishwash-wash/dry

Why Advertise? Large Distribution Area

Westside L.A., San Fernando Valley, Greater South Bay, Beach Cities, Palos Verdes, Glendale, Pasadena, Burbank, Most of LA County!



THE MLS BROKER CARAVAN
INTERNATIONAL
THE ONLY REALTOR®-OWNED ONLINE & PRINT OPEN HOUSE GUIDE.

MOST ACCURATE REAL ESTATE SOURCE

10836 MARIETTA AVE	Open	11-2	NEW
\$1,648,000	3+3	2sty-SPANISH	




STUDIO ESTATE MASTERPIECE

Magnificently Designed. Tucked behind Sony Studios and within Culver City's schools, is a stunning home. An extraordinary open floor plan, soaring ceilings and an abundance of natural light. Downstairs an impressive living room leads into the relaxing office and den. The Chef's kitchen melts into dining area, separated by a breakfast bar and overlooks the drought-tolerant landscaping. Upstairs, retreat to your master bedroom with light-infused bathroom. An architectural gem to behold

MLS#16-145618
Shannon Shue 310-853-0335
KW SILICON BEACH

Solar Panels owned, LEDs, DualPaneWndws

60 Tarzana	Single Family		
4400 ELLENITA AVE	Open	11-2	NEW
\$2,695,000	4+6	MEDITERRANEAN	



BREATHTAKING TARZANA SPANISH PRIVATE GATED ESTATE W/ VIEWS

Outstanding Tarzana estate, 5,800sf, 4+6. All custom, built 2010, with formal family and dining rooms, an open living room and kitchen with large island. Master suite has retreat with fireplace and balcony. All rooms suites with balconies. The gourmet kitchen enjoys high end Dacor and Miele appliances and built-in coffee. Entertainer's back yard has panoramic valley views and includes cabana with pizza oven and fridge, built-in BBQ. Sparkling pool, raised jacuzzi and view deck.

J. Altman & C. Johnson 310.819.3250
DOUGLAS ELLIMAN

4140 LE BOURGET AVE	Open	11-2	NEW
\$1,249,000	3+1	SPANISH	



WWW.4140LEBOURGET.COM

Gorgeous 1928 Spanish-style Home in Carlson Park, Culver City's most prestigious neighborhood! The beautiful home has a bright living room with high coved ceiling, hardwood floors & fireplace that opens thru an arched doorway to the formal dining room. The remodeled kitchen has wood cabinetry & granite counters. Ideal location on Le Bourge, a block from Carlson Park, near Sony Studios and Culver City's award winning schools and not far to all the shops and restaurants in downtown in CulverCity!

MLS#16-147528
Todd Miller 3105602999
KELLER WILLIAMS-SM

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

61 Lake Balboa	Single Family		
17212 STRATHERN ST	Refresh.	11-2	NEW
\$529,000	3+2	1sty-TRADITIONAL	



CHARMING SINGLE STORY RETREAT

This charming single story retreat boasts 1,350 sq. ft. on a 6,000 sq. ft lot. Features include 3 Bedrooms, 2 Bath, Family, and Bonus Rooms, with central heat and AC. This fantastic expansive home has been nicely cared for inside and out. The comfortable living room opens to the dining room for easy entertaining. Enjoy the quiet and cozy master bedroom situated perfectly in the back of the house with access to the pool and patio. There is an incredible back yard with an inviting swimmers pool.

Dena Burton 310-387-0387
KELLER WILLIAMS BH

Hardwood Floors, Central AC & Heat

29 Westchester Single Family

5866 W 78TH PL	Open	11-1	red
\$839,000	929000	3+2.5 1sty-TRADITIONAL	



LET'S MAKE A DEAL!!!

MAJOR PRICE REDUCTION!! \$839,000. Minutes from Playa Vista tech hub and Silicon beach, this home is a welcome retreat. Set on a large corner this home offers a workable floor plan with 3 bedrooms + 2-1/2 bathrooms. Remodel, add-on or build new. There is a bright kitchen with corner baguette seating & separate laundry room plus storage. The open living & dining design opens out to the private yard and terrace for easy indoor/outdoor lifestyle. 2-car garage+ Bonus space off garage.

MLS#16-138234
Carroll McEachern 310-918-3228
COLDWELL BANKER

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

62 Encino	Single Family		
16410 BOSQUE DR	Refresh.	11-2	NEW
\$4,480,000	6+6.5	TRADITIONAL	



STUNNING NEW CONSTRUCTION IN PRIME ENCINO

Refined elegance, casual sophistication & impeccable style converge in this newly constructed Encino masterpiece. This 6bd & 6.5ba home was thoughtfully planned w/ custom finishes, coffered ceilings, Oak floors & luxurious amenities. Upstairs are 4 ensuite bdms. including a one-of-a-kind master w/ a cozy fireplace, vaulted ceilings, shiplap walls, & a romantic balcony overlooking the private yard. This jaw-dropping new construction is truly remarkable & must be seen to be believed!

S.F./J/ B.Lowe/ K.Gillon 310.691.7888
JOHN AAROE GROUP

16410Bosque.com

31 Playa Del Rey Single Family

7504 TRASK AVE	Open	11-2	NEW
\$1,739,000	4+4	2sty-RANCH	

Experience comfort & sophistication in this East Coast-inspired farmhouse on a commanding ocean view corner lot just a short stroll to the beach.

MLS#16-133104 Pool, Ocean View, Granite Kitchen
Alice Plato 310-704-4188 COLDWELL BANKER RESI

53 Woodland Hills Condo / Co-op

5800 OWENSMOUTH AVE #22	Open	11-2	NEW
\$499,000	2+2	3sty-TRADITIONAL	



RARE TOWNHOME OPENING IN WARNER CLUB VILLAS

Across the street from Warner Ranch Park, walking distance to Orange Line, few minutes from FWY, & newly added Westfield's Village, this property boasts prime location. With no neighbors above and soaring master ceilings, enjoy peace & quiet on sprawling lush grounds which include 2 pools & spas, 4 tennis courts, & abundant guest parking. Updated fixtures throughout, fresh-paint, & new stainless appliances create a glamorous finish. Laundry hookups.

MLS#16-147218
Tracy Maitas/Darek Dumon 8182510185
DOUGLAS ELLIMAN

Dshwshr,Frzr,Micro,Rng/Ovn,Fridg

72 Sherman Oaks Condo / Co-op

14100 DICKENS ST, UNIT 8	Open	11-2	NEW
\$899,000	2+2.5	CONTEMPORARY	



WESTSIDE SOPHISTICATION SOUTH OF THE BOULEVARD

At the base of Longridge Estates, this spacious townhome awaits. With updated and custom features, it's sited in the rear for utmost privacy and light. Four separate patios, garden, direct access garage and inside laundry enhance a residence of oversized rooms and sophisticated design. Light streams into every room. Palladium-style windows set over French doors in the living room are a focal point of the room. Along with a stack-stone trimmed fireplace they define a comfortably elegant home.

Darian Robin 310-963-9471
THE AGENCY

OPEN HOUSE STATUS

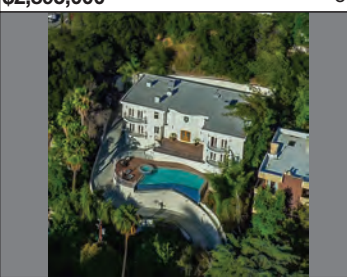
Automatic Status: The MLS™ will automatically assign NEW or REV

- NEW** New, automatic status
- NEW*** New, not yet listed
- RED** Reduced
- REV** Review, automatic status
- BOM** Back on Market

TUESDAY

73 Studio City *Single Family*

4156 SUNSWEPT DR	Refresh.	11-2	NEW
\$2,895,000	6+7	2sty-MEDITERRANEAN	




CELEBRITY GATED VIEW ESTATE.

Over 6,200 sq.ft w/ 6 bed/ 7 baths! Completed in 2011. Elegant foyer w/split double staircase. Gourmet Kitchen opens to oversized living area w/a wood/gas fireplace. At the top of the stairs, you have two wings: South Wing has (4) Four spacious bedrooms, all en-suite w/walk-in closets & additional ample storage. The North Wing is reserved for the palatial master suite w/tremendous closet space, and a separate office/bonus room with dual fireplaces! Hillside/canyon views. Parking for 8 cars.

MLS#16-146994
 Roger Perry 310-600-1553
 RODEO REALTY - BH www.RogerPerry.com

95 Mount Washington *Single Family*

559 MILTON CT	Open	11-2	NEW
\$789,000	3+1.75	2sty-ARCHITECTURAL	




MT. WASHINGTON A-FRAME WITH OUTSTANDING OUTDOOR LIVING

3/1.75 in the heart of Mt. Washington. Walk to Gold Line from this mid-century gem. Set uniquely on a small street to street lot with few neighbors, enjoys canyon/hillside views from almost every window. Fr doors in main bedroom, 3 level patio for entertaining with and outdoor fireplace. Updated kitchen and baths, AC/ heat, nwr hardwoods floors, copper piping, water heater, indoor laundry. 5 min to shopping, restaurants and Mt. Washington elementary. Come be charmed.

Charlanne Divito 818-414-1214
 KW STUDIO CITY

4172 BECK AVE *Open 11-2*

\$1,899,000	5+5	MODERN	NEW
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STUDIO CITY MODERN

Studio City contemporary in highly desirable Colfax Meadows. Spacious living room with modern fireplace and hardwood floors. Beautiful family room with built-in bench seating, fireplace, and accordion glass doors to backyard. Gourmet chef's kitchen exudes style and efficiency, with center island, prep sink, Viking refrigerator, and 6 burner range. Master suite with high ceilings, wall to wall drapery, private patio, and incredible master bath with stunning spa tub, dual mirrored vanity.

MLS#16-148026
 Craig Strong 310-439-3225
 JOHN AAROE GROUP Dshwshr,Frzr,Grbg Disp,Micro,Rng/Ovn

260 Palos Verdes Estates *Single Family*

2027 VIA CERRITOS	Refresh.		rev
\$4,537,000	6+7	2sty-ARCHITECTURAL	



PRICED TO SELL! OCEAN VIEW! TUES 11-2 SUNDAY 2-5

"PRICED TO SELL". "MOTIVATED SELLER" A rare, once in a lifetime opportunity to own an exquisite custom built estate with panoramic 180-degree ocean views in coveted Palos Verdes Estates! Featuring 6 beds+7 baths at approximately 6046 sq.ft, flat over 18,000 land, this estate boasts impeccable landscaping surrounded by lush Jasmine and lavender gardens, an extravagant master suite with a spa-like master bath, a chef-inspired gourmet kitchen with Viking appliances.

MLS#16-132502
 Joyce Kim 310 777-6278
 COLDWELL BANKER RESI BBQ,Blt-Ins,Dshwshr,Dryer,Frzr,Other

75 Valley Village *Single Family*

12625 MIRANDA ST	Open	11-2	NEW
\$679,000	2+2	CAPE COD	



CAPE COD STYLE HOME IN VALLEY GLEN

Great Valley Village/Valley Glen neighborhood. 2 bedroom and a den, could be used as a third bedroom. Master bath was updated to include a Spa Tub and Separate stall shower. 2nd bath was added by current owner. Hardwood floors. Large lot with a swimming pool. small bonus room/tool shed in rear behind the swimming pool.

MLS#16-146446
 David Frank 213-804-6829
 COLDWELL BANKER BHN Rng/Ovn

1284 Highland Park *Single Family*

1830 N AVENUE 52	Refresh.	11-2	NEW
\$549,000	2+1	CALIFORNIA BUNGALOW	




CHARMING BUNGALO ON 10,000 SF LOT

Great opportunity to reimagine this charming cottage -- first time on market in 35 yrs. Located in a cul de sac in the hills of Highland Park on 10,000 SF lot. Beautiful panoramic vistas, gentle breezes and fruit trees abound. 2 + 1 + guest house with bath (not permitted). Wood floors, ceiling fans and copper plumbing. East access to Occidental College and hip York Avenue!

MLS#16-146804
 Irene Tsu 310-777-6800
 BERKSHIRE HATHAWAY H Blt-Ins,Grbg Disp,Rng/Ovn,Fridg

86 Pasadena *Single Family*

130 KENWORTHY DRIVE	Open	11-2	NEW
\$1,450,000	3+2	CONTEMPORARY	



THE HOLLIS HOUSE, 1978 BUFF AND HENSMAN FAIA

First time for sale ever and in original condition. 160' St. frontage, very private lot. Walled courtyard entry. Classic lines of interesting geometry, light-filled rooms open floor plan. Most of the living area is on one level. Dramatic LR with 12' ceilings and unobstructed city and mountain views. One-of-a-kind sophisticated adult home in harmony with its natural hillside setting. A visionary new owner will refine surfaces and foresee an architectural gem right out of a James Bond movie.

MLS#316006008IT
 Eric Luna 626-3188143
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THURSDAY OPEN HOUSES

85 Altadena

Single Family

2901 MAIDEN LN	Open	10-2	NEW
\$719,000	2+1	TRADITIONAL	
	CHARMING 2+1+BONUS TRADITIONAL W/ MOUNTAIN VIEWS		
This 1937 Traditional home is nestled in a quiet residential neighborhood in Altadena. 2901 Maiden Lane exudes a subtle charm with original hardwood flooring, a brick fireplace, and unique built-ins. Each of the home's two bedrooms offer broad streams of natural light and look out onto a spacious, flat backyard. Outside you'll find a finished two-car garage that can easily translate into office or studio space.			
MLS#16-148146		Blt-Ins,Dshwshr,Grbg Disp,Hood Fan,Micro	
Steve Clark KELLER WILLIAMS PAS		626-788-3013	

FRIDAY OPEN HOUSES

53 Woodland Hills

Single Family

4822 QUEEN VICTORIA RD	Open	11-2	NEW
\$1,795,000	4+5		
	SERENE WOODLAND HILLS CONTEMPORARY		
Clean, comfortable, modern space in a peaceful setting. Recently updated and light, bright and airy throughout with high ceilings, updated finishes and a functional, family friendly layout including a spacious guest suite. Large pool overlooks a private, wooded backyard. Priced for a quick sale.			
Justin P Huchel HILTON & HYLAND		310.617.4824	
Hiltonhyland.com			

55 Canoga Park

Single Family

7742 VASSAR AVE	Open	11-2	530-A2	NEW
\$529,900	3+2	1sty-TRADITIONAL		
	TRADITIONAL CANOGA PARK CUL-DE-SAC HOME			
Traditional single story 3 bed/ 2 bath home 1,596 sq. ft. on huge lot 11,000 sq. ft. with room to park rv or boat! Lots of windows and natural light throughout. Centrally located on a quiet cul-de-sac in Canoga Park. Access to the 101 and the 118 freeways. Minutes to the recently opened Village Stores in Woodland Hills, shopping, entertainment and many more! Great opportunity to make this home your own.				
Genna Walsh RODEO REALTY		(408) 219-0030		

60 Tarzana


Single Family

4463 VANALDEN AVE	Open	11-2	NEW
\$1,999,999	4+6	2sty-TUDOR	
	TROPHY ESTATE ON CUL DE SAC WITH PRIVATE TENNIS COURT		
Set in the private cul-de-sac of leafy Vanalden Avenue, Los Angeles, living in this majestic home means having just 3 neighbors. Its captivating design is a mix of luxurious opulence and sleek modernity spread over 5,400 sq ft. This immaculately-maintained showpiece property is a sun-drenched vision of comfort and privilege. From the ornate doorway, you step into a large living room with a 2-story picture window.			
MLS#16-133766		www.4463vanalden.com	
Pamela Rich HILTON & HYLAND		310-666-7424	

62 Encino

Single Family

16410 BOSQUE DR	Open	11-2	NEW
\$4,480,000	6+6.5	TRADITIONAL	
	STUNNING NEW CONSTRUCTION IN PRIME ENCINO		
Refined elegance, casual sophistication & impeccable style converge in this newly constructed Encino masterpiece. This 6bd & 6.5ba home was thoughtfully planned w/ custom finishes, coffered ceilings, Oak floors, & luxurious amenities. Upstairs are 4 ensuite bdms. including a one-of-a-kind master w/ a cozy fireplace, vaulted ceilings, shiplap walls, & a romantic balcony overlooking the private yard. This jaw-dropping new construction is truly remarkable & must be seen to be believed!			
MLS#16-147542		16410Bosque.com	
S.F./ B.Lowe/ K.Gillon JOHN AAROE GROUP		310.691.7888	

3427 COLVILLE PL	Open	11-2	NEW
\$1,449,000	4+3	2sty-CONTEMPORARY	
	FIRST BROKER OPEN		
7-29-16 is the first broker open. Priced to sell. City lights view. Gorgeous Encino Hills contemporary home w/views and pool. Located in highly coveted Lanai Elementary School district. Remodeled. 4th Bedroom being used as FR w/2,844 sf on a 15,177 sf private lot. Quiet cul-de-sac location minutes to the Westside. Second level w/3 bedrooms including a Master Suite w/w/glass accents for a modern flair. Fabulous private pool grounds w/patio areas ideal for entertaining.			
MLS#16-140986		Rng/Ovn,	
Ramin Abrishamchian EXCLUSIVE REALTY INC		310-919-8060	

240 Hermosa Beach

Single Family

1216 3RD ST	Refresh.	12-2	NEW
\$1,598,000	3+2	1sty-CALIFORNIA BUNGALOW	
	HERMOSA HILLS BEACH RETREAT		
This coastal home with ocean and sunset views is ideally located minutes from the beach, schools, downtown and entertainment venues. Located in one of "America's Happiest Seaside Towns" (according to CoastalLiving.com), this beautifully remodeled contemporary-inspired home features an open floor plan, bamboo flooring, fireplace, salt water pool, rooftop garden and convenient storage areas. This home is ideal for entertaining, lounging and stargazing.			
Kalli Rivers Altieri SOTHEYB'S BRENTWOOD		310.266.9021	
www.3rdStreetHermosa.com			

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OPEN HOUSE STATUS

Automatic Status: The MLS™ will automatically assign NEW or REV

- NEW** New, automatic status
- NEW*** New, not yet listed
- RED** Reduced
- REV** Review, automatic status
- BOM** Back on Market

BY APPOINTMENT

SUNDAY OPEN HOUSES

04 Bel Air - Holmby Hills

Single Family

15520 HAMNER DR	591H1	NEW
\$1,900,000	3+3 RANCH	
SHOWN BY APPOINTMENT ONLY!		
Back on the market. This secluded 3BD/2.5BA one story custom built hm is on a quiet street in upper Bel Air centrally situated to the 405 freeway, Westwood Village, Beverly Hills & Brentwood. Located up a pvt driveway & surrounded by beautiful trees this home features a flat "Golf Course like" grassy backyard. The property also has a formal dining room, living room with a bar & a family room that attaches to the open kitchen with an eat-in area.		
MLS#16-136536		
Greenberg / Weinstock 310-968-0605		
BERKSHIRE HATHAWAY		
Blt-Ins,Grbg Disp,Rng/Ovnr		

17 Mid-Wilshire

Income

155 S WESTMORELAND AVE		rev
\$1,499,000	Units 2sty-TRADITIONAL	
Excellent Investment opportunity - Great Income. 4 Unit Compound is securely, fenced & gated with both electronic Auto & Pedestrian Entrances. 2 attractive townhouse style buildings, each with Two, 2 story units. Close to Hollywood, Downtown & the Wilshire Coordinator. New Electrical from the pole - 5 new panels, 5 meters & new sub-panels in each unit - Copper water piping throughout. Property is in excellent condition. 3 Units are remodeled - 4th unit has long term tenants. 8 Parking Spaces.		
MLS#16-144640		
Francis Gargani 310-684-2558		
JOHN AAROE GROUP		
Blt-Ins,Dryer,Wshr		

57 Northridge

Lease

8352 CAPPS AVE		NEW
\$2,950	3+2 RANCH	
SPACIOUS 3BD/2BA ON QUIET CUL-DE-SAC		
Beautiful house! Great location. Charming single story 3+2 home located on quiet cul-de-sac. Light and bright property with over 1,500+ SF of living space. Hardwood floors through-out. Remodeled kitchen with brand new appliances. Two car garage and driveway for additional 2 cars.. Living and dining rooms look out to huge backyard. 3 generously sized bathrooms. Property is freshly painted and has a separate laundry area. Short distance to stores, restaurants, and bus lines.		
MLS#16-147954		
Skyler Hynes 310-800-5111		
COLDWELL BANKER RESI		
None		

OPEN HOUSE STATUS

Automatic Status: The MLS™ will automatically assign NEW or REV

- NEW** New, automatic status
- NEW*** New, not yet listed
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- BOM** Back on Market

05 Westwood - Century City

Single Family

1339 HOLMBY AVE	Open 2-5	NEW
\$1,895,000	3+2 COUNTRY ENGLISH	
FANTASTIC WW COUNTRY ENGLISH!		
Absolutely Stunning Country English in Prime Westwood. This home boasts and extremely ideal floorplan with updated Chef's Kitchen with top-end appliances, custom cabinetry, and stone counters. Redone bathrooms with the finest finishes. The 3 bedrooms all boast ample storage. Lovely views and fabulous outdoor space with mature landscaping and hot tub. Great viewing deck for sunning or playing. Large attached garage with tons of storage space. Just what you've been waiting for!		
MLS#16-147536		
Melinda and Scott Tamkin 310-493-4141		
COMPASS		
www.1339Holmby.com		

13 Palms - Mar Vista

Condo / Co-op

10021 TABOR ST #107	Open 11-2	red
\$615,000	2+2 CONTEMPORARY	
Price Reduced! Seller is Motivated. Lowest cost per sqft in this area! This Condo is an excellent first floor corner unit with two large balconies, tons of closet space and excellent location. The Tabor St Condos are well maintained with beautiful landscaping, patio furniture, pool and gym. Walking distance to the new Expo Line Palms Metro station, Arclight Theaters and all the restaurants in downtown Culver City.		
MLS#16-123972		
Michael Hananel 3236170749		
STRATEGIC GROWTH REA		
Dshwshr,Fridg		

29 Westchester

Single Family

5866 W 78TH PL	Open 2-5	red
\$839,000	929000 3+2.5 1sty-MID-CENTURY	
MAJOR PRICE REDUCTION!! \$839,000. Minutes from Playa Vista tech hub and Silicon beach, Set on a large corner with 3 bedrooms + 2-1/2 bathrooms, garage+ bonus space. Remodel, add-on or build new.		
MLS#16-138234		
www.AskCarroll.Realtor		
Carroll McEachern 310-918-3228		
COLDWELL BANKER		

85 Altadena

Single Family

2901 MAIDEN LN	Open 2-5	NEW
\$719,000	2+1 TRADITIONAL	
CHARMING TRADITIONAL 2+1+BONUS W/ MOUNTAIN VIEWS		
This 1937 Traditional home is nestled in a quiet residential neighborhood in Altadena. 2901 Maiden Lane exudes a subtle charm with original hardwood flooring, a brick fireplace, and unique built-ins. Each of the home's two bedrooms offer broad streams of natural light and look out onto a spacious, flat backyard. Outside you'll find a finished two-car garage that can easily translate into office or studio space.		
MLS#16-148146		
Steve Clark 626-788-3013		
KELLER WILLIAMS PASA		
Blt-Ins,Dshwshr,Grbg Disp,Hood Fan,Micro		

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*Third-party survey representing 2,542 client responses over a 365-day period, April 2014 to April 2015.

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Mark Cohen, Broker
BRE#: 1016103 - NMLS#: 37230
markcohen@cohenfinancialgroup.com

Seth Cohen, Broker
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*By dollar volume in 2014, *Scotsman Guide*, April 2015.

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1st Lien Loans

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#11 NATIONAL MORTGAGE NEWS

#21 SCOTSMAN GUIDE TOP
DOLLAR VOLUME 2015



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damon@insigniamortgage.com

NATIONALLY RANKED

#18 NATIONAL MORTGAGE NEWS

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