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INTERNATIONAL

TUESDAY, AUGUST 2, 2016

THE ONLY REALTOR®-OWNED ONLINE & PRINT OPEN HOUSE GUIDE



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



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



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



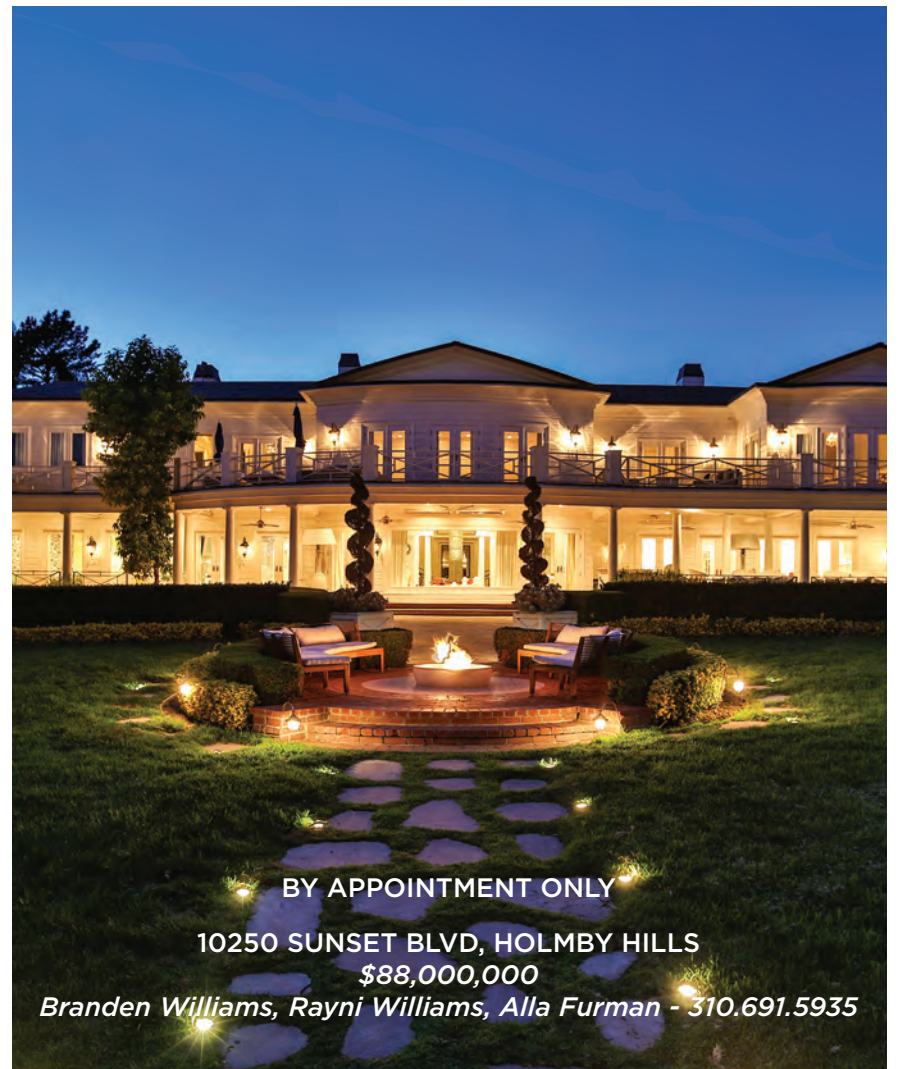
2416 Pesquera Drive | Brentwood  
\$2,395,000  
Judy and Warren Handler 310.873.4100



## RODEO REALTY

WWW.RODEORE.COM





BY APPOINTMENT ONLY

10250 SUNSET BLVD, HOLMBY HILLS

\$88,000,000

Branden Williams, Rayni Williams, Alla Furman - 310.691.5935



RENDERING

BY APPOINTMENT ONLY

10550 DOLCEDO WAY, BEL-AIR

\$19,999,000

David Kramer, Adam Press, Alex Powers - 310.691.2400



OPEN TUESDAY 11-2

820 WHITTIER DR, BEVERLY HILLS

\$17,950,000

Drew Fenton - 310.858.5474

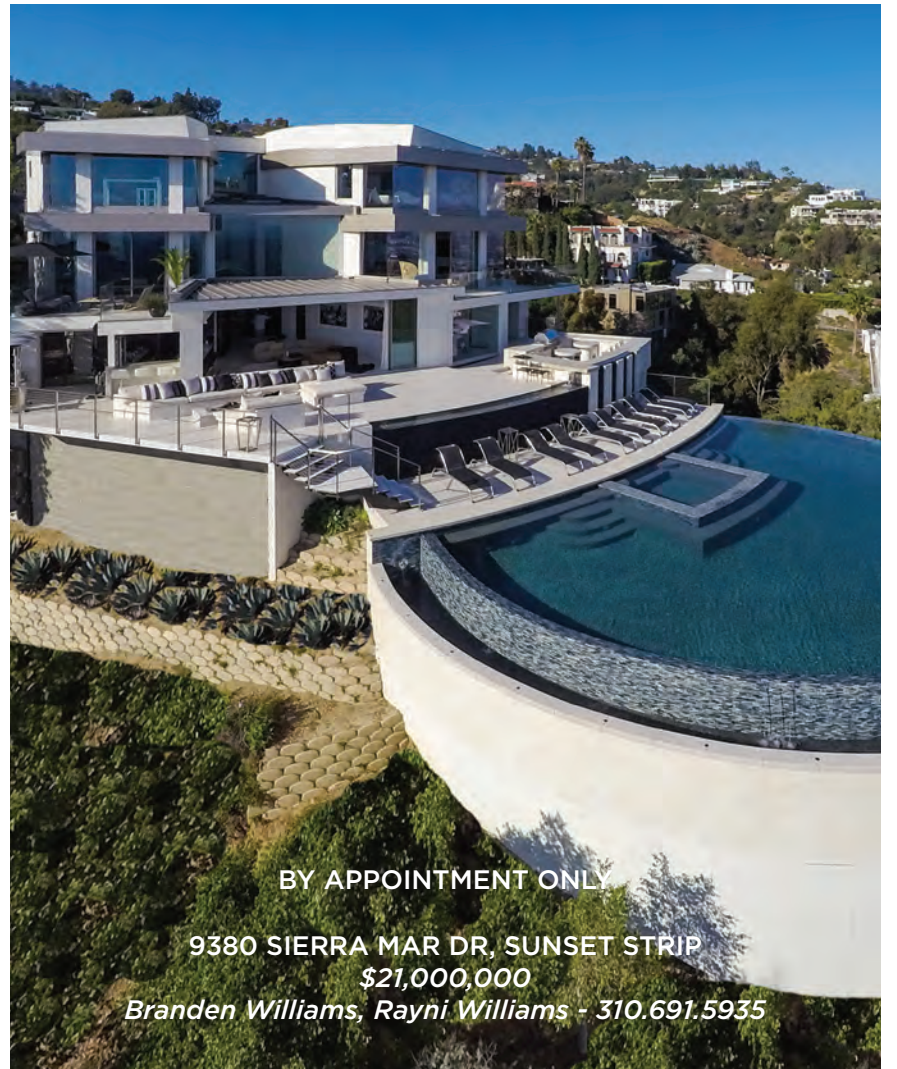




OPEN THURSDAY AUG 11TH 9:45AM - NOON

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

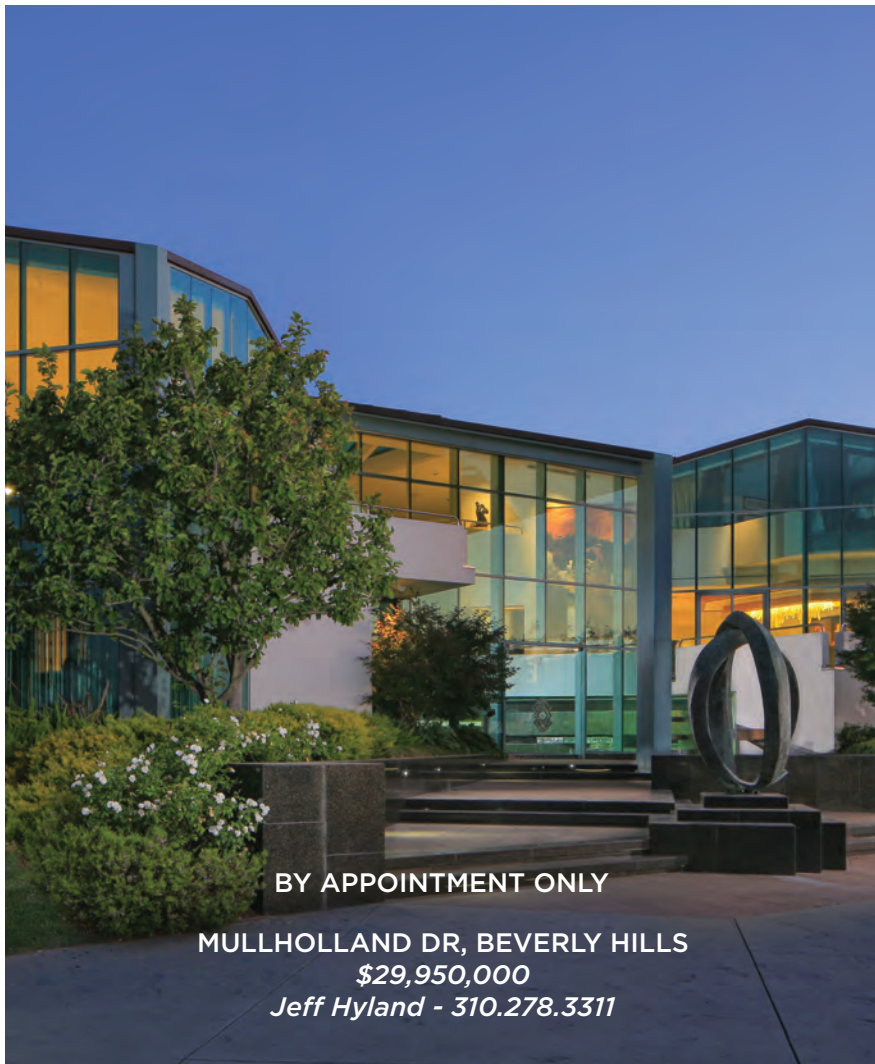
Rodrigo Iglesias, Helena Deeds - 310.699.3435



BY APPOINTMENT ONLY

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

Branden Williams, Rayni Williams - 310.691.5935



BY APPOINTMENT ONLY

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

Jeff Hyland - 310.278.3311

**HILTON & HYLAND**

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

HILTONHYLAND.COM

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





**NEW PRICE! CIRCLE OF JOHN LAUTNER**

**Expressionist Modernism above the Outpost – Los Angeles**

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

**\$1,650,000 / David Koch**



**HATHAWAY HILL GUARD GATED ESTATE**

**37 Acres of the Historic Hilltop Estate – Silver Lake**

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

**CROSBYDOE.COM #822**

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



**STUDIO 0.10 ARCHITECTS**

**Mü/Sh Residence – Los Angeles**

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

**\$3,500,000 / Christina Hildebrand**



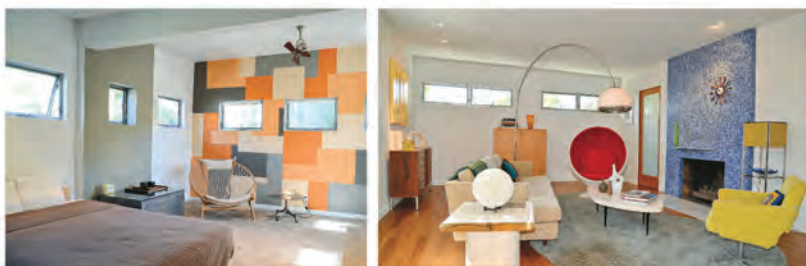
**BLUE SKY BUILDING SYSTEMS**

**The Graham Residence, 2011 – Yucca Valley**

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

**\$674,000 / Stephen Skuris & Matthew Berkley**





**NEW PRICE! MULHOLLAND DRIVE SCENIC CORRIDOR**

**1948 Mid-Century Design – Los Angeles**

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

**\$1,399,000 / David Koch**



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

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

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

[WWW.THEBARNESESTATE.COM](http://WWW.THEBARNESESTATE.COM)

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

**architectureforsale.com™**

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

**CROSBY DOE**

**ASSOCIATES**

**310.275.2222**

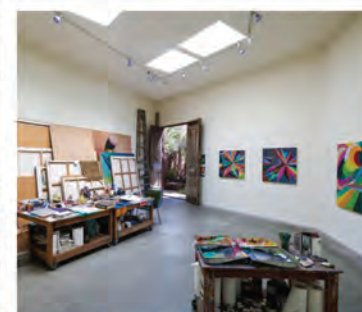


**MILTON J. BLACK, ARCHITECT**

**Streamline Moderne – Los Feliz**

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

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



**LAVI DANIEL, ARTIST & RENEE BERTRAND, BEDHEAD**

**2 Artist's Oasis In The City – Cheviot Hills**

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

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





BY  
APPOINTMENT

## 602 PALISADES BEACH ROAD | SANTA MONICA

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

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

## WHEELER COBERLY

310.351.6234 | [wheeler.coberly@gmail.com](mailto:wheeler.coberly@gmail.com)



THEPARTNERSTRUST.COM

Partners Trust Real Estate Brokerage & Acquisitions 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 or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals. CalBRE# 01869103 | Coberly CalBRE# 01396072

EXCLUSIVE AFFILIATE OF

LEVERAGE  
GLOBAL PARTNERS





12239 DARLINGTON AVENUE | BRENTWOOD  
*Offered at \$3,800,000 | 5 BED | 6 BATH | 3920 S.F.*

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

STACY WHITE

310.382.8561 | [stacy.white@thepartnertrust.com](mailto:stacy.white@thepartnertrust.com)



THEPARTNERTRUST.COM

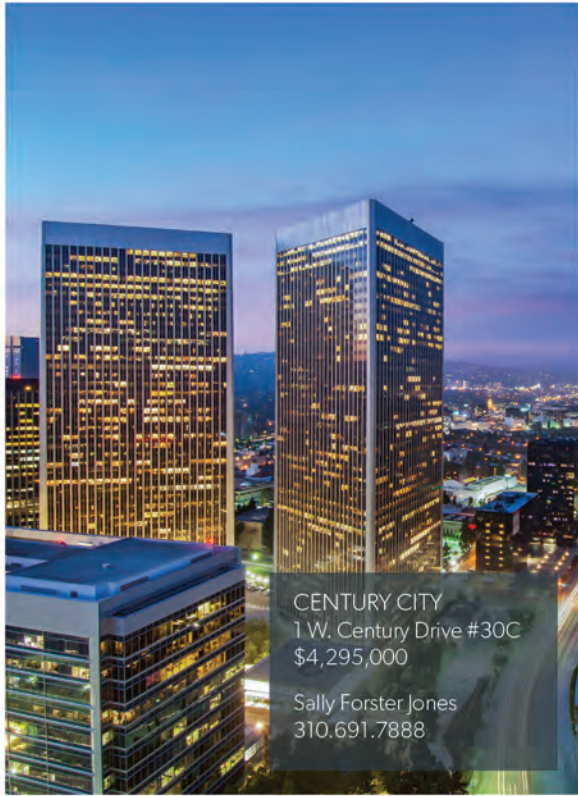
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EXCLUSIVE AFFILIATE OF





# JOHN AAROE GROUP



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



NEW PRICE

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



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



NEW LISTING

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

[aaroe.com](http://aaroe.com)

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





NEW LISTING

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



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



NEW LISTING

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



NEW LISTING

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



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





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

BY APPOINTMENT

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

**BILL STIMMING**  
www.BILLSTIMMING.com

**310.954.0563**  
billstimming@kw.com



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

OPEN SUNDAY 8/7 2-5PM

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

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

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

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

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

**BRYAN MIYAMOTO**  
www.BRYANMIYAMOTO.com

**323.300.1188**  
Miyamoto@kw.com





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

OPEN TUESDAY 11-2PM

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

CANDACE KENTOPIAN  
www.CANDACESELLSLA.com

323.559.0856  
CandaceK777@gmail.com



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

OPEN TUESDAY 11-2PM

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

JOHNNY CHO

213.819.1043  
realtorjohnny@live.com

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

BY APPOINTMENT

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

RORY BARISH  
www.LANE4REALESTATE.com

310.502.8797  
rory@lane4realestate.com





# Sotheby's

INTERNATIONAL REALTY



## THE AMAZING SANTA MONICA CANYON RIM

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

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

Brentwood Brokerage  
Sanda Alcalay 310.200.6472



# THE ART OF LIVING



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



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



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



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



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



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

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homesbyyawar@gmail.com  
Cal BRE# 01843002

**KAREN SANCHEZ**  
323.383.3753  
homesbykarens@gmail.com  
Cal BRE# 01441648

**FRED BERNSTEIN**  
310.701.3733  
fjb@weahomes.com  
Cal BRE# 01476689

**ETHAN PESKOWITZ**  
646.327.2399  
ep@weahomes.com  
Cal BRE# 01915905







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



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



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



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



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



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



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



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



**ENGEL & VÖLKERS®**

**SANTA MONICA**  
 SantaMonica.EVUSA.com  
 310.460.2525

**BEVERLY HILLS**  
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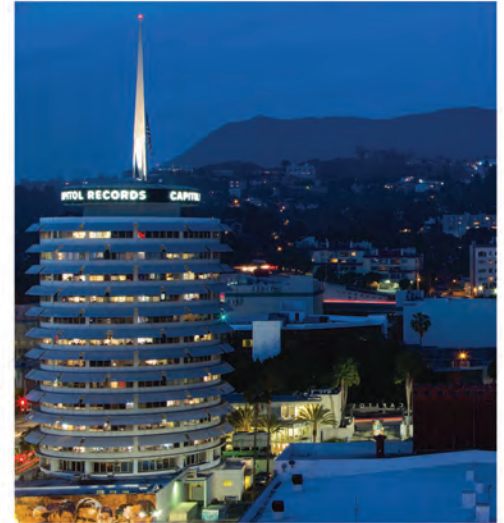
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Hollywood as only a few will ever see it.



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## THE GRIFFITH

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

\$8,950,000 including  
furnishings curated by SFA  
Available 2016  
Exclusive preview in August  
3% to Buyer Agent

**Ron Barnes**  
888.701.8221  
ron@abovethepenthouses.com  
BRE 01731311

**Michelle Montany**  
323.476.1826  
michelle@abovethepenthouses.com  
BRE 01731312

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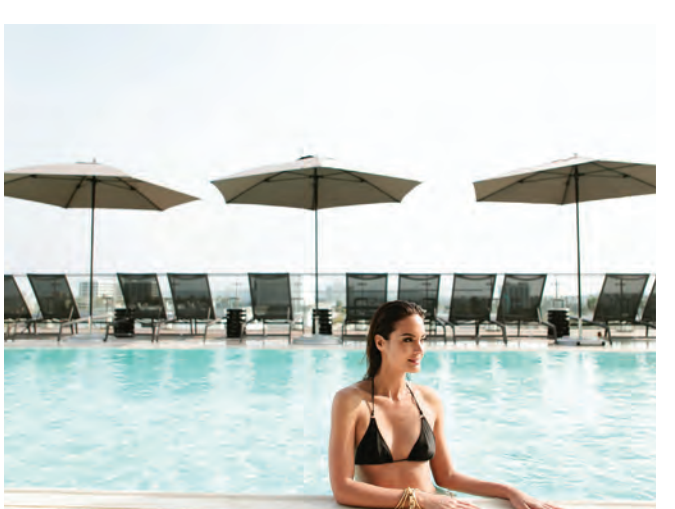
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*Leases starting at \$5,500/mo.*

**FEATURES**

One & two bedroom apartments with private balconies  
Penthouse Club Room • House Car & Driver  
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5% BROKER PARTICIPATION

*Virtual tour at [8500burton.com](http://8500burton.com) | [info@8500burton.com](mailto:info@8500burton.com) | 310.274.9898 |    8500Burton*

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# WESTSIDE ESTATE AGENCY



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

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

**Kurt Rappaport**

(310) 860-8889 | CalBRE# 01036061

**Stephen Shapiro**

(310) 860-8888 | CalBRE# 01257836

**Fred J. Bernstein**

(310) 300-0599 | CalBRE# 01476689



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

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

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



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

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

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



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

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

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

**Richard Ehrlich** (310) 860-8885 | CalBRE# 01267136



## THE EPITOME OF LUXURY BEVERLY HILLS | \$22,495,000

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

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

WEAHOMES.COM



## WESTSIDE ESTATE AGENCY

**BEVERLY HILLS** | 210 North Canon Drive, Beverly Hills, CA 90210 (310) 247-7770  
**MALIBU** | "In The Country Mart" 23410 Civic Center Way, Malibu, CA 90265 (310) 456-1171  
**MIAMI** | 2100 Ponce de Leon Blvd, 7th Floor, Coral Gables, FL 33134 (305) 447-1471



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# GLOBAL VISION. LOCAL EXPERTISE.



**BEL AIR**  
11531 Orum Road | 6 Bedrooms | 7 Baths | \$7,950,000  
Juliette Hohnen 323.422.7147



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



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



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



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



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



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



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



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

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FOR A COMPLETE LIST OF PROPERTIES, VISIT [ELLIMAN.COM/CALIFORNIA](http://ELLIMAN.COM/CALIFORNIA)





**MALIBU**

78 Malibu Colony Road | 5 Bedrooms | 5 Baths | \$16,995,000  
Tracy Tutor Maltas 310.722.2267 | Cory Weiss 310.922.1124



**PACIFIC PALISADES**

1201 Villa Woods Drive | 5 Bedrooms | 5.5 Baths | \$5,495,000  
Dena Luciano 310.600.3848 | Tracy Tutor Maltas 310.722.2267



**SUNSET STRIP**

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



**SUNSET STRIP**

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



**SUNSET STRIP**

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



**SUNSET STRIP**

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



**SUNSET STRIP | NEW LISTING**

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



**TARZANA | NEW LISTING**

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



**WOODLAND HILLS | NEW LISTING**

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



# THE ALTMAN BROTHERS



## OPEN TUESDAY 11-2PM

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

**JOSH & MATTHEW ALTMAN**

**C: 310.819.3250**

**JOSH@THEALTMANBROTHERS.COM**

**THEALTMANBROTHERS.COM**

**CHRIS JOHNSON**

**C: 818.836.4114**

**CHRIS@CJSOCALHOMES.COM**

**AB** THE ALTMAN BROTHERS

**kw** LUXURY HOMES INTERNATIONAL  
KELLER WILLIAMS® REALTY

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**Douglas Elliman** EST. 1911  
REAL ESTATE



# THE ALTMAN BROTHERS



## OPEN TUESDAY 11-2PM

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

**JOSH & MATTHEW ALTMAN**

C: 310.819.3250

JOSH@THEALTMANBROTHERS.COM

THEALTMANBROTHERS.COM

**KEVIN LITINSKY**

C: 818.744.3820

KEVIN@YOURLADREAMHOME.COM

**ROY SHACHAF**

C: 310.435.7250

ROY@MERCERVINE.COM

**AB** THE ALTMAN BROTHERS

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# VIEW



## FEATURED *Properties*

SHERMAN OAKS | \$4,995,000

Represented by JOE BRECKNER (818) 528-2291

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**ARCADIA | \$4,588,000**

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

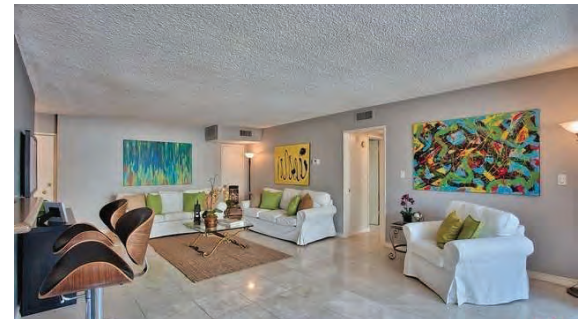
**GARY LORENZINI (626) 688-1698**



**BEVERLY HILLS | \$2,600,000**

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

**MARIA SAMOUHA (310) 595-5815**



**BRENTWOOD | \$599,000**

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

**GARY LIMJAP (310) 458-0091**



**ENCINO | \$2,799,000**

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

**SYRUS JAMNESHAN (818) 388-3033**



**HANCOCK PARK | \$1,650,000**

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

**BETSY MALLOY (323) 806-0203**



**HOLLYWOOD HILLS | \$949,000**

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

**CLAUDIA HIPOLITO (323) 906-2425**



**HOLLYWOOD HILLS EAST | \$2,679,000**

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

**THERESE HYDE & DIANE MCCLURE (818) 528-2204**



**LA CAÑADA FLINTRIDGE | \$2,499,000**

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

**MICHELLE CHEN (818) 790-3334**



**LOS FELIZ | \$2,980,000**

www.4342Cedarhurst.com, Exquisite Los Feliz Spanish Colonial Revival, 4 + 4.5, City Views

**CESAR SANCHEZ (323) 356-6618**



**MALIBU | \$8,499,000**

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

**DAMON SKELTON (310) 567-0024**



**MALIBU | \$3,350,000**

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

**MARTA SAMULON (310) 230-2448**



**MANHATTAN BEACH | \$1,429,000**

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

**LESLIE WEBER & TARA BUCCI (310) 463-0995**



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Arcadia (626) 445-5500  
Beverly Hills North (310) 777-6200  
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Calabasas (818) 222-0023  
Glendale (818) 240-1111  
Hancock Park North (323) 464-9272  
Hancock Park South (323) 462-0867

La Cañada Flintridge (818) 790-3334  
Los Feliz (323) 665-5841  
Malibu Colony (310) 456-3638  
Malibu West (310) 457-6550

Manhattan Beach (310) 802-5700  
Marina del Rey (310) 301-3500  
Montecito (805) 969-4755  
**COLDWELLBANKERHOMES.COM**





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



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



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



**PLAYA DEL REY | \$1,739,000**  
 Open Tues 11-2. Comfort&sophistication in this East  
 Coast-inspired farmhouse w/ocean views  
**ALICE PLATO (310) 704-4188**



**SAN MARINO | \$12,550,000**  
 2001 South Oak Knoll Ave, this exquisite French  
 Contemporary Estate. 7BD/9BA + Library  
**CORDELIA WONG (626) 487-0837**



**SANTA BARBARA | \$11,500,000**  
 www.HopeRanchElegance.com  
**LINDA LORENZEN (805) 886-1842**



**SANTA MONICA | \$4,888,000**  
 Best Street North of Montana - Cool Ocean Breezes -  
 Pool. Update or build your dream home.  
**LINDA LACKEY (310) 899-3408**



**SHERMAN OAKS | \$1,649,000**  
 OPEN SUN 2-5PM 1 story, private & secluded, 4+3 w/  
 den, fully updated, fab master suite!  
**NILOUFAR GOODARZY (310) 617-0030**



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



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



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



**WESTWOOD | \$815,000**  
 Fab 2BD Arch OPEN SUN 2-5pm w/ treetop vus, hwd  
 flrs, walls of glass, 3 fps & lots of sun!  
**CRAIG WHITLOCK (310) 488-4399**

Pacific Palisades (310) 454-1111  
 Palos Verdes (310) 378-5201  
 Pasadena (626) 584-0050  
 Playa Vista (310) 862-5777

San Marino (626) 449-5222  
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# A&D ARCHITECTURE & DESIGN

## FIFTY UNDER FIFTY: INNOVATORS OF THE 21ST CENTURY

by Bret Parsons

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

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



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

## ARCHITECTURAL HOMES OF THE WEEK

ARCHITECTS: FERGUSON & SHAMAMIAN

ARCHITECT: DESIGNARC, AIA

ARCHITECT: DAVID HARWELL



HOLMBY HILLS | \$65,000,000

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

Loren Judd (310) 991-6568



MANDALAY SHORES | \$3,695,000

Beachfront DesignARC, AIA award-winning modern home. 4,000+ sf with spectacular views.

Ariel & Karen (805) 746-2070



WOODLAND HILLS | \$3,450,000

23341 Ostronic Dr. Sprawling 7000 sf estate, over a flat acre. 6BD, 4.5BA + guesthouse.

Ron Papile (818) 415-7966



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# HOLLYWOOD GLAMOUR, WEST HOLLYWOOD CHARM



## 1205-1207 SPAULDING AVE

OPEN TUESDAY - AUGUST 2ND 11AM-2PM

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

OFFERED AT \$2,699,000

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



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[JoyceRey.com](http://JoyceRey.com) CalBRE #00465013



### JADE MILLS

(310) 285-7508 | [home@JadeMills.com](mailto:home@JadeMills.com)

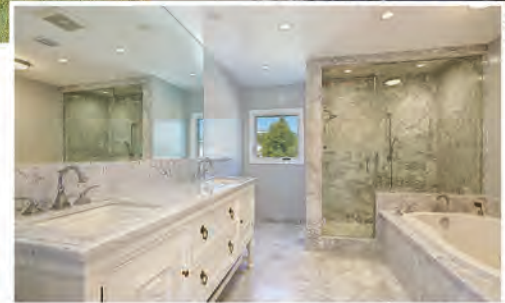
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# Ultimate 'As New' 2sty Modern Spanish



## 320 South Rodeo Drive • Beverly Hills

- Custom renovation/expansion just completed
- Gracious rms w/wide-plank dark wood flrs
- Large formal living and dining rooms
- 4 bedroom suites + den/study upstairs
- Superb master suite w/big closet
- 5th bedroom (maid's quarters) downstairs
- Stunning new bathrooms
- Family room opens to yard
- Amazing center-isle kitchen opens to yard
- Beautifully refinished pool and patios
- Be the first to reoccupy this gem!
- Proximate to the finest Westside amenities.
- Beverly Hills' premier 'street of dreams'

**For Lease at \$18,000/month**

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





# The Exemplification of Architecture as Art



## 216 South Canon Drive • Beverly Hills

- 6 year new ultra-custom modern by the The Albert Group
- 3 levels of bold and creative design elements
- High ceilings and glass walls
- Stunning Black Olive oak flooring
- Tasteful use of Caesarstone throughout
- Elevator to all floors
- Extraordinary main-floor master suite w/fireplace
- Luxe master bath beyond compare
- 3 bedroom suites + convertible office upstairs
- Massive lower level 'great' room
- Phenomenal temperature-controlled wine cellar
- 2 additional guest bedrooms in the lower level
- Major laundry facility in the lower level
- Secondary laundry area upstairs
- Huge center-isle kitchen featuring the best appliances
- 2 car garage with direct street-to-alley access
- Large private rooftop sun/entertainment patio
- Resort-like rear yard
- Unique architectural details enhance the strong appeal
- Amazing central location proximate to the best of Beverly Hills



Open Tuesday, August 2<sup>nd</sup> • 11-2

\$4,795,000

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(310) 285-7509







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



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



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



OPEN TUE 11-2

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



16410 Bosque Drive, Encino

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



Sally Forster Jones  
310.691.7888  
sallyforsterjones.com

Bryce Lowe  
310.597.1691  
bryce@sfjgroup.com

Kirby Gillon  
310.729.9977  
kirby@sfjgroup.com

Offered at \$4,480,000 | [16410Bosque.com](http://16410Bosque.com)

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





NEYSHIAGO

Director, Aroe Estates  
310.882.8357 | neyshiago.com



NEW LISTING | OPEN TUESDAY 11-2



9950 Durant Drive #308 | Beverly Hills

Offered at \$799,999

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

JOHN AROE GROUP

John Aroe 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. CalBRE 01933923.



**BLAIR CHANG**

Founder, The Agency

424.230.3703

bchang@theagencyre.com

**AARON KIRMAN**

President, Aaroe Estates

424.249.7162

aaronkirman.com

**MAYA HAZEN MANSHEL**

Director, Aaroe Estates

310.902.5060

mayamanshel.com



1633

BLUE JAY WAY | SUNSET STRIP

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

1633bluejay.aaroe.site





# Nest Seekers INTERNATIONAL

# TREASURED



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

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



## JASON GALARDI

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

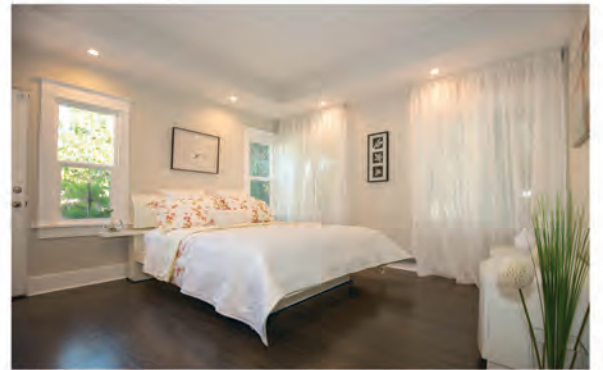
BEVERLY HILLS EAST SIDE MIDTOWN WEST SIDE GREENWICH VILLAGE SOHO WILLIAMSBURG LONG ISLAND CITY NEW JERSEY

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# PROPERTIES

## Nest Seekers INTERNATIONAL



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

True One Of A Kind Home - To This Mid City Area. This brand new home, is a gem which offers 3 bedrooms, 2 baths with 1681 sqft of living space. Remolded all the way down to the studs, this charming craftsman home boasts a fantastic open floor layout, high ceilings giving each room a very dramatic feel. The Kitchen is amazing ! Serve to the dining room or direct to the large Trek material outdoor deck! ,Newly installed Ash Hardwood floors throughout, large guest and master bedrooms. Huge, beautiful backyard where you experience a quiet tranquil setting great for entertaining. Truly one beautiful home that will not last!



### SAM REAL

Licensed Real Estate Agent  
271 North Canon Drive Beverly Hills, CA  
Phone: 310.278.8861 x 2072 Mobile: 323.533.1277  
SamR@nestseekers.com BRE# 1899808

### CLARENCE MCDUFFIE JR

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



Nest Seekers  
INTERNATIONAL

WESTHAMPTON SOUTHAMPTON WATER MILL BRIDGEHAMPTON EAST HAMPTON MIAMI LONDON

Licensed Real Estate Broker NY, NJ, FL, CA. The Nest Seekers Beverly Hills office is owned by a subsidiary of Nest Seekers LLC. California BRE # 01934785. Equal Housing Opportunity.







Price Reduction, Guesthouse + Private Beach, Malibu

### 31026 Broad Beach Road

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

Scott Tamkin  
Melinda Tamkin  
310.493.4141



New Price, Development Opportunity, Bel Air

### 601 Perugia Way

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

Jeeb O'Reilly  
310.980.5304  
Tori Barnao  
323.633.1878



Major 700K Price Reduction, Sunset Strip

### 1401 Queens Way

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

Gia Casty  
310.824.3550



New Listing, By Appointment Only, Sunset Strip

### 1644 N Crescent Heights

5 BED | 5 BATH | \$4,999,999

Annie Challis  
310.720.1234

## The future of real estate has arrived in Los Angeles.





Back on Market, Unobstructed City and Hill Views, Beverly Hills

**447 S Spalding Drive**

4 BED | 3.5 BATH | \$3,495,000

Scott Tamkin  
310.493.4141



New Price, Exquisite Traditional, Beverlywood

**9427 Sawyer Street**

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

Jeremy Ives  
310.858.1902



Broker's Open Tuesday 11-2pm, Westwood

**1399 Holmby Avenue**

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

Scott Tamkin  
Melinda Tamkin  
310.493.4141



Classic and Charming Tudor, Carthay Circle

**6507 W. Olympic Blvd**

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

Allison Schwarz  
310.433.0056

**COMPASS**





**OPEN TUESDAY 11-2**

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



**BY APPOINTMENT ONLY**

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



**BY APPOINTMENT ONLY**

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



**BY APPOINTMENT ONLY**

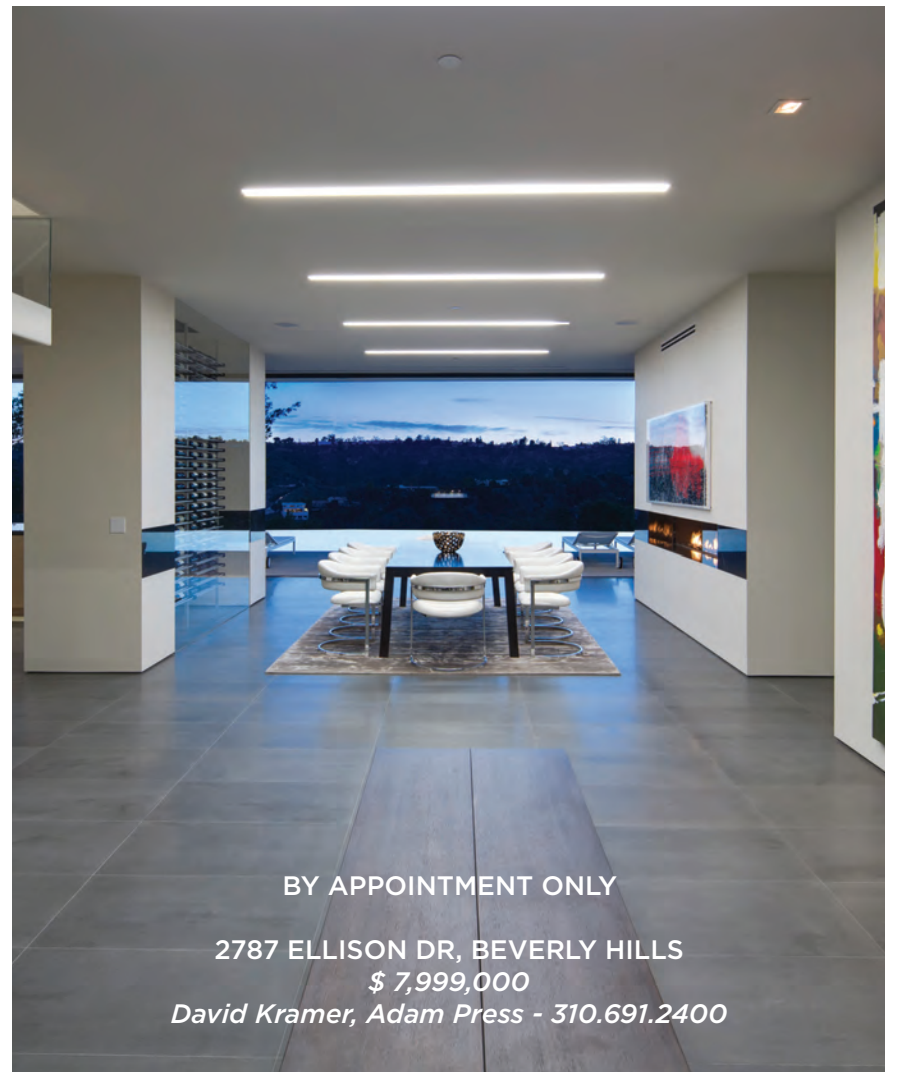
**7218 MULHOLLAND DR, HOLLYWOOD HILLS**  
**\$3,750,000**  
*Linda May, Drew Fenton - 310.492.0735*





BY APPOINTMENT ONLY

326 TOYOPA DR, PACIFIC PALISADES  
\$8,000,000  
Brett Lawyer - 310.858.5402



BY APPOINTMENT ONLY

2787 ELLISON DR, BEVERLY HILLS  
\$ 7,999,000  
David Kramer, Adam Press - 310.691.2400



THE ENCLAVE AT CENTURY WOODS

OPEN TUESDAY 11-2

10209 CENTURY WOODS DR, CENTURY CITY  
\$5,985,000 | Lease \$20,000/MO  
Susan Smith - 310.492.0733



HILTON & HYLAND

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

HILTONHYLAND.COM

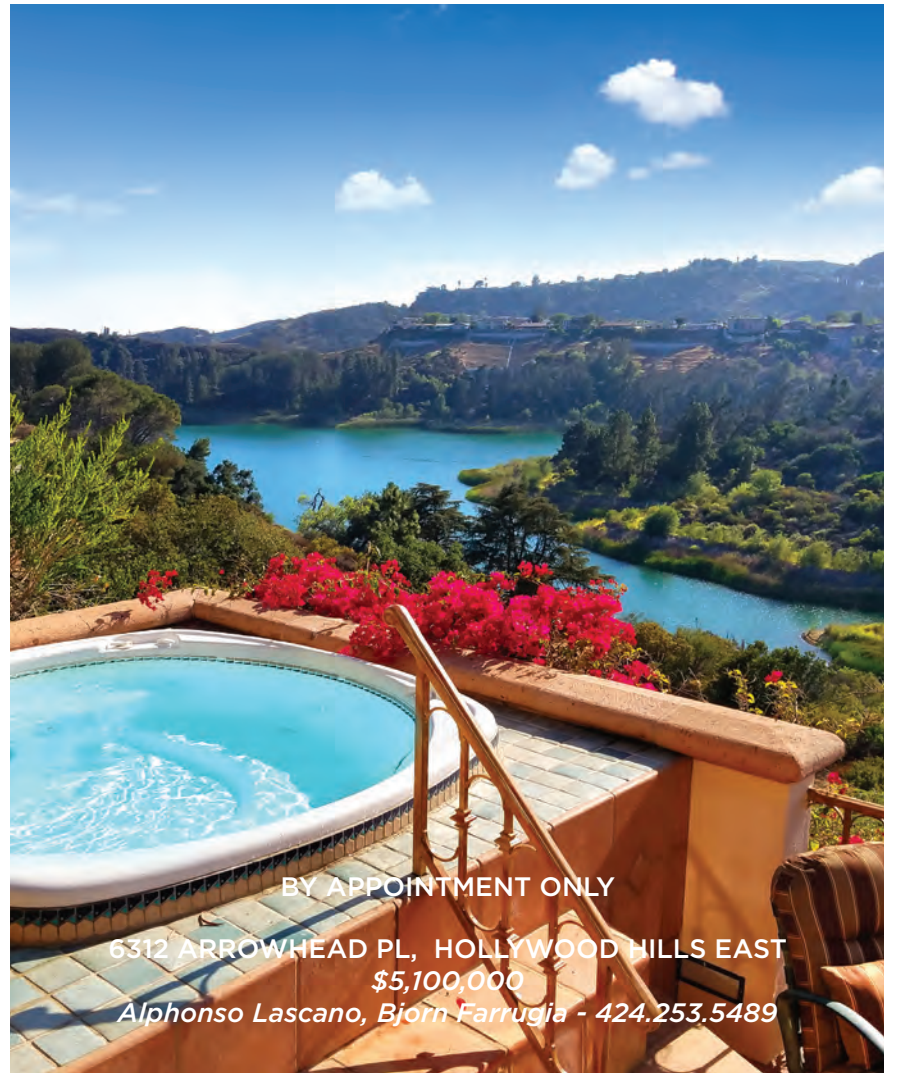
250 N CAÑON DR | BEVERLY HILLS, CA 90210 +1 310.278.3311





**OPEN TUESDAY 11-2**

**656 S HUDSON AVE, HANCOCK PARK**  
**\$5,195,000**  
*Marcie Hartley - 310.691.5950*



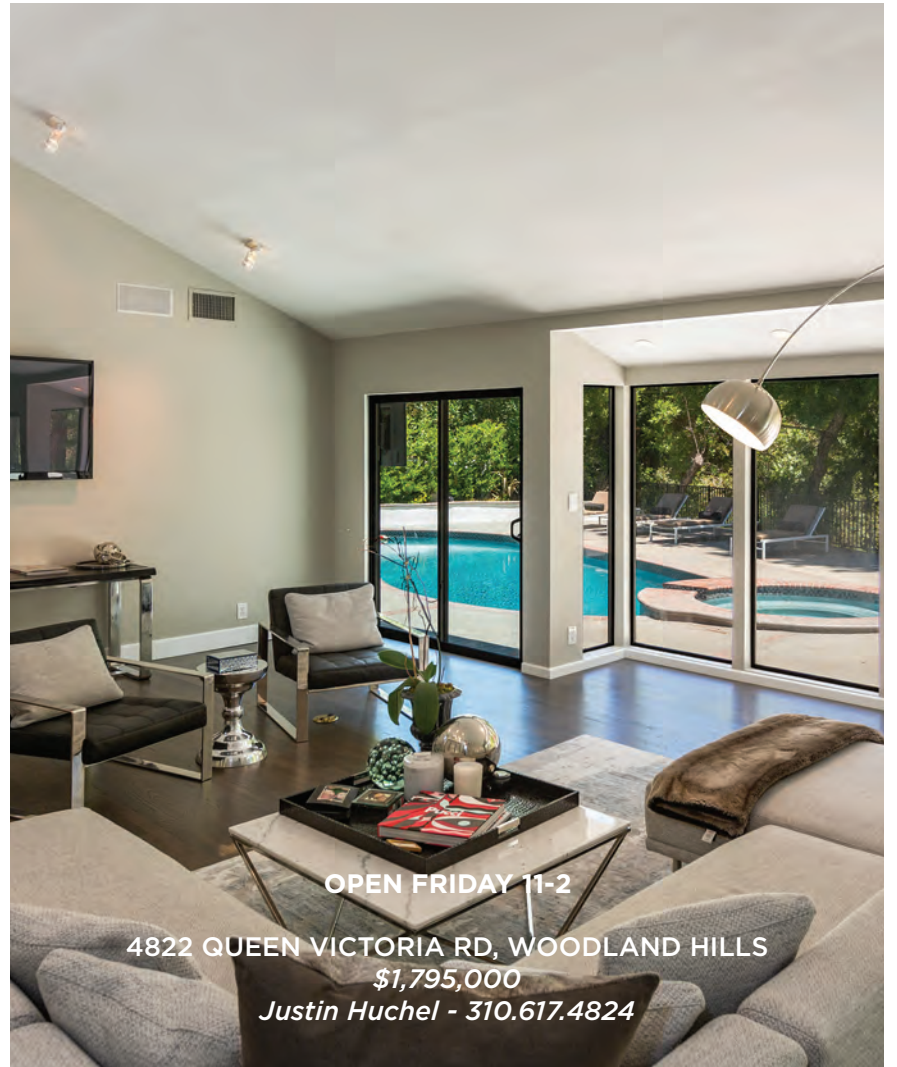
**BY APPOINTMENT ONLY**

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



**OPEN TUESDAY 11-2**

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



**OPEN FRIDAY 11-2**

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





OPEN TUESDAY 11-2

10380 WILSHIRE #304, WESTWOOD  
\$2,600,000

Barbara Tenebaum, Felix Pena, Esq. - 310.858.5468



BY APPOINTMENT ONLY

16033 SABANA LN, ENCINO  
\$2,525,000

Thomas Glabman - 310.614.7345



11681MORAGALANE.COM

11681 MORAGA LN, BEL-AIR  
LEASE \$39,995/MO  
Drew Fenton - 310.858.5474



HILTON & HYLAND

CHRISTIE'S  
INTERNATIONAL REAL ESTATE

HILTONHYLAND.COM

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





**M A R I S O L**  
M A L I B U

11846 ELLICE ST, MALIBU

**PCBC 2015 HOME OF THE YEAR**

**13,800 SQFT UNDER ROOF**

**OPEN THURSDAY AUGUST 11TH 9:45AM - NOON**

**NOW ATTRACTIVELY PRICED AT  
\$22,900,000**



RENDERING



**11744 ELLICE | 14,200 SQ.FT. HOME + LOT | PERMIT READY  
NEWLY PRICED \$6,900,000**

RENDERING



**11755 ELLICE  
NO COASTAL OR CITY RESTRICTIONS  
\$10,900,000**



**11809 ELLICE  
NO COASTAL OR CITY RESTRICTIONS  
\$9,900,000**



**11865 ELLICE  
NO COASTAL OR CITY RESTRICTIONS  
\$6,900,000**



RENDERING

**11624 ELLICE  
NO COASTAL OR CITY RESTRICTIONS  
\$6,500,000**

  
*Exceptional Coastline Properties*  
**RODRIGO IGLESIAS & HELENA DEEDS**  
310.699.3435

 **HILTON & HYLAND**



OPEN TUESDAY 11-2 AT THE SUMMIT



## 12001 CREST CT, BEVERLY HILLS

*New Price \$8,950,000*

5 Bedroom Traditional French Mediterranean located within the prestigious guard gates of The Summit in Beverly Hills.

TRISTA RULLAN  
310.858.5476  
CalBRE# 01067844

DREW FENTON  
310.858.5474  
CalBRE# 01317962

**HH HILTON & HYLAND**



## 12055 SUMMIT CIRCLE, BEVERLY HILLS

*New Price \$10,250,000 | Join us for lunch!*

Reconstructed, professionally designed and expanded 7 Bedroom, 8 Bath Estate.

ELSA NELSON  
310.345.9306  
CalBRE# 00703311

DAVID CILENTO  
310.663.4100  
CalBRE# 01071884

JENNIFER DAUER  
310.926.8893  
CalBRE# 01478961

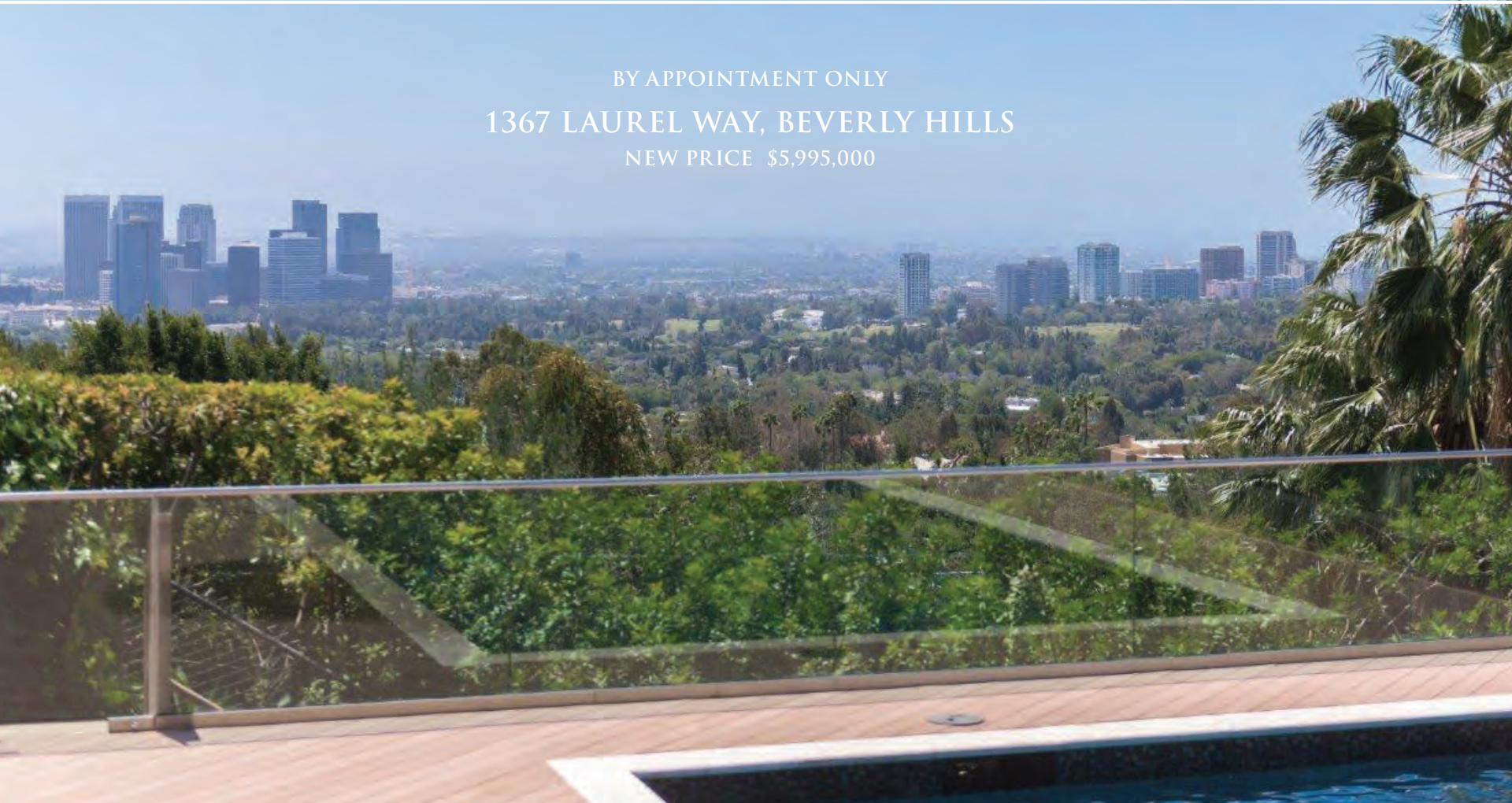
**NELSON  
SHELTON  
REAL ESTATE**



OPEN TUESDAY 11-2  
1264 BEVERLY GREEN DR, BEVERLY HILLS  
\$2,495,000



BY APPOINTMENT ONLY  
1367 LAUREL WAY, BEVERLY HILLS  
NEW PRICE \$5,995,000



BARBARA TENENBAUM  
310.720.7270

ERIC HASSAN  
310.971.5655

 HILTON & HYLAND





# THE ENCLAVE

AT CENTURY WOODS

OPEN TUESDAY 11-2

10209 CENTURY WOODS DR, CENTURY CITY  
\$5,985,000 | LEASE \$20,000/MO

**SUSAN SMITH**  
888.213.9644

**HH HILTON & HYLAND**



SEE MORE AT  
[THEENCLAVECENTURYWOODS.COM](http://THEENCLAVECENTURYWOODS.COM)





4822 QUEEN VICTORIA RD | WOODLAND HILLS  
OPEN FRIDAY 11-2  
\$1,795,000



JUSTIN HUCHEL  
310.617.4824

**HH** HILTON & HYLAND









820 WHITTIER DR | BEVERLY HILLS  
OPEN TUESDAY 11-2

\$17,950,000

DREW FENTON  
310.858.5474

 HILTON & HYLAND





11681 MORAGA LN | BEL-AIR  
BY APPOINTMENT ONLY

FOR LEASE \$39,995/MO

DREW FENTON  
310.858.5474

 HILTON & HYLAND



# Sotheby's

INTERNATIONAL REALTY

## BEAUTIFUL ONE STORY



## PACIFIC PALISADES

Open Tuesday 11AM - 2PM

201 Aderno Way

Web: 0343944 | MLS: 16-132244

3 br, 2 ba | Lot: 9,897 sq.ft. (approx)

Offered at \$2,998,000



**Joan Sather**

CalBRE#: 00575771

310.740.0302

joan.sather@sothebyshomes.com

PACIFIC PALISADES BROKERAGE | 310.454.0080  
15308 Sunset Boulevard, Pacific Palisades, CA 90272  
sothebyshomes.com/losangeles



Beverly Hills | \$4,495,000



[www.12020Talus.com](http://www.12020Talus.com)



Luxury Living in "The Summit" Beverly Hills  
12020 Talus Place, Beverly Hills  
4 Bed | 4.5 Bath | Pool and Spa  
Exquisitely remodeled single story home  
Located in the exclusive 24-hour gated "Summit"

**SUSANNA NAGY**

CalBRE# 01832306

818.481.1602  
znagy@kw.com

**kw** KELLERWILLIAMS.  
REAL ESTATE







# 22 BEVERLY PARK TERRACE

BEVERLY HILLS

NEW LISTING

5 BEDROOMS | 6.5 BATHROOMS | 2+ ACRES

Amazing development opportunity in Beverly Park. Private and gated Mediterranean with over two acres of sprawling lawn and coveted view corridor. Large, gracious circular motorcourt leads to a voluminous entry with high ceilings throughout. This is the perfect opportunity to customize a home behind the gates of Beverly Park, one of Beverly Hill's most exclusive neighborhoods. Do not miss this one.

OFFERED AT \$28,000,000

MAURICIO UMANSKY  
424.230.3701

FARRAH ALDJUFRIE  
424.230.3712

EDUARDO UMANSKY  
424.230.3715



An international associate of Savills

THEAGENCYRE.COM







# PRICE REDUCTION

OFFERED AT \$10,995,000

**1709 RISING GLEN ROAD | SUNSET STRIP**

OPEN TUESDAY 11-2PM

4 BEDROOMS | 7 BATHROOMS | 6,051 SQ. FT. | 19,560 SQ. FT. LOT

Nestled at the end of a private road above the Sunset Strip rests this just-completed gated view estate, designed for sophisticated living. Main level open-plan interiors bathed in natural light present honed limestone floors, soaring ceilings, vanishing 10ft. Fleetwood glass walls and effortless transitions between living and dining rooms, a gourmet kitchen and adjoining family room. The second story is dedicated entirely to a striking 2,000 sq. ft. master suite offering an enormous bedroom with fireplace, lounging area, bonus room and glass doors to a large balcony with city-lights views. The exquisite spa-grade master bath enjoys another private balcony with a roof garden and a 500 sq. ft. closet. A sweeping rear entertaining deck features a pool, spa, built-in BBQ and lushly landscaped grounds with separate games yard and grass area. Additional features include a 10-car motor court, three master-like guest suites, a large game room, Vantage smart house system and designer finishes.

BILLY ROSE  
424.230.3702

BLAIR CHANG  
424.230.3703



An international associate of Savills

THEAGENCYRE.COM







# 435 S. PLYMOUTH BOULEVARD

HANCOCK PARK

6 BEDROOMS | 7.5 BATHROOMS | 8,086 SQ. FT. | 18,010 SQ. FT. LOT

Located in the prestigious Windsor Square this stately traditional home on a large lot has just undergone an extensive restoration and addition. Originally built in 1917, no expense has been spared in this exemplary restoration, which combines the original details of that period with the modern amenities of today. A grand entry with barrel ceiling looks out to the great room with high ceilings and steel case windows and doors. Formal living, family and dining rooms are each highlighted by exquisite detailing, fireplaces and wide-planked oak floors. The gourmet kitchen with large center island is completed by Carrara marble counters and pro-style appliances. The upper level consists of the spacious master bedroom suite with dual baths, steam shower and large walk-in closet. A junior master suite plus two additional bedroom suites and two staircases complete this level. The pristine outdoor gardens are highlighted by the sparkling pool, spa and guest house.

**BLAIR CHANG**  
424.230.3703

**BILLY ROSE**  
424.230.3702

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$8,450,000



An international associate of Savills

THEAGENCYRE.COM







# 1130 N. BUNDY DR

BRENTWOOD

OPEN TUESDAY 11-2PM

NEW LISTING

6 BEDROOMS | 4.5 BATHROOMS | 5,225 SQ. FT. | 26,940 SQ. FT. LOT  
OFFERED AT \$5,250,000

DAVID SOLOMON    ANNA SOLOMON  
424.400.5905      424.400.5903



An international associate of Savills | THEAGENCYRE.COM







## 2940 NEILSON WAY #105

SANTA MONICA

1 BEDROOM | 2 BATHROOMS | 1,105 SQ. FT.  
OFFERED AT \$829,000 OR \$4,250 / MO.

DAVID SOLOMON  
424.400.5905

ANNA SOLOMON  
424.400.5903

OPEN TUESDAY 11-2PM

NEW LISTING



An international associate of Savills | THEAGENCYRE.COM







# 808 N. ALPINE DRIVE

BEVERLY HILLS

**JAMES HARRIS**

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

424.400.5915

**DAVID PARNES**

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

424.400.5916

**MARISA SAN ANTONIO**

[MARISA.SANANTONIO@THEAGENCYRE.COM](mailto:MARISA.SANANTONIO@THEAGENCYRE.COM)

424.369.8139





### PALATIAL ESTATE IN BEVERLY HILLS FLATS

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.

OPEN TUESDAY 11-2 PM

NEW LISTING | \$17,495,000

7 BEDS

10 BATHS

10,522 SQ. FT.

20,790 SQ. FT. LOT





# 4129 RHODES AVENUE

STUDIO CITY

3 BEDROOMS + OFFICE | 2 BATHROOMS | 1,893 SQ. FT. | 7,003 SQ. FT. LOT

Webster defines “Charming” as “pleasing the mind and sense in a high degree” I define it as 4129 Rhodes. Charming designer-perfect home with remodeled bathrooms and kitchen. Behind the private gated entry, with hip drought-tolerant landscaping, the two-car garage is set up as an amazing home gym. Relax under the pergola around the fire-pit, or dine al fresco with an outdoor BBQ. Privacy, serenity, and pride of ownership. Intimate and quiet community of the street.

**CRAIG KNIZEK**  
818.618.1006

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$1,299,000



An international associate of Savills

THEAGENCYRE.COM





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# THE RESIDENCES AT CARBON BEACH

## THREE RESIDENCES REMAIN

Only three homes remain available within this exquisitely private enclave located steps from the sand and sea in Malibu's famed Billionaire's Beach. Each offers sweeping ocean views, sleek, open-concept design, soaring 11-foot ceilings and a plush, expansive rooftop terrace with fireplace and jacuzzi — the ultimate setting for seaside lounging, dining and entertaining.

**Starting at \$3,695,000 | 2.5% Broker Commission**

**3 Bed | 3.5 Bath | 4,996 – 5,415 Approx. Total Sq. Ft.**

**310.698.7889 | [Carbon-Beach.com](https://Carbon-Beach.com)**

22065 PACIFIC COAST HIGHWAY, MALIBU, CALIFORNIA 90265

**SOCAL**  
HOLDINGS







**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







SANTA MONICA CANYON  
\$11,750,000  
310.820.9341



HOLLYWOOD HILLS  
\$3,100,000  
310.748.5344

## BERKSHIRE HATHAWAY HomeServices California Properties

[bhhsocalifornia.com](http://bhhsocalifornia.com)

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**ANDREWMANNING**

818.380.2147

Andrew@AndrewManning.com

WWW.**ANDREWMANNING**.COM



**OPEN FRIDAY 11-2**



Encino | 4528 Gaviota Court | \$3,150,000 | 5BD/5½BA

With the same exquisite quality of construction/finishes found in Brentwood & the Palisades, these 4 homes represent the best of today's popular lifestyle needs.



**4 NEW HOMES**

Encino | 4532 Gaviota Court | \$3,295,000 | 5BD/5½BA

4 beautiful new homes. Ideal flr plans, open rms, architectural elements found in Million \$ homes on the Westside. Quiet, pvt cul-de-sac. Gated for security...

**BERKSHIRE HATHAWAY** | California Properties  
HomeServices



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WWW.ANDREWMANNING.COM

**ANDREWMANNING**

818.380.2147

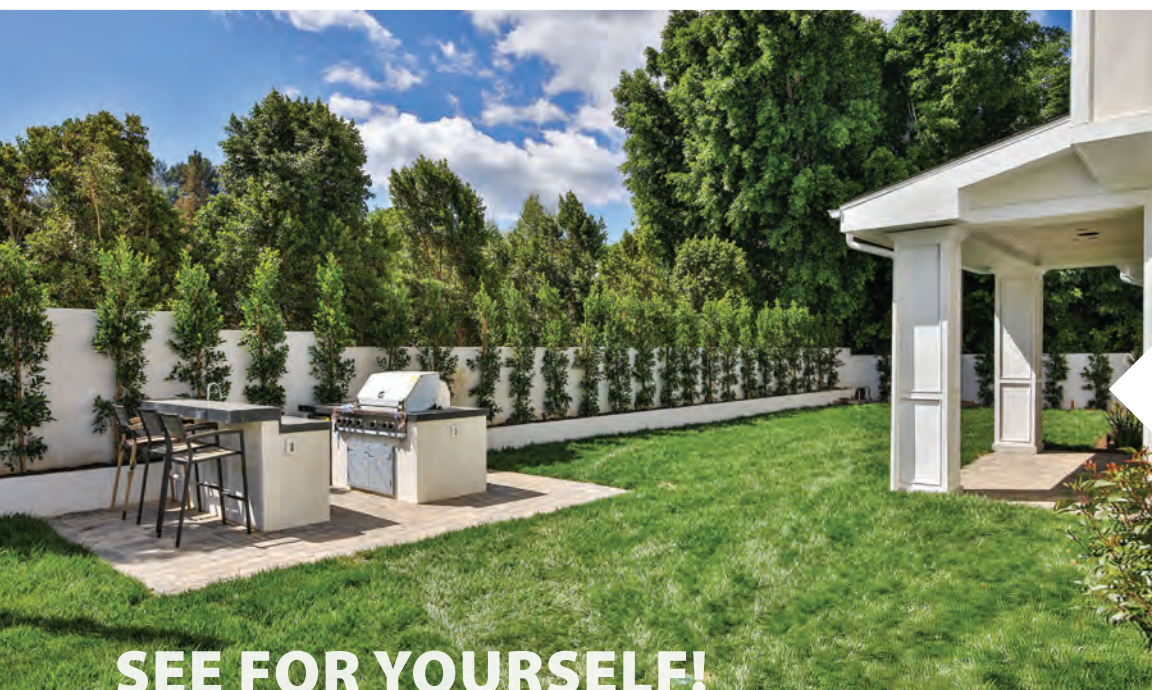
Andrew@AndrewManning.com



**CLOSE TO ALL**

Encino | 4538 Gaviota Court | \$2,995,000 | 5BD/5½BA

Smart Home features, contemporary architecture, home theaters, seamless indoor/outdoor living, pools and grassy yards are just a few of the fine details...



**SEE FOR YOURSELF!**



Encino | 4546 Gaviota Court | \$3,395,000 | 5BD/5½BA

Affordable opportunity in a great school district with nearby restaurants, shopping & more! **Co-listed with Mary Lu Tuthill, Coldwell Banker, CalBRE# 01963103.**



**BERKSHIRE HATHAWAY** | California Properties  
HomeServices





# STUNNING CUSTOM



Spectacular views highlight this masterpiece. Completed in 2012, this estate offers quality and luxury throughout. Highlights include a gorgeous master suite with stone bath, dual closets & large covered veranda with views, gourmet kitchen that opens to the spacious family room, theater, game room/lounge with wet bar, gym, library, formal living & dining rooms, wine closet, outside guest suite with private entrance and garages for 5-cars. The private grounds include a pool & spa, covered patios, sports court, rolling lawns, and mature trees.

**5515 Dixon Trail Rd | Hidden Hills**

**Offered at \$13,995,000**



**Marc & Rory Shevin**

818.251.2456/818.251.2476

info@theshevins.com

**BERKSHIRE HATHAWAY | California Properties**  
HomeServices







# MODEL SHARP

Step through the iron & glass entry doors into a world of refined elegance. Gorgeous, honed stone floors, and two story entry with double staircase. Featuring an open floor plan, brand new kitchen opening to the family room, plus game room, bonus room, theatre, study, wine cellar, separate guest house and gym. The spacious master suite offers a retreat, stone bath, two custom closets, fireplace, and balcony. Set on over an acre of private grounds with a pool, spa, covered patio, fountains, basketball area, and six-car garage behind gates.

25175 Jim Bridger Rd | Hidden Hills

Offered at \$7,995,000



**Marc & Rory Shevin**  
818.251.2456/818.251.2476  
info@theshevins.com



**BERKSHIRE HATHAWAY** | California Properties  
HomeServices





# NEW VIEW ESTATE



Brand new, gorgeous custom Cape Cod. Features include a gourmet kitchen with two islands, opening to the great room with sliding walls of glass, theatre, game room with wet bar, office with fireplace, living & dining rooms, gym, guest house, and all en-suite bedrooms, including the master with retreat, all stone bath, and view balcony. The grounds offer a pool & spa, covered entertainer's patio with outdoor kitchen, fire pit, and garages for five cars, all sited on what is destined to be one of the most beautiful streets in all of Hidden Hills.

**24155 Hidden Ridge Rd | Hidden Hills**

**Offered at \$12,426,000**



**Marc & Rory Shevin**  
818.251.2456/818.251.2476  
info@theshevins.com

**BERKSHIRE HATHAWAY | California Properties**  
HomeServices







# CUSTOM ONE STORY

With beautiful views, this one of a kind estate features a chef's kitchen that opens to the great room with entertainment center, large formal dining, home theater, game room, and study. The master suite offers a retreat, two walk-in closets and exercise room. Other amenities include security system & cameras, and Vantage Lighting Control system. The grounds include an infinity edge pool with spa, and covered patios with fireplace & BBQ center. The five-car garage offers high ceilings, walk-in storage area & epoxy floors.

**24100 Hidden Ridge Rd | Hidden Hills**

**Offered at \$14,395,000**



**Marc & Rory Shevin**  
818.251.2456/818.251.2476  
info@theshevins.com



**BERKSHIRE HATHAWAY | California Properties**  
HomeServices





Privately gated view estate. 6 bedrooms, 9 baths, over 9,000 sq ft (per architect). Professional chef's kitchen, library, great room, formal dining room. Master with dual closets, wet bar, private balcony. Main, guest & pool houses, pool, spa, 5-stall barn, riding arena.

24304 Little Valley Rd | Hidden Hills

Offered at \$8,490,000



**JOANIELOUIS**

818.425.8516

joanielouis@bhhsca.com

www.JoanieLouis.com

**BERKSHIRE HATHAWAY** | California Properties  
HomeServices





**OPEN TUESDAY 11-2**

**JOEL&DORITCOOPER**

310.968.2401/310.990.4655

Joel@JoelCooper.com | Dorit@DoritCooper.com

www.JoelAndDoritCooper.com



## BH FLATS

**512 N Sierra Dr | Beverly Hills**

**Offered at \$4,950,000**

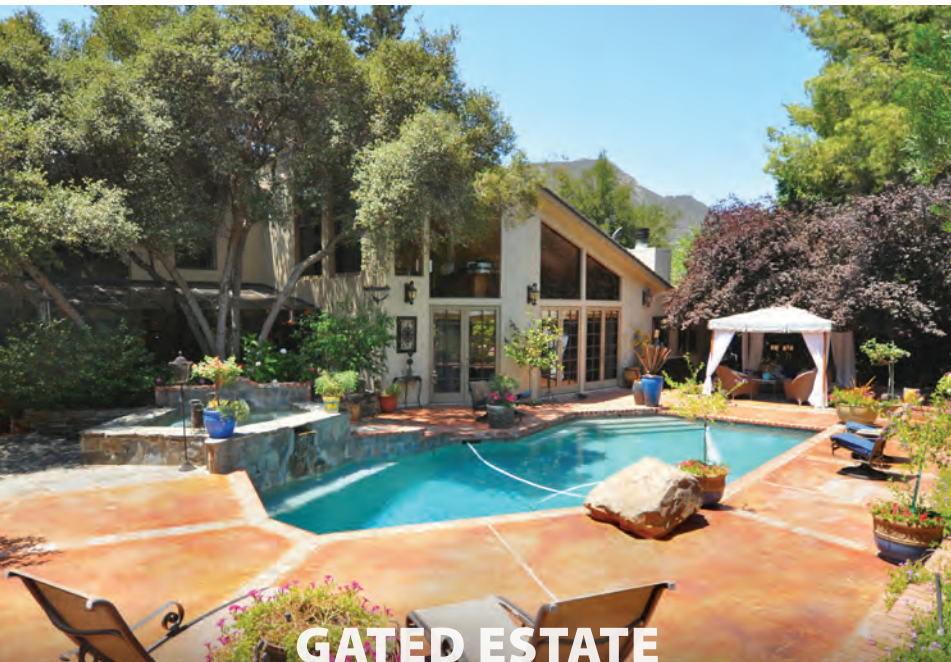
Lush trees surround this exquisite Traditional home located in the heart of Beverly Hills flats! Measuring 4,411 sqft (per public records) this 4 Bedroom / 5.5 Bath home is located on prime corner lot with a circular driveway and provides a perfect mix of public and private living space. Downstairs features large formal living room, gourmet kitchen w/ center island & eat-in-breakfast area, wood paneled office, detailed dining room and expansive family room which opens to very private backyard w/ brick patio & pool. Grand master suite w/ large walk-in-closet and 3 additional bedroom suites plus study complete this beautiful estate.



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



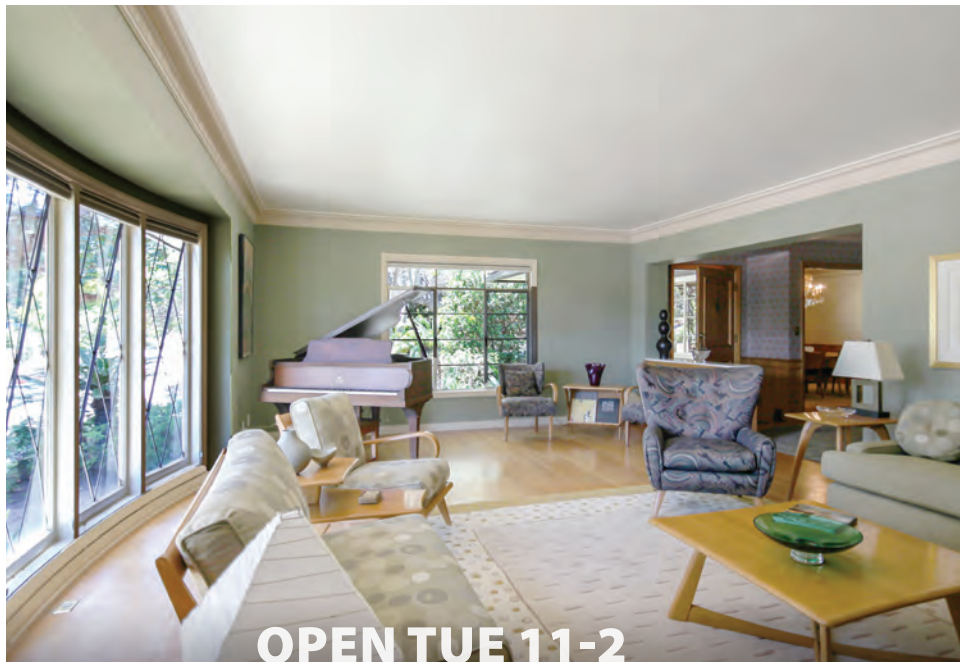
# FEATURED PROPERTIES



## GATED ESTATE

Agoura | 29729 Mulholland Hwy | \$1,695,000 | 4BD/3BA  
Phil Sidenberg | 805.750.5634

Gated estate, perfect for entertaining. Beautiful backyard w/ pool & spa.



## OPEN TUE 11-2

Los Feliz | 2400 Glendower Ave | \$1,775,000 | 3BD/3BA  
Michael Tunick | 323.643.3893

3BD/3BA Mid-Century Modern gem w/ original Modernist details. Potential plus.



## CLASSIC CALABASA

Calabasas | 4317 Park Fortuna | \$1,295,000 | 3BD/3BA  
Joanie Louis/Julie Moffet | 818.425.8516/818.605.2656

Gorgeous 3 bedroom, 3 bath pool home in prime, classic Calabasas.



## LOS FELIZ TOWERS

Los Feliz | 4455 Los Feliz Bl #801 | \$810,000 | 2BD/2BA  
Rafik Ghazarian | 323.671.1251

Manhattan-style living in the heart of Los Feliz. Southeast corner 2BD/2BA unit.

BERKSHIRE HATHAWAY | California Properties  
HomeServices







## TEAM SCARBOROUGH

805.331.1465

Team@TeamScarborough.com

TeamScarborough.com



**Montecito** | 1520 San Leandro Lane | \$3,395,000 | 4BD/3½BA  
.87± acs (assr) · [www.1520TeamScarborough.com](http://www.1520TeamScarborough.com)



**Hope Ranch** | 410 Via Dichosa | \$3,195,000 | 4BD/3BA  
2.04± acs (assr) · [www.410TeamScarborough.com](http://www.410TeamScarborough.com)



**Hope Ranch** | 1151 Estrella Drive | \$3,090,000 | 4BD/3½BA  
2.19± acs (assr) · [www.1151TeamScarborough.com](http://www.1151TeamScarborough.com)



**Montecito** | 280 Gould Lane | \$3,950,000 | 4BD/6BA  
2.38± acs (assr) · [www.280TeamScarborough.com](http://www.280TeamScarborough.com)



**Montecito** | 1356 East Valley Road | \$1,549,000 | 2BD/1BA  
.67± acs (assr) · [www.1356TeamScarborough.com](http://www.1356TeamScarborough.com)



**BERKSHIRE HATHAWAY** | California Properties  
HomeServices





**DANURBACH**

310.230.3757

info@danurbach.com

WWW.DANURBACH.COM



**BY APPOINTMENT**

Pacific Palisades | 14924 Camarosa Drive | \$12,695,000 | 7BD/7½BA  
Style in the Huntington



**BY APPOINTMENT**

Malibu | 18980 Pacific Coast Highway #2 | \$4,900,000 | 4BD/4½BA  
On The Beach



**BY APPOINTMENT**

Pacific Palisades | 16678 Via La Costa | \$4,595,000 | 5BD/7½BA  
Gracious Highlands Estate



**BY APPOINTMENT**

Brentwood | 11595 Sunset Boulevard | \$3,095,000 | 6BD/6BA  
Prime Brentwood Property



**BY APPOINTMENT**

Brentwood | 1064 Hanley Avenue | \$2,749,000 | 3BD/3½BA  
Crestwood Hills Modern



**BY APPOINTMENT**

Pacific Palisades | 900 Enchanted Way | \$1,848,000 | 3BD/2BA  
This Feels Like Home

**BERKSHIRE HATHAWAY** | California Properties  
HomeServices

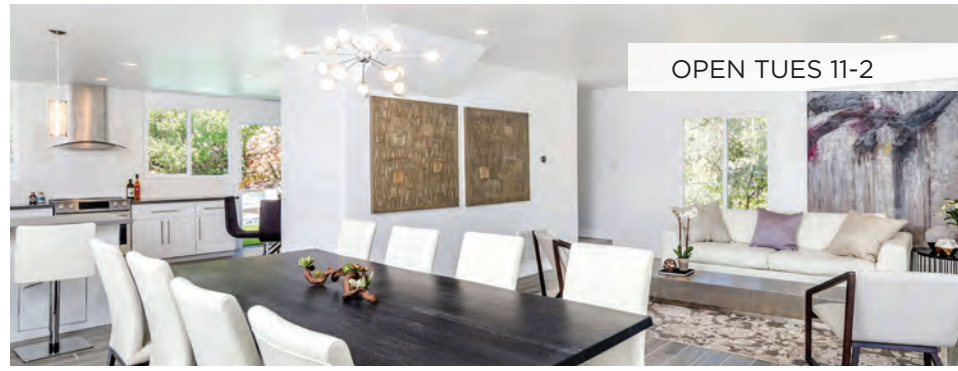


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**\$2,699,000**      **9390 Lloydcrest Drive, Beverly Hills**  
Mid-century architectural 3BD/4BA Beverly Hills "Crest Streets" home overlooking jetliner views.



OPEN TUES 11-2

**\$1,299,000**      **10078 Westwanda Drive, Beverly Hills**  
Modern gated Zen-like 2BD/Den retreat w/ private pool & panoramic canyon views throughout.



OPEN TUES 11-2

**\$1,299,000**      **960 N Doheny Drive #306, West Hollywood**  
Stylish & chic meticulously remodeled luxury 2BD/2½BA townhome w/ breathtaking city views.



**\$599,000**      **1131 Alta Loma Road #113, West Hollywood**  
Stylish & sophisticated remodeled 1BD/1BA condo at the resort-style Park Wellington.



FOR LEASE

**\$150,000 per month**      **23660 Malibu Colony Road, Malibu**  
Enjoy this fully furnished and one-of-a-kind, 3-story 5BD/8BA beach front property in guard gated Malibu Colony.



FOR LEASE

**\$15,000 per month**      **1687 Marmont Avenue, Sunset Strip**  
Ultra stylish & modern 2BD/Den/2.5BA furnished lease w/ infinity pool & city views.

**CRISTIE ST. JAMES**

Luxury Properties Director  
310.291.1029 | stjamesest@aol.com

**MARKUS CANTER**

Luxury Properties Director  
310.704.4248 | markuscanter@bhhsca.com

[WWW.STJAMESCANTER.COM](http://WWW.STJAMESCANTER.COM)

**BERKSHIRE HATHAWAY** | California Properties  
HomeServices



# 240 South Bentley Avenue

## Westwood Hills

### Open House

Tuesday, August 2

11–2 pm

Lunch Served



More information available at  
[240Bentley.com](http://240Bentley.com)

Architectural  
5 Bedrooms | 4 Bathrooms | 3,452 Sq. Ft. Living | 7,444 Sq. Ft. Lot  
Loft-like open floorplan. Abundance of glass & vast, uninterrupted spaces.  
Expansive Great Room with high ceiling. Formal Living Room with fireplace.  
Gourmet Kitchen. Generous Master Suite. Separate studio with bathroom.  
Warner Avenue School.

**\$3,199,000**

property  
Information



## Larry Young

Luxury Properties Director

(310) 777-2879

[larry@larryyoungwestside.com](mailto:larry@larryyoungwestside.com)

[larryyoungwestside.com](http://larryyoungwestside.com)



**BERKSHIRE HATHAWAY**  
HomeServices  
California Properties



# SILVER LAKE CRAFTSMAN



OPEN TUES 11-2pm



## 1414 N Benton Way, Silver Lake

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, built-ins, breakfront and sophisticated lighting. Master suite with extensive closets, terrace and luxe new en suite bath including double sinks and huge shower, plus 2 additional bedrooms, formal dining room with original breakfront, media room (4th bdrm), eat-in chef's kitchen, and full-fitted library/den. Perfectly private, fully hedged back yard with dining loggia, lush grass and plantings. A very special offering.

Offered at: \$1,399,000 | [1414Benton.com](http://1414Benton.com)

PETER MAURICE  
[petermaurice.com](http://petermaurice.com)  
310-623-8819

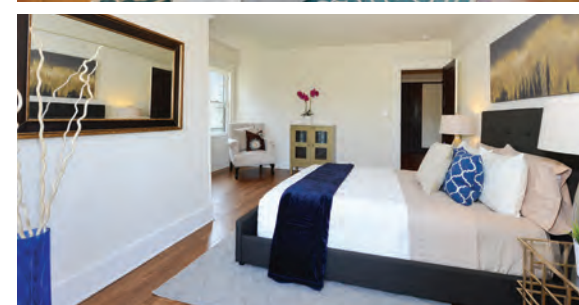
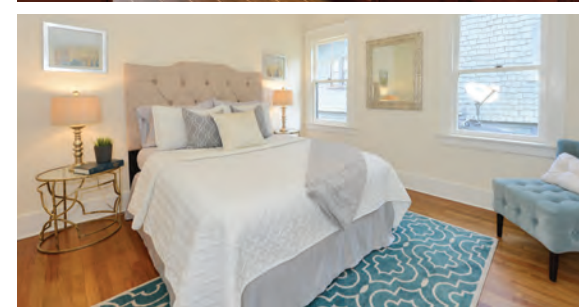
TREGG RUSTAD  
[treggrustad.com](http://treggrustad.com)  
310-623-8825





# RE/MAX<sup>®</sup>

## ESTATE PROPERTIES



## Two houses on one large lot near the heart of Silver Lake's Sunset Junction

**This remodeled historic craftsman style home is the perfect Owner-User/Investment opportunity**

**1650 Maltman Avenue, Los Angeles | Represented by BKF Properties | Offered for \$1,950,998**



The front house consists of 4 bedrooms and 2 bathrooms --boasting original charm with modern conveniences. The home has been extensively remodeled with a new kitchen, stainless appliances, baths with Mission tile, new HVAC systems, new landscape/hardscape and Nest smart home system. It has hardwood floors throughout, huge front porch, and a deck off the two upstairs front beds. The back house was built from the ground up in 2011 and consists of 2 bedrooms and 2.75 bathrooms, and a 2 car garage. It has all modern appliances and finishes and a great family room with high ceilings, a back porch with a wooden deck and backyard.

2 houses | 4 bedrooms | 2 bathrooms | and 2 bedrooms | 2.75 bathrooms | 2,970 sf living | 7,896 sf lot

Represented by the BKF Properties. Denise & Debra can be reached in the Marina del Rey Office or direct at (310) 424-5512

**RE/MAX Estate Properties • 700 Local Agents • 17 Offices • Luxury Residential • Commercial Investment Division**

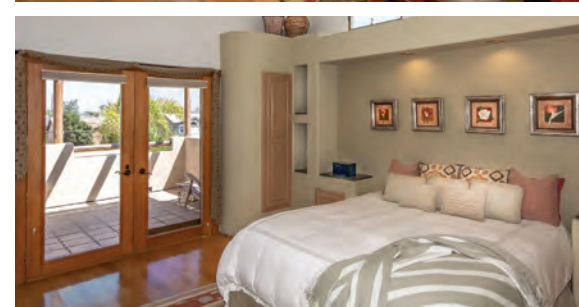
We support Children's Miracle Network of Hospitals • **Ranked #27** by Sales on the RIS Media **Top 500 Power Broker** out of 82,000 real estate brokerage firms in the United States • To join our expanding organization, contact Monte Hartman at (310) 559-5570 or [MHartman@eplahomes.com](mailto:MHartman@eplahomes.com)

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# RE/MAX<sup>®</sup> ESTATE PROPERTIES



## Custom built home designed for the California coastal lifestyle

**Located in the coveted hills of Playa del Rey, this home was created specifically for indoor/outdoor living  
7742 W. 80th Street, Playa del Rey | Represented by Denise Fast | Open Sunday 2-5PM | Offered for \$1,895,000**

Luxurious resort style living with 3 decks to enjoy sunsets over the ocean, city lights and mountain views. Enter this sun-drenched home through the private, gated courtyard or directly from the attached 3 car garage. Inside you will find a wide open floor plan with a gourmet island kitchen, formal living and dining room, media room (or den) and home office or guest room. Upstairs, a spacious master retreat awaits, with vaulted ceilings, en-suite bath with separate spa tub and shower and private deck. There is plenty of room for loved ones and guests. Step into the backyard to your own personal oasis with a sparkling blue-bottom pool, spa & sauna. Enjoy living just minutes from beaches, dining, shopping, and all that Silicon Beach has to offer.

4 bedrooms | 4.75 bathrooms | 3,364 sf living | 4,982 sf lot | blue-bottom pool and spa

Represented by Denise Fast. Denise can be reached in the Marina del Rey office or direct at (310) 578-5414.



**RE/MAX Estate Properties • 700 Local Agents • 17 Offices • Luxury Residential • Commercial Investment Division**

We support Children's Miracle Network of Hospitals • **Ranked #27** by Sales on the RIS Media **Top 500 Power Broker** out of 82,000 real estate brokerage firms in the United States • To join our expanding organization, contact Monte Hartman at (310) 559-5570 or [MHartman@eplahomes.com](mailto:MHartman@eplahomes.com)

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# THE ENRIGHT COMPANY

A REAL ESTATE ORGANIZATION

TIMOTHY ENRIGHT | 310.652.6600

[Tim@TheEnrightCompany.com](mailto:Tim@TheEnrightCompany.com)



BROKER'S OPEN TUESDAY 11 AM -2 PM  
15301 WHITFIELD AVENUE  
PACIFIC PALISADES

[WWW.PALISADESVIEWESTATE.COM](http://WWW.PALISADESVIEWESTATE.COM)

\$6,850,000. USD



# 449 Westbourne Dr. West Hollywood \$3,400,000



[www.449Westbourne.com](http://www.449Westbourne.com)  
Open Tuesday 11-2PM



**DEANNA SMITH**

REALTOR®

CalBRE License #01936246

310.560.4510

DeannaSmithRealEstate@gmail.com

**RODEO REALTY**

FINE ESTATES DIVISION



BEN BACAL



**BEN BACAL**

REALTOR®

CalBRE License #01437782

310.717. 5522

BenBacal@gmail.com

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# MELISSA ALT & ASSOCIATES

OPENING DOORS ON THE WESTSIDE

424.202.3232 | melissa.alt@telesproperties.com | MelissaAlt.com

## New Listings! Open Tuesday 11am - 2pm

3159 Barry Avenue, Mar Vista  
3 bd 3 ba | Listed at \$1,595,000

Located in Westdale Trousdale, with its beautiful tree lined streets, this home features an open floor plan perfect for entertaining. Spacious living room/dining room/family room opens through French doors to a private pool. 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. [3159BarryAve.com](http://3159BarryAve.com)



868 N. Norman Place, Brentwood  
3 bd 2.5 ba | Listed at \$2,425,000

### DRAMATIC PRICE ADJUSTMENT

Don't miss this opportunity to live in a great neighborhood in a single level Mid Century home with an outstanding floor plan. Private, serene pool. Large Master bedroom with walk-in closet and spacious bath. 3 bedrooms + 2 baths, attached garage. Family room, eat-in kitchen and separate dining room. Kenter Canyon School District. [868NormanPlace.com](http://868NormanPlace.com)



A PORTION OF EVERY SALE GOES  
TO HABITAT FOR HUMANITY, LA

Melissa Alt: California Bureau of Real Estate #01019836

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The epitome of supreme Hollywood Hills lifestyle...secluded behind gated motorcourt on acre-plus ridgetop land surveying endless City & Ocean views.





Open 11-2pm & Twilite 6:30-8pm  
Tuesday, August 2<sup>nd</sup>



Chris Pickett  
**TELES**  
PROPERTIES  
310.800.7103

**8080 Laurel View Drive**

Hollywood Hills | 4 BR | 6 BA | Pool | 1 Acre+ | \$8,775,000

**ERNIE CARSWELL**  
&  
**PARTNERS**

310.345.7500

Ernie Carswell: Bureau of Real Estate #01111566 | Chris Pickett: Bureau of Real Estate #01475927  
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**1941 Colonial Revival**

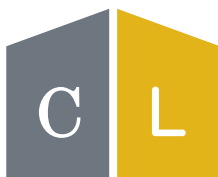
**971 Laguna Road, Pasadena**

This exquisite 1941 Colonial Revival exemplifies symmetry and proportions based on classical architecture. The gracious center entry leads to the stunning living room with original dentil moldings, hardwood flooring, elegant fireplace and lovely natural light to the left and the formal dining room with original pocket doors and a bay window looking out to the front garden to the right. The bright gourmet, state-of-the-art Cynthia Bennett kitchen has stainless steel Viking appliances, wine cooler, granite counter tops and vistas to the private garden. The kitchen flows into an office space, laundry area with an abundance of storage, as well as a bathroom that is shared with the pool, and direct garage access. The family room features vaulted ceilings, a fireplace, and French doors open that open out to the brick patio and pool. The luxurious master suite with a fireplace and a master bath with double sinks, steam shower, and a generous walk-in closet making this a perfect private retreat. The two additional bedrooms offer access to the side yard and patios. All this is enhanced by the house being sited on a magical, picturesque lot on the South Arroyo with a running spring in the rear of the property. The outdoor living space offers privacy, full outdoor Viking kitchen, pool, terraced entertaining areas, exercise room and wine cellar. This unique and fabulous house offers a seamless flow to indoor/outdoor living perfect for Southern California.

- Three bedrooms • Three bathrooms • Living Area: 2,733 sqft (per floor plan) • Lot Size: 25,815 sqft (per assessor) • Two-car attached garage

\$2,395,000

[www.971Laguna.com](http://www.971Laguna.com)



**LUCZYSKI**

SELLING HOMES OF DISTINCTION

**Cynthia Luczyski, Senior Partner**  
 cluczyski@deasypenner.com  
 CalBRE# 01100822

**Lauren Luczyski, Senior Partner**  
 lauren@deasypenner.com  
 CalBRE# 01441706

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

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







# [ LIVE HERE ]

601 Foothill Road, Beverly Hills 90210

5 bedroom, 4 bath  
±4,603 sq. ft. | ±19,763 sq. ft. lot  
\$8,350,000



## CELEBRATE THE UNVEILING OF THIS MAGNIFICENT ESTATE

Open Tuesday, August 2nd | 11am-2pm  
Catered lunch, mimosas, and champagne  
Complimentary valet



HALTONPARDEE.COM

Nancy Osborne  
nancy@haltonpardee.com | 310.795.6600

Justin Alexander  
justin@haltonpardee.com | 970.710.1665

Tami Pardee  
tami@haltonpardee.com | 310.907.6517





2520 Benedict Canyon | Beverly Hills  
\$2,750,000 | Open Tuesday 11-2



**JOE BABAJIAN**  
310.623.8800  
joe@joebabajian.com  
CalBRE# 00813384





# Studio City View Property



3420 WRIGHTVIEW DR

**Open House: Tuesday, August 2 11-2 and Friday, August 5 11-2**

Live the Southern California lifestyle in the famed "Wrightwood Estates" on a quiet cul-de-sac street. Mid-Century Ranch on a large flat lot with captivating panoramic views of city

twinkle lights and pink colored mountain ranges beyond. 4 bedroom 3 bathroom traditional home. Captivating entertainer's residence for the most discriminating buyer to make their home.

Offered At **\$2,099,000**



**Michaela Cadiz**  
310.795.6715

355 North Canon Drive  
Beverly Hills, CA 90210  
nelsonshelton.com





6421 ORION AVE., VAN NUYS, CA 91406

BROKER'S OPEN FRIDAY 2-5PM • PUBLIC OPEN SUNDAY 2-5PM



# Almost 4,000 square feet, 5+3 Midvale Estates Cape Cod Home with amazing back yard

Beautiful Cape Cod style gated home with French windows and doors on 1/3 acre in Midvale Estates/Sherman Oaks adjacent. This 3,800+sq ft, 5 bedroom, 3 bath + bonus room, has a private, 6 ft tall fenced in yard with large pool and patio. Offers the tranquility of a true suburban retreat. Easily entertain 100+ guests.

Currently owned by an internationally known restaurateur and PBS Celebrity Chef. The 675 sq ft Master Suite with fireplace and huge walk-in closet, is on the first floor and overlooks the pool. The 250 sq ft travertine/tile Master Bath has a jet spa tub, skylight, and live garden area. Newly done kitchen with beautiful granite counters and stainless appliances, a huge living room with wood burning fireplace overlooking both the front and back yards, a cozy formal dining room, large family room, and full guest bath round out the first floor.

Four bedrooms, a huge bath, and bonus room complete the upstairs. Italian tile, original hardwood, and newly carpeted floors throughout the home. Driveway accommodates 6 - 8 cars plus attached 2 car garage with loft, workbench and built in cabinets, washer & dryer. Separate central heat/air unit for each floor.

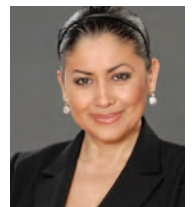
A truly one of a kind large family and entertainment home in this most desirable area. A lovingly restored mid-century home with many original features, size, and cozy, comfortable elegance.

**Offered at \$1,299,000**



D. Lorenzo  
*A Real Estate Professional*  
818-720-2352

Rodeo Realty 202 N. Canon Dr., Beverly Hills CA 90210  
CA BRE Lic., 01819354







# 1401 Queens Way

Reduced 700K! | \$7,295,000



3 Bed | 5 Bath | Apx 4000 sqft  
Also For Lease \$40,000  
By Appointment Only

**Gia Casty**  
310.824.3550  
gia@compass.com



**COMPASS**

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# 4171 EMPRESS AVENUE • ENCINO

OPEN TUESDAY, AUGUST 2 • 11AM - 2PM



**5 BD • 5.5 BA • ~4,619 SF • ~14,402 SF LOT**

**Offered at \$2,999,000**

[4171Empress.com](http://4171Empress.com)

**BRIAN  
PANE**  
EXCELLENCE

[WWW.BRIANPANE.COM](http://WWW.BRIANPANE.COM)

818.521.9790 • [brian@brianpane.com](mailto:brian@brianpane.com)

CalBRE#01209478

Wish

**Sotheby's**

INTERNATIONAL REALTY

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# 16041 JEANNE LANE • ENCINO

OPEN TUESDAY, AUGUST 2 • 11AM - 2PM



**5 BD + OFFICE • 4.5 BA • 4,250 SF • 11,590 SF LOT**

**Offered at \$3,599,000**

VIDEO – [TourJeanne.com](http://TourJeanne.com)

**BRIAN  
PANE**  
EXCELLENCE

[WWW.BRIANPANE.COM](http://WWW.BRIANPANE.COM)

818.521.9790 • [brian@brianpane.com](mailto:brian@brianpane.com)

CalBRE#01209478

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**Sotheby's**

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**Sotheby's**  
INTERNATIONAL REALTY

**HOLLYWOOD HILLS  
HIDEAWAY**



## HOLLYWOOD HILLS

Open Tuesday August 2, 2016 11AM - 2PM and also  
Twilight 5PM - 8PM with cocktails & hors d'oeuvres

2970 Briar Knoll Drive  
3 br, 3 ba | Interior: 1,955 sq.ft. (approx)  
Exterior: 15,593 sq.ft. (approx)  
Offered at \$1,965,000

**George James Ghiz**  
CalBRE#: 01399527  
310.283.8877  
georgeghiz@gmail.com

**SANTA MONICA/VENICE BROKERAGE**  
310.396.5500  
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sothebyshomes.com/losangeles

**Alan Long**  
CalBRE#: 00575771  
310.850.0083  
alanlong05@yahoo.com

**SUNSET STRIP BROKERAGE**  
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## CHARMING & IDYLIC BEVERLY HILLS "STORYBOOK" RESIDENCE

447 S BEVERWIL DRIVE | BEVERLY HILLS

4 BR + BONUS ROOM + 3 BA | **\$2,390,000**

**OPEN TUES 11AM - 2PM** [WWW.447SOUTHBEVERWIL.COM](http://WWW.447SOUTHBEVERWIL.COM)

QUINTESSENTIALLY ESTATES

**ARAM AFSHAR**

310.702.0583 | [Aram@QuintessentiallyEstates.com](mailto:Aram@QuintessentiallyEstates.com)

CalBre# 01484569

**CRAIG SHAPIRO**

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