

01 Beverly Hills Single Family

820 N WHITTIER DR	Open	11-2	NEW
\$17,950,000	6+8		

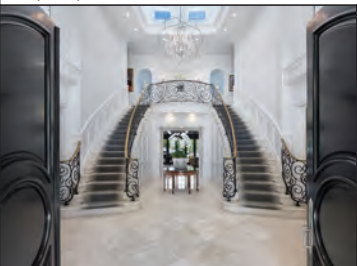


THE HEIGHT OF STYLE

Prime Beverly Hills flats. Please visit www.820whittier.com for more information.

Drew Fenton 310.858.5474
HILTON & HYLAND 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 310-733-8038
THE AGENCY

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 3109076517
HALTON PARDEE

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.

MLS#16-142336
Joel+Dorit Cooper 310-968-2401
BERKSHIRE HATHAWAY

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 (424)239-6519
TELES PROPERTIES 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 1/2 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
CBRB - 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.

Neyshia Go 424.249.7125
JOHN AAROE GROUP



homesnap PRO

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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!

01 Beverly Hills Lease

260 EL CAMINO DR

Open 11-2

\$10,000

4+4

MEDITERRANEAN



MLS#16-133254

Simon Beardmore 3108926454

SOTHEY'S INT. RLTY.

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.

1469 CARLA RIDGE

Lunch 11-2

\$29,500

32500 4+5

1sty-MID-CENTURY



MLS#16-129128

Brent Watson 310-600-9119

COMPASS

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.

02 Beverly Hills Post Office Single Family

1230 LA COLLINA DR

Open 11-2

\$17,500,000

5+8

SPANISH



MLS#16-148196

Benjamin Bacal 310-717-5522

RODEO REALTY - BEVER

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.


9620 CEDARBROOK DR

Open 11-2

\$5,700,000

6+7

2sty-COUNTRY ENGLISH



MLS#16-148196

Roger Perry 310-600-1553

RODEO REALTY - BH

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!

REMINDER

The MLS™ reserves the right to refuse and/or edit any ad it deems unsuitable.

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

9828 GLOUCESTER DR

Open 11-2

\$4,750,000

5+6

TRADITIONAL



MLS#16-135776

Ginger Glass 310-927-9307

COLDWELL BANKER-BHN

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.

9400 READCREST DR

Refresh. 11-2 592/F5

\$4,399,000

4+4

3sty-ARCHITECTURAL



MLS#16-143972

Violet Schid/ Ina Kagel 310-497-0098

RODEO REALTY - BH

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.

9936 BEVERLY GROVE DR

Open 11-2

\$2,795,000

4+4

1sty-MID-CENTURY



MLS#16-143972

Cathy Wood 310-503-1325

GIBSON INTERNATIONAL

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, calcatia counters in kitchen. Skylights. Eagle sliding doors. Saltwater pool. Detached office/gym. Turn key!


2520 BENEDICT CANYON DR

Open 11-2

\$2,750,000

4+5

MODERN



MLS#16-147168

Joseph Babajian 310-623-8800

RODEO REALTY - BH

NEW

MODERN RETREAT
Situating 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.


12055 SUMMIT CIRCLE

Lunch 11-2

\$10,250,000

7+8

CONTEMPORARY



MLS#16-129564


Elsa, David & Jennifer 310-663-4100

NELSON SHELTON

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.

12001 CREST CT	Open	11-2
\$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

9892 GLOUCESTER DR	Open	11-2
\$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

03 Sunset Strip - Hollywood Hills West Single Family

7026 LA PRESA DR	Open	11-2
\$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 bdrms & 3 bths up, all w/views, incl a master suite w/walk-in closet. Fourth bdrm & office w/ full bath on lowest level.

MLS#16-147318
Carrie Berkman Lewis 310-435-5714
PARTNERS TRUST BH

www.7026LaPresa.com

1590 SUNSET PLAZA DR	Open	11-2
\$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.

MLS#16-140890
J. Altman & K. Litinsky 310.819.3250
DOUGLAS ELLIMAN

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



NEW

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

7887 WILLOW GLEN RD	Open	11-2
\$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!

MLS#16-137468
Greg Moesser 310-770-9014
SOTHEBY'S BH

3518 MULTIVIEW DR	Open	11-2	VIEWS!
\$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!

MLS#16-147318
KING | YARBROUGH 323.854.4300
KW | L.A. LUXE GROUP

3518Multiview.com | LALuxeGroup.com

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



NEW


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 BACKSPLASH. HUGE MASTER SUITE WITH A LUXURIOUS BATH AND LARGE WALK-IN CLOSET.

MLS#16-147318
Neal Baddin
COLDWELL BANKER RESI

Dshwshr,Dryer,Frzr,Grbg Disp

2416 APOLLO DR	Open	11-2
\$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

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



rev

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

Open11-2

\$5,329,000

6+10

CONTEMPORARY

rev



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 Holliman3107776216

COLDWELL BANKER BH

S.E. Corner of Multiview & Mulholland

1383 LONDONDERRY PL

Open11-2

\$3,995,000

4+4

TRADITIONAL

rev



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


Open11-2

\$995,000

3+2

2sty-SPANISH

rev



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 Noonan310-801-8182

COLDWELL BANKER BHN

Dshwshr,Dryer,Grbg Disp,Hood Fan,Fridg

2731 OUTPOST DR

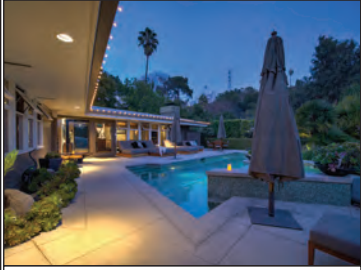
Open11-2

\$2,795,000

2+3

MID-CENTURY

bom



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 Lavey310-908-6800

THE AGENCY

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

2731 OUTPOST DR


Open11-2

\$2,795,000

2+3

MID-CENTURY

bom



PRIVATE MIDCENTURY LIVING IN THE HOLLYWOOD HILLS

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MLS#16-119618

Eric Lavey310-908-6800

THE AGENCY

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

04 Bel Air - Holmby Hills

Single Family

1111 SOMERA RD

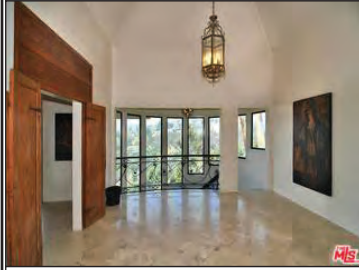
Refresh.11-2

\$4,350,000

4+4.5

2sty-CONTEMPORARY

NEW



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 Sarafian310-408-5530

NELSON SHELTON

2 diswshers, 2 ovens, fridg, Washr&dryer

1523 STRADELLA RD

Open11-2

\$2,850,000

3+3.5

MEDITERRANEAN

NEW



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. Damon310-230-2427

COLDWELL BANKER

1116 LINDA FLORA DR

Open11-2

\$8,799,000

8995000

5+6

2sty-ARCHITECTURAL

red



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 Segal310-902-7676

PARTNERS TRUST BH

www.1116LindaFlora.com

04 Bel Air - Holmby Hills

Lease

930 STONE CANYON RD


Open2-5

\$25,000

5+5

MEDITERRANEAN

rev



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 Galbraith213-453-2020

SOTHEYB'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!

05 Westwood - Century City

Single Family

240 S BENTLEY AVE Lunch 11-2
\$3,199,000 5+4 2sty-ARCHITECTURAL **NEW**



MODERN MINIMALIST LOFT-STYLE LIVING

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.

Larry Young 310.777.2879
 BERKSHIRE HATHAWAY

www.240Bentley.com

10613 WELLWORTH AVE Open 11-2 632C3
\$2,195,000 3+4 SPANISH **NEW**




REDUCED AND MOVE-IN READY

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

MLS#16-132802
 James Bremner 3106227445
 GIBSON INTERNATIONAL

Dshwshr,Grbg Disp,Micro,Rng/Ovn,Fridg

10502 HOLMAN AVE Open 11-2
\$1,899,000 3+1.75 TRADITIONAL **NEW**



COMPLETELY REMODELED & UNSPOILED OVERSIZED CORNER LOT.

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/ wainscotting 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.

MLS#16-147338
 Chad Lund/Mason Merrins (310)801-2641
 TELES PROPERTIES

www.10502HolmanAvenue.com

2215 MALCOLM AVE Open 11-2
\$1,395,000 3+2 2sty-SPANISH **NEW**




SPANISH STYLE HOME IN WESTWOOD

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.

MLS#16-138932
 Juanita Tiu 1310-9305919
 COLDWELL BANKER RESI

10442 KINNARD AVE Open 11-2
\$2,599,000 4+4.5 CONTEMPORARY **rev**



COMPLETELY UPDATED 2-STORY CONTEMPORARY

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/ blt-in nook overlooking bkdyd. Entertainer's FDR w/ custom wall of cabinetry & sliding dr to sideyd.

MLS#16-137336
 Chad Lund/Mason Merrins (310) 801-2641
 TELES PROPERTIES

www.10442KinnardAvenue.com

05 Westwood - Century City

Condo / Co-op

10550 WILSHIRE BLVD #704 Open 11-2
\$925,000 2+2 CONTEMPORARY **NEW**



READY TO MOVE IN! SOUTH FACING WITH CITY VIEWS

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.

MLS#16-131294
 Jon Sands/Kerri White 310-704-6612
 RODEO REALTY/AGENCY

www.10550wilshire704.com

1844 MIDVALE AVE, UNIT 10 Refresh. 11-2
\$699,000 2+3 2sty-CONTEMPORARY **NEW**



GORGEOUS WESTWOOD TOWNHOUSE

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!

Ronald Shore/David Hitt 310-339-3094
 KW LOS FELIZ

Refrig, Range, Washer, Dryer, Dishwasher

1300 MIDVALE AVE #506 Open 11-2
\$619,000 2+2 CONTEMPORARY **NEW**




FANTASTIC WESTWOOD CONDO!!

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!

MLS#16-147900
 Thomas Hilal 310-486-1065
 NOURMAND & ASSOC. BW

Dshwshr,Elvtr,Grbg Disp,Micro

10209 CENTURY WOODS Open 11-2
\$5,985,000 5+7 CONTEMP MED **rev**



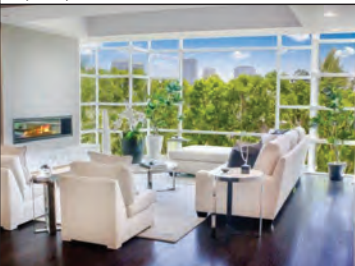
PRIVATE GATED TOWNHOUSE LOCATED AT THE PRESTIGIOUS ENCLAVE

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.

MLS#16-145696
 Susan Smith 310.415.5175
 HILTON & HYLAND

Also Availible for Lease

10380 WILSHIRE #304 Open 11-2
\$2,600,000 3+4 ARCHITECTURAL **rev**



MODERN CONTEMPORARY CONDO WITH CENTURY CITY VIEWS

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.


MLS#16-146550
 B. Tenenbaum Felix Pena 310.720.7270
 HILTON & HYLAND

Hiltonhyland.com

05 Westwood - Century CityIncome

10769 ASHTON AVEOpen11-2

\$4,195,000DuplexTRADITIONAL



MLS#16-147508
Natalie Elias310-775-1141
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 LR&s & 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

NEW

05 Westwood - Century CityLease

10769 ASHTON AVEOpen11-2

\$8,3003+3TRADITIONAL



MLS#16-147464
Natalie Elias310-775-1141
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

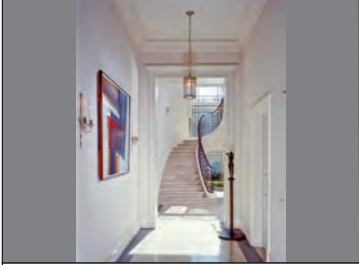
Blt-Ins,Cbl,Dshwshr,Dryer,Grbg Disp,Othr

NEW

06 BrentwoodSingle Family

12770 S BRISTOL CIROpen11-2

\$13,000,0004+52sty-FRENCH



MLS#16-147490
Robert Radcliffe310-255-5454
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

NEW

372 N SALTAIR AVEOpen11-2

\$5,290,0005+4.52sty-TRADITIONAL



Star Barlava310-386-2497
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

NEW

1130 N BUNDY DROpen11-2

\$5,250,0006+4.5MID-CENTURY



David / Anna Solomon424.400.5905
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

NEW

868 N. NORMAN PLACEOpen11-2631/F1

\$2,425,0003+2.51sty-MID-CENTURY



MLS#16-148046
Melissa Alt424-202-3232
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.

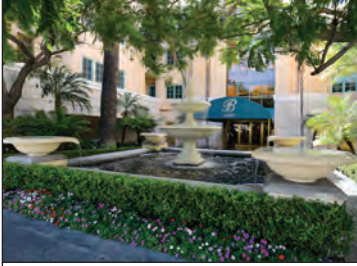
Refrigerator, Stove, Dishwasher, W/D

NEW

06 BrentwoodCondo / Co-op

11500 SAN VICENTE BLV, UNIT 219Open11-2631 J4

\$1,995,0002+2.52sty-CONTEMP MED



Tina Cameron310-480-5309
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

NEW

410 S BARRINGTON AVE, UNIT 109Refresh.11-2

\$875,0002+2.51sty-CONTEMPORARY



Alexis Thom310 926-8949
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

NEW

11954 MAYFIELD AVE, UNIT 6Open11-2

\$839,0002+2.52sty-CONTEMPORARY



Richard & Joyce Weisdorf310.989.3892
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!

NEW

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	NEW
\$749,000 2+2	
	
<p align="center">OPPORTUNITY KNOCKS!</p> <p>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.</p>	
<p>Mitra Moradifar 310 383 7253 KELLER WILLIAMS BW</p>	

06 Brentwood Lease

485 TUALLITAN RD Open 11-2	red
\$19,500 2+000 6+6 3sty-TRADITIONAL	
	
<p align="center">MARKET REEVALUATION PRICE REDUCTION</p> <p>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.</p>	
<p>MLS#16-112218 Edward Tinney 310-888-3330 NOURMAND & ASSOCIATE</p> <p align="center">2 Dishwashers, Washer/Dryer, pool/spa</p>	


07 West L.A. Single Family

2800 BUTLER AVE Lunch 11-2	NEW
\$1,395,000 3+2 TRADITIONAL	
	
<p align="center">BEAUTIFULLY-UPDATED MAR VISTA CONTEMPORARY</p> <p>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.</p>	
<p>Tami Pardee 310-907-6517 HALTON PARDEE</p> <p align="center">Microwave, Range, Oven, AC</p>	

08 Cheviot Hills - Rancho Park Single Family

2721 CLUB DR Open 11-2	NEW
\$3,335,000 5+6 TRADITIONAL	
	
<p align="center">PRIME CHEVIOT HILLS LOCATION</p> <p>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!</p>	
<p>MLS#16-144066 Rhonda Goff Todd Mitchell COLDWELL BANKER RESI</p> <p align="center">Spectacular Views</p>	

10574 BRADBURY RD Open 11-2	NEW
\$3,049,000 5+5 2sty-SPANISH	
	
<p align="center">TIMELESS & BEAUTIFUL SPANISH</p> <p>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.</p>	
<p>MLS#16-148226 Michael Edlen 310.701.7018 CB - PP</p> <p align="center">BBQ, Blt-Ins, Dshwshr, Dryer, Washer</p>	

10366 LORENZO DR Open 11-2	NEW
\$2,095,000 3+3 TRADITIONAL	
	
<p align="center">ENCHANTING NEW ENGLAND-STYLE HIDEAWAY</p> <p>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.</p>	
<p>Ben Lee 310-858-5489 COLDWELL BANKER RESI</p> <p align="center">Range/Oven, Dishwasher, Refrig, Hood Fan</p>	

2727 PATRICIA AVE Open 11-2	NEW
\$1,495,000 3+2 2sty-OTHER	
	
<p align="center">EXQUISITELY RENOVATED MEDITERRANEAN COTTAGE!</p> <p>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.</p>	
<p>RORY POSINKKRISTIAN BOK 310-839-8500 RE/MAX BEVERLY HILLS</p> <p align="center">www.ResultsRealEstateGroup.com</p>	

2729 OVERLAND AVE Open 11-2	NEW
\$899,000 3+2 TRADITIONAL	
	
<p align="center">GREAT OPPORTUNITY IN GREAT AREA</p> <p>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.</p>	
<p>MLS#16-147834 Ron Wynn 310-488-4410 COLDWELL BANKER RESI</p> <p align="center">Dryer, Rng/Ovn, Fridg, Wshr</p>	

09 Beverlywood Vicinity Single Family

3108 CASTLE HEIGHTS AVE Open 11-2	NEW
\$1,299,000 3+3 COTTAGE	
	
<p align="center">TWO STORY ENGLISH COTTAGE</p> <p>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.</p>	
<p>MLS#16-148224 Ron Wynn 310-621-1772 COLDWELL BANKER RESI</p> <p align="center">Dshwshr, Dryer, Hood Fan, Fridg, Wshr</p>	



The Source Of Real Time Real Estate™

8954 HELMS PL	Open	11-2
\$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

NEW

8314 WILLOUGHBY AVE	Open	11-2
\$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

NEW

1953 STEARNS DR	Open	11-2
\$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.

MLS#16-147738
Penni Ziers 310 780-5313
KELLER WILLIAMS-BH

Gleaming Hwds~FDR~Hi ceilings~2 Car gar

NEW

741 N SIERRA BONITA AVE	Lunch	11-2
\$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 PROPERTY

rev

8925 OLIN ST	Refresh.	11-2
\$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

NEW

1420 N LAUREL AVE, UNIT 403	Open	11-2
\$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!

MLS#16-145448
Lauren Ravitz 310.820.9301
BERKSHIRE HATHAWAY

NEW

10 West Hollywood Vicinity Single Family

317 WESTBOURNE DR	Open	11-2
\$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

NEW

8530 HOLLOWAY DR #228	Open	11-2
\$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

NEW

8755 SKYLINE DR	Refresh.	11-2
\$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.

MLS#16-147054
Brittney Hinds 310-702-8055
EXP REALTY

NEW

927 N KINGS RD #306	Open	11-2
\$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

NEW

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

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

Blt-Ins,Dshwshr,Grbg Disp

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



MLS#16-144352
Jeffrey Hobgood 3103057653
SOTHEBY'S BEV HILLS

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+++

Huge Corner View Balcony, Pool, Valet!

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


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.

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

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

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.

Open Tues 8/2 & Sun 8/7

Do RIGHT by Your Sellers
Put their Property in the MLS

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

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



MILICA DEDIJER VENICE ARCHITECTURAL LOFT HOME!

Built and designed as her personal residence, architect Milica Dedijs'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. Dedijs'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.

Tami Pardee 310-907-6517
HALTON PARDEE

Dishwasher, Stove/Oven, Refrigerator

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



MLS#16-141558
Jennifer Hughes 310-383-7299
BULLDOG REALTORS

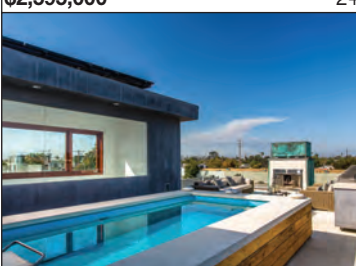
RELAXED COASTAL CHARM ON RIALTO!

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.

Parking in Back of Property

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

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.

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

661 BROADWAY ST	Open	11-2	rev
\$2,950,000	4+4	3sty-ARCHITECTURAL	



MLS#16-141702
Tamra (Tami) Pardee 310-907-6517
HALTON PARDEE AND PA

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.

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

659 BROADWAY ST	Open	11-2	rev
\$2,750,000	3+3	3sty-ARCHITECTURAL	



MLS#16-138196
Tamra (Tami) Pardee 310-266-9946
HALTON PARDEE AND PA

ARCHITECTURAL HIWAY 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.

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

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 800.804.9132
Jesse Weinberg & Vivian Lesny
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 outdr lounging area w/ a newly tiled & resurfaced salt water pool. All bdrms 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 outdr 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 fmly 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 bdrms 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 lng 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 fmly 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 bdrms 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

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

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, Frigid

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

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 down 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 bckyrd w/lux master bath. Top notch fixtures all thruout.

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

Built-ins

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

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

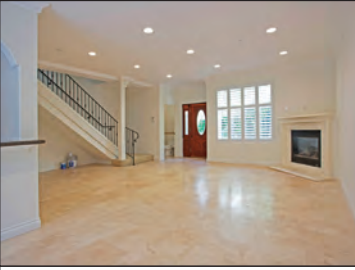


Property Website & Virtual Tour




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

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 KELLER WILLIAMS-SM		310-625-2061		Inside Laundry, 2 car SXS parking

2013 21ST ST, UNIT 104		Open	11-2	NEW
\$849,000		2+3	CONTEMPORARY	
		GORGEOUS TOWNHOUSE WITH ONLY 4 OTHER UNITS IN THE BUILDING		
Llocated in prime Santa Monica on a quiet street and adjacent to the newly renovated Virginia Park.				
Trevor Levin NOURMAND & ASSOCIATE		Dishwasher,microwave,garbage disposal		

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 KELLER WILLIAMS-SM		310-625-2061		W/D, Central HVAC, SXS parking

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 backplash, 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 THE AGENCY		424.400.5905		www.2940NeilsonWay.com

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 COLDWELL BANKER RESI		3108993514		Washer/Dryer,Range/Oven,Dshwshr,Alarm	


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 PARTNERS TRUST BRENT		310-903-7525		Dshwshr,Dryer,Hood Fan,Micro,Other

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

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 PETER D MULLINS		310/600/6976		Bit-Ins,Dshwshr


14 Santa Monica Lease

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 COLDWELL BANKER		310-699-5559		www.402MargueritaAve.com

15 Pacific Palisades Single Family

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 THE ENRIGHT COMPANY		310.652.6600		www.TheEnrightCompany.com	

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
Matthew O'Keefe
GIBSON INTERNATIONAL

Dshwshr,Frzr,Grbg Disp, Rng/Ovn,Other

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
Marta Samulon
COLDWELL BANKER RESI

Blt-Ins,Cling Fan,Dshwshr,Dryer,Fridg

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
Michael Edlen
CB - PP

Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg

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
Anthony Marguleas
AMALFI ESTATES

Blt-Ins,Dshwshr,Rng/Ovn,Fridg

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
JoAnn Schoemann/Craig Au
TELES PROPERTIES

www.627MarquetteStreet.com

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
Jalda Hoff
THE BLUEWAVE GROUP,

Blt-Ins,Cbl,Cling Fan,Dshwshr,Dryer,Other

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
Wesley Earley
JOHN AAROE GROUP

www.1807chastain.aaroe.site

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
Brett Duffy/Betty-Jo Til
BERKSHIRE HATHAWAY H

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

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
Murray Weisberg
SOTHEY'S INTERNATIO

BBQ,Cbl,Dshwshr,Dryer,Elvtr,Other

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
Sherri Noel
KELLER WILLIAMS-SM

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

1460 AMALFI DR

Open 11-2

\$5,595,000

6+5

2sty-TRADITIONAL



MLS#16-119512

Paul Pekar 310-496-5955

GIBSON INTERNATIONAL

bom

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.

www.1460amalfi.com

15 Pacific Palisades

Condo / Co-op


17368 W SUNSET #102

Open 11-2 630 G6

\$1,645,000

2+2

1sty-CONTEMPORARY



MLS#16-146376

Lauren Polan 310-573-7776

COLDWELL BANKER RESI

NEW

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!

www.17368Sunset.com

1671 MICHAEL LN

Open 11-2

\$995,000

2+2.5

MEDITERRANEAN



MLS#16-147908

Sewit Eshetu 310 962-3069

RODEO REALTY-BW

NEW

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.

Built-in


1764 PALISADES DR

Open 11-2

\$899,000

2+2.5

TRADITIONAL



MLS#16-147908

Mary Beth Woods 310-463-1599

COLDWELL BANKER

NEW

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.

Dshwshr,Dryer,Frzr,Rng/Ovn,Fridg

15 Pacific Palisades

Lease


14815 BESTOR

Open 11-2

\$10,500

4+4

2sty-RANCH



MLS#16-146734

Tory Raisin 310-490-9797

SOUTHERN CA REALTY

NEW

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.

Bit-Ins,Cbl,Dshwshr,Grbg Disp,Fridg


17368 W SUNSET #401

Open 11-2 630 G6

\$4,900

2+2

1sty-CONTEMPORARY



MLS#16-139542

Lauren Polan 310-573-7776

COLDWELL BANKER RESI

NEW

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!

YOU MUST SEE THIS PROPERTY!

16 Mid Los Angeles

Single Family


2109 S COCHRAN AVE

Refresh. 11-2

\$639,000

4+2

1sty-TRADITIONAL



MLS#16-147908

The Carrabba Group 323-899-2900

KW BEVERLY HILLS

NEW

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.

www.MidCityHouse.com

17 Mid-Wilshire


Single Family

1367 S COCHRAN AVE

Open 11-2

\$829,000

3+2



MLS#16-147908

Skyler Hynes 310-800-5111

NEW

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.

Questions? Need Assistance?
Contact our Help Desk Department!

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

18 Hancock Park-Wilshire

Single Family

541 N CAHUENGA BLVD

Open 11-2

\$2,849,000

4+5

2sty-SPANISH



MLS#16-135146

Lisa Hutchins 323-460-7626

COLDWELL BANKER RES.

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.

Dshwshr,Rng/Oven

543 N MCCADDEN PL

Lunch 11-2

\$2,695,000

5+3

2sty-SPANISH



MLS#16-135146

Loveland Carr Properties (323) 460-7606

COLDWELL BANKER HPN

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.

www.543NorthMcCadden.com

212 N ARDEN

Open 11-2

\$2,399,000

4+4

MODERN



MLS#16-146086

John Duerler 2139242208

HANCOCK HOMES REALTY

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.

Fridg

624 S RIMPAU

Open 11-2

\$5,995,000

6+7

TRADITIONAL



MLS#16-137092

S.F.J/Schlusser/ Walters 310.691.7888

JOHN AAROE GROUP

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!

624Rimpau.com

18 Hancock Park-Wilshire

Lease

806 S CITRUS AVE

Refresh. 11-2 633

\$4,450

3+1.75

1sty-TUDOR



MLS#16-146600

Daniel Altounian (310)-804-7160

BERKSHIRE HATHAWAY H

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.

Dshwshr,Grbg Disp,Rng/Ovn

19 Beverly Center-Miracle Mile

Single Family

1148 STEARNS DR

Open 11-2

\$2,495,000

5+4.5

CAPE COD



MLS#16-145634

John Barrentine 3102766656

KW LARCHMONT

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.

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


428 N EDINBURGH AVE

Open 11-2

\$1,719,000

3+2

1sty-SPANISH



MLS#16-138956

James Hancock 310-777-6351

COLDWELL BANKER RESI

UPDATED CHARMING SPANISH IN AMAZING LOCATION!

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.

Bring or Send Clients!


153 S EDINBURGH AVE

Open 11-2

\$3,795,000

5+5.5

2sty-CONTEMPORARY



MLS#16-138956

Omega Group-Todd Michaud 310.429.8191

KELLER WILLIAMS

STUNNING DESIGNER SHOWPLACE

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.

www.OmegaGroup.LA

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!



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
SOTHEBY'S 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	



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



The Source Of Real Time Real Estate™

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	

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	

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

Ronald Goldhammer		310-927-5222
BERKSHIRE HATHAWAY		
VERY SPECIAL 2 ON A LOT... REBUILT		

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, prt 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	

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, Caesarsstone 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	

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	

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	

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!



10836 MARIETTA AVE

Open11-2

\$1,648,000

3+3

2sty-SPANISH

NEW



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 Shue310-853-0335

KW SILICON BEACH

Solar Panels owned, LEDs, DualPaneWndws

4140 LE BOURGET AVE

Open11-2

\$1,249,000

3+1

SPANISH

NEW



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 Miller3105602999

KELLER WILLIAMS-SM

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

29 Westchester

Single Family

5866 W 78TH PL

Open11-1

\$839,000

929000

3+2.5

1sty-TRADITIONAL

red



LET'S MAKE A DEAL!!!

MAJOR PRICE REDUCTION!! \$839,000. Minutes from Playa Vista tech hub and Silcon 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 McEachern310-918-3228

COLDWELL BANKER

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

31 Playa Del Rey

Single Family

7504 TRASK AVE

Open11-2

\$1,739,000

4+4

2sty-RANCH

NEW

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 Plato310-704-4188

COLDWELL BANKER RESI

53 Woodland Hills

Condo / Co-op

5800 OWENSMOUTH AVE #22

Open11-2

\$499,000

2+2

3sty-TRADITIONAL

NEW



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 Maltas/Darek Dumon8182510185

DOUGLAS ELLIMAN

Dshwshr,Frzr,Micro,Rng/Ovn,Fridg

60 Tarzana

Single Family

4400 ELLENITA AVE


Open11-2

\$2,695,000

4+6

MEDITERRANEAN

NEW



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. Johnson310.819.3250

DOUGLAS ELLIMAN

61 Lake Balboa

Single Family

17212 STRATHERN ST


Refresh.11-2

\$529,000

3+2

1sty-TRADITIONAL

NEW



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 Burton310-387-0387

KELLER WILLIAMS BH

Hardwood Floors, Central AC & Heat

62 Encino

Single Family

16410 BOSQUE DR


Refresh.11-2

\$4,480,000

6+6.5

TRADITIONAL

NEW



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.Gillon310.691.7888

JOHN AAROE GROUP

16410Bosque.com

72 Sherman Oaks

Condo / Co-op

14100 DICKENS ST, UNIT 8


Open11-2

\$899,000

2+2.5

CONTEMPORARY

NEW



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 Robin310-963-9471

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

73 Studio City Single Family

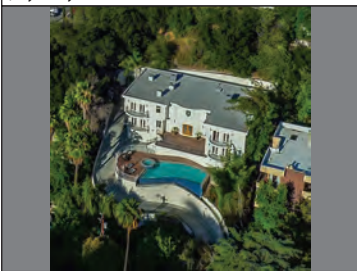
4156 SUNSWEPT DR

Refresh. 11-2

\$2,895,000

6+7

2sty-MEDITERRANEAN



MLS#16-146994

Roger Perry

310-600-1553

RODEO REALTY - BH

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.

www.RogerPerry.com

NEW

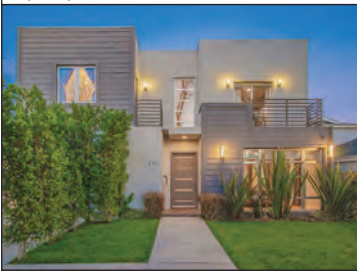
4172 BECK AVE

Open 11-2

\$1,899,000

5+5

MODERN



MLS#16-148026

Craig Strong

310-439-3225

JOHN AAROE GROUP

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.

Dshwshr,Frzr,Grbg Disp,Micro,Rng/Ovn

NEW

75 Valley Village Single Family

12625 MIRANDA ST

Open 11-2

\$679,000

2+2

CAPE COD



MLS#16-146446

David Frank

213-804-6829

COLDWELL BANKER BHN

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.

Rng/Ovn

NEW

86 Pasadena Single Family


130 KENWORTHY DRIVE

Open 11-2

\$1,450,000

3+2

CONTEMPORARY



MLS#316006008IT

Eric Luna

626-3188143

SOTHEYB'S INTERNATIO

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.

All systems and equipment original 1978

NEW

95 Mount Washington Single Family


559 MILTON CT

Open 11-2

\$789,000

3+1.75

2sty-ARCHITECTURAL



Charlanne Divito

818-414-1214

KW STUDIO CITY

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.

NEW

260 Palos Verdes Estates Single Family

2027 VIA CERRITOS

Refresh.

\$4,537,000

6+7

2sty-ARCHITECTURAL



MLS#16-132502

Joyce Kim

310 777-6278

COLDWELL BANKER RESI

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.

BBQ,Blt-Ins,Dshwshr,Dryer,Frzr,Other

rev

1284 Highland Park Single Family


1830 N AVENUE 52

Refresh. 11-2

\$549,000

2+1

CALIFORNIA BUNGALOW



MLS#16-146804

Irene Tsu

310-777-6800

BERKSHIRE HATHAWAY H

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!

NEW



homesnap PRO

The Power of The MLS™

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!