

TUESDAY

01 Beverly Hills Single Family

1020 RIDGEDALE DR	Open	11-2	NEW
\$15,900,000	5+8	CONTEMPORARY	



MODERN TRADITIONAL GEM

The crown jewel of one of the Beverly Hills' finest streets. Designed with only the most elite level of craftsmanship, this recently renovated home seamlessly blends historic elegance with contemporary sophistication. Expansive public rooms lead to large terraces that overlook the Marmol Radziner designed grounds and rolling hills beyond. Close proximity to Beverly Hills Hotel and world-famous Rodeo Drive. This rare offering is shown to pre-qualified clients only. LA3 Trista Rullan

Linda May, Drew Fenton HILTON & HYLAND	310.492.0735	RidgedaleEstate.com
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520 STONEWOOD DR	Open	11-2	NEW
\$13,900,000	4+7	VILLA	



EXTRAORDINARY REGENCY VILLA IN PRIME BH CUL DE SAC

Premier BH location, north of Sunset. Exquisitely renovated. Private, with head-on city views. Breathtaking gourmet kitchen, generous master suite with his/her baths, steam showers, and large walk-in closets. 2 additional family bedrooms, plus maid's and bath, large home office (possible additional bedroom) with exquisite 3/4 bath. Hidden safe room. Sparkling pool and beautiful city views. Peace, tranquility and privacy in prime Beverly Hills.

Ron de Salvo COLDWELL BANKER RESI	310-777-6233	
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607 N ELM DR	Open	11-2	NEW
\$6,399,000	6+6.5	2sty-TRADITIONAL	



EXCEPTIONAL OPPORTUNITY IN THE HEART OF BEVERLY HILLS

Once the on-screen home of the beloved "Marcus Welby, MD," this prestigious Elm Drive estate is spacious and filled with warmth and character. Built in 1929, it is a picture-book traditional with swimming pool, cabana and detached guest apartment. Located on a beautiful tree-lined street in Beverly Hills, minutes from Rodeo Drive, shopping and restaurants. This is a rare opportunity—a piece of television history in the most desirable heart of Beverly Hills, ready for tasteful updating.

Stacy Gottula THE AGENCY	323-610-7191	Blt-Ins,Dshwshr,Rng/Ovn,Fridg
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1230 SHADOW HILL WAY	Open	11-2	NEW
\$24,900	2+3	CONTEMPORARY	



GATED CONTEMPORARY WITH UNOBSTRUCTED VIEWS FOR LEASE!

Unobstructed panoramic views from downtown to the ocean. This gated contemporary home has two bedrooms, three bathrooms, and guest/maids quarters. Great floor plan with views from every room! Kitchen comes equipped with state of the art stainless steel appliances. The backyard has a pool and spa with great space for entertaining. Perfectly furnished, all you will need to bring is your suitcase!

Josh Flagg RODEO REALTY, INC.	310.720.3524	Alarm System, Built-Ins, Dishwasher, ETC
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01 Beverly Hills Condo / Co-op

460 N PALM DR #501	Open	12-2	NEW
\$5,895,000	3+4	CONTEMPORARY	




LUXURY NEW CONSTRUCTION PENTHOUSE LOCATED IN HEART OF BH

Close proximity to the world's most iconic stores & restaurants, state-of-the-art home w/ finest fittings and finishes. Private elevator, 3 BR and 3 and a half BA, open-concept kitchen w/ high quality appliances, motorized shades remotely controlled from anywhere, security system from private entry way to rooftop deck. Upgraded beyond the builders finishes. Expansive private Rooftop Deck w/ outdoor kitchen, Spa, dining area, TVs, lounges, cabana and views. 5 star premium class living.

Pate Stevens NOURMAND&ASSOCIATES	310-467-7253	www.460palm501.com
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9249 BURTON WAY #505	Open	11-2	red
\$1,399,000	1549000	2+3 FRENCH NORMANDY	




REDUCED \$150,000

Huge price reduction! Penthouse unit in the prestigious "Le Faubourg St. Germain" on Burton Way half a block from the world famous L'Ermitage Hotel. This quiet and private rear facing unit is flooded with light and offers peek-a-boo views of the Hollywood Hills. Dual suites on opposite sides of the unit offer privacy. 2 separate private and quiet terraces. One of the largest floor plans in the building. A few blocks to the World Famous Rodeo Dr. and everything that Beverly Hills has to offer.

Bryan McElroy GIBSON INTERNATIONAL	(310) 849-5072	Dshwshr,Dryer,Grbg Disp,Fridg,Wshr
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01 Beverly Hills Lease

604 N ALTA DR	Open	11-2	NEW
\$38,500	7+8	SPANISH	



Spectacular home in the flats of Beverly Hills. Close distant to the famed "Rodeo Drive", this home offers it all. Seven bedrooms all en-suite, with a resort style back yard and open floor plan, this is a perfect home for entertaining.

Marc Noah SOTHEBY'S	310-968-9212	Blt-Ins
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1013 LAUREL WAY	Open	12-2	NEW
\$14,500	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.

Valerie Fitzgerald COLDWELL BANKER RESI	310-285-7515	Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg
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317 OAKHURST DR	Open	11-2	rev
\$9,500	4+5	SPANISH	

Two 2 story home has wood floors, Sp tiles, hi beam ceiling a backyard with pool. Nu air! A lg MBR suite includes sitting area,walk-in closet&lg bath with steam showerLR & FDR plus lg kit with bk.

Janet Block	3104290330	COLDWELL BANKER RESI
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02 Beverly Hills Post Office Single Family

1426 HARRIDGE DR	Open	11-2	NEW
\$9,950,000	7+11	MODERN	



INCREDIBLE DEVELOPMENT OPPORTUNITY IN PRIME BHPO

Perched on the end of a secluded cul-de-sac in Prime BH, set on a beautiful promontory w/ unobstructed ocean, city & canyon views, a spectacular 15,000SF (approx), 7bd 11ba contemporary masterpiece sits on just over 1/2 acre. This once in a generation opportunity, blue chip property, is offered with fully engineered architectural plans designed by Belson-Palumbo Luxury Development and award-winning architects Shubin + Donaldson. There is an existing 4,500+SF, 4bd 5ba residence on the property.

Joshua Altman DOUGLAS ELLIMAN	3108193250	
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**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

2100 N BEVERLY DR	Open	11-2	NEW
\$4,150,000	4+4	TRADITIONAL	
EAST COAST TRADITIONAL			
<p>Reminiscent of a Great East Coast Traditional, this gated property has incredible architectural integrity. The main floor includes a living room, dining room, two bedrooms & a bath, den and laundry. The chef's kitchen is an entertainers dream. The second floor includes a grand master suite. The outdoor area includes beautifully landscaped gardens, a babbling brook, outside fireplace, and a pool. There is also a detached two-room guesthouse. This is a rare opportunity to own a magnificent estate!</p>			
<p>MLS#16-141556 Joseph Babajian 310-623-8800 RODEO REALTY - BH</p>			
www.2100nbeverlydrive.com			

12055 SUMMIT CIRCLE	Refresh.	11-2	rev
\$10,250,000	7+8	CONTEMPORARY	
MAJOR PRICE REDUCTION!			
<p>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.</p>			
<p>MLS#16-129564 Elsa, David & Jennifer 310-663-4100 NELSON SHELTON</p>			

1450 BELLA DR	Refresh.	10-2	rev
\$8,000,000	3+4	VILLA	
PRIVATE COMPOUND ON 5+ ACRES WITH VIEWS			
<p>Perfectly perched at the end of a cul de sac, this gated compound beckons, offering serenity, privacy and unencumbered explosive views! With soaring ceilings, well placed skylights and walls of glass, the expansive home is bathed in natural light, seamlessly blending the lushly landscaped exterior with the flowing interior of the home. Revel in the expansive private grounds, featuring a pebble tech pool, waterfall spa, and private pathways to wander at will in this peaceful sanctuary.</p>			
<p>MLS#16-136806 Amir Nazarian 310-488-0167 KELLER WILLIAMS</p>			
NEW			

2620 HUTTON DR	Open	11-2	592C2	rev
\$6,995,000	6+8	2sty-MEDITERRANEAN		
PRIVATE & GATED CELEBRITY VILLA W/ FULL GUEST HOUSE W/KITCHEN				
<p>Private & gated celebrity villa w/ full guest house w/ kitchen and bath set back from the street and elevator. Highest quality construction & detail, high ceilings, large rooms, impressive 2-story entry, & giant living rm opens to large entertaining terrace. State-of-the art kitchen, formal dining rm, family rm, indulgent master bedroom w/ French doors to pool and yard w/ his/her baths & closets, sitting area/ fireplace. Swimmers pool, spa, great yard space & outdoor living room w/fireplace.</p>				
<p>MLS#16-153946 Ginger Glass 310-927-9307 COLDWELL BANKER BHN</p>				
Blt-Ins,Cbl,Dshwshr,Elvtr,Frzr,Other				

02 Beverly Hills Post Office Land

2545 BOWMONT DR	Open	11-2	NEW
\$9,999,999	Land		
INCREDIBLE DEVELOPMENT OPPORTUNITY IN PRIME BHPO			
<p>Amazing development opportunity with city to ocean views in Beverly Hills! Nestled between 2 gated communities with 20+M homes, this private, gated compound boasts a 500-foot driveway that leads you to close to four acres! Build a magnificent 40K square foot home or even a multi home compound with incredible views. or one large estate can be built amongst unobstructed canyon, city lights and ocean views. Five APNs are being sold for a price not seen elsewhere for a property of this scale.</p>			
<p>MLS#16-152984 Joshua Altman 3108193250 DOUGLAS ELLIMAN</p>			

02 Beverly Hills Post Office			<i>Lease</i>
1450 BELLA DR	Refresh.	10-2	NEW
\$20,000	3+4	VILLA	
PRIVATE COMPOUND ON 5+ ACRES WITH VIEWS			
<p>Perfectly perched at the end of a cul de sac, this gated compound beckons, offering serenity, privacy and unencumbered explosive views! With soaring ceilings, well placed skylights and walls of glass, the expansive home is bathed in natural light, seamlessly blending the lushly landscaped exterior with the flowing interior of the home. Revel in the expansive private grounds, featuring a pebble tech pool, waterfall spa, and private pathways to wander at will in this peaceful sanctuary.</p>			
<p>MLS#16-155458 Amir Nazarian 310-488-0167 KELLER WILLIAMS</p>			
NEW			

03 Sunset Strip - Hollywood Hills West Single Family

7398 PYRAMID PL	Refresh.	11-2	NEW
\$6,550,000	4+4.5	3sty-FRENCH	
MAGNIFICENT FRENCH RENAISSANCE INSPIRED VILLA			
<p>Custom French Renaissance inspired villa with breathtaking views exudes elegance & grandeur. Located in the Hollywood Hills, the ivy covered façade & imported 15th century hand carved stone figurines set the tone for this tour de force. Featuring high beam muraled ceilings, tromp l'oil painted walls, exquisite stone floors & French doors that open to an expansive loggia. Complete with 3 bedrooms plus butler's quarters "La Bastide" is an oasis to enjoy dining al fresco & lounging poolside.</p>			
<p>S Friedman & J Lopez 818.317.2011 CB AND KWBH</p>			


2157 MOUNT OLYMPUS DR	Open	11-2	NEW
\$6,295,000	4+5	HIGH TECH	
PERCHED ATOP LA'S VERY OWN MT. OLYMPUS W/ BREATHTAKING VIEWS			
<p>An entertainers open lounge leads to a sleek living area w/ smart system,mirror TVs, LED lighting& floor to ceiling glass sliding doors w/a infinity pool,spa,&amazing views. Chef's kitchen w/Wolf appliances,&outdoor area w/custom grill. Main level w/ 2 bdrm suites &walk in closets & glass showers w/ tile details.Glass paneled staircase w/ custom sky light leads to 2nd level w/ 4th bdrm &master suite w/floor to ceiling glass sliding doors leads to private deck.2 car garage w/plug for electric cars</p>			
<p>MLS#16-146188 Vangelis Korasidis 310-281-4549 COLDWELL BANKER RESI</p>			
A True Triumph of Style & Elegance!			

2240 STANLEY HILLS DR	Open	11-2	NEW
\$2,600,000	3+3.5	2sty-CAPE COD	
INCREDIBLE SUNSET STRIP TRADITIONAL HOME			
<p>Incredible Sunset Strip Traditional home features approx. 4,390 sqft, 3bd & 3.5ba. W/ soaring ceilings to gleaming floors, this home boasts a chef's kitchen w/ custom cabinetry & a huge center island, ideal for all connoisseurs. SS appliances add an elegant touch to this two-story traditional home. Pre-wired for audio distribution, voice data, security cameras & alarm system. Expansive backyard has lush landscaping & gorgeous sitting patio. 2 car garage & plenty of off street parking.</p>			
<p>Josh & Matthew Altman 310.819.3250 DOUGLAS ELLIMAN</p>			
Alarm System, Built-Ins, Other			

1800 OUTPOST DR	Open	11-2	NEW
\$2,525,000	4+3.5	SPANISH	
BREATH-TAKING SPANISH REVIVAL!			
<p>Fully Gated and 100% Private! 4 bed/3.5 bath, almost 3,400sqft classic Hacienda Estate on an oversized 13,300+ sq/ft flat lot. A true entertainer's home, walk into a beautiful over-sized living room with beamed ceilings which opens out to a glorious courtyard and pool area. An ample dining room flows into the Chef's Kitchen which boasts Viking® appliances and granite countertops. Walk to every amenity! Luxury living in the heart of the city!</p>			
<p>MLS#16-153556 Roger Perry 310-600-1553 RODEO REALTY - BH</p>			
www.RogerPerry.com			

TUESDAY

X 1301 DEVLIN DR		Lunch	11-2	NEW
\$2,495,000	3+3	1sty-CONTEMPORARY		



CLASSIC MID-CENTURY MODERN

Classic 1950's home by architect John Reed. First time on the market in 42 years. On a corner lot. Entrance features retro mosaic. Large living room with walls of glass, vaulted ceilings & fireplace. Hardwood floors believed to be in the living room, family room & bedrooms. Windows & sliding doors have been replaced. South facing kidney shaped pebble bottom pool with surrounding patios & views of the hills. Lends itself to an end user restoration.

MLS#16-155704
Robert Brigande 310.666.6941
SOTHEY'S INT REALTY

Clng Fan,Dshwshr,Micro,Rng/Ovn,Fridg

1540 N CURSON AVE		Open	11-2	rev
\$3,799,000	5+6	CONTEMPORARY		



Simply the most incredible new modern yet! Boasting jaw dropping scale with soaring ceilings and open floor plan this home is surely due to take your breath away. Featuring some of the most highly advanced electronics found in a home today, this 5 bedroom 6 bath modern masterpiece has to be seen to be believed. Water features can be enjoyed from all areas of the house along with a rooftop terrace that provides views of the Downtown skyline and hills. Home sits on extra large 7,000 square foot lot.

MLS#16-151954
Jason / Spencer 310-486-8039
KELLER WILLIAMS BH

BBQ,Blt-Ins,Cbl,Clng Fan,Dshwshr,Other

7582 WILLOW GLEN RD		Open	11-2	NEW
\$2,199,500	5+4	2sty-CONTEMPORARY		



STUNNING ENTERTAINER'S DREAM
WWW.7582WILLOWGLENROAD.COM

Exceptional 3500+ sf entertainer's dream features every amenity expected by today's "lifestyle buyers", 5 large bedrooms, 4 designer baths. Volume ceilings; floor to ceiling windows; custom kitchen; spectacular designer finishes; amazing dual master suites. Come home to a sensational private retreat complete with extensive indoor-outdoor living areas, private hillside, exquisite master spa-bath retreat. Swimmer's pool, extensive multi-level deck with spa and views. This is a must see property!

Omega Group-Randy Wright 310.927.6818
KELLER WILLIAMS

www.OmegaGroup.LA

1544 N DOHENY DR		Open	11-2	rev
\$3,395,000	4+4	MODERN		




In the coveted "Bird Streets", this sophisticated, modern architectural space is the perfect blend of design, form and function. The living room dramatically transforms as the walls of glass disappear to create a seamless & organic indoor/outdoor flow. Featuring dramatic, yet elegant interior including Fleetwood & Panoramic multi-slide doors which vanish to seamlessly blur the line between indoor and outdoor space.

MLS#16-149814
Aaron Kirman 424-249-7162
JOHN AAROE GROUP

Blt-Ins,Cbl,Clng Fan,Dshwshr,Grbg Disp

2003 EL CERRITO PL		Open	11-2	NEW
\$1,995,000	3+4	FRENCH		



ROMANTIC HOLLYWOOD RETREAT

Character and Light define the European feel of this beautiful property presiding above a quiet street. Secluded in outpost estates. French doors open to a lush backyard w/lagoon pool, massive mature palms, waterfalls, and pond. Redone kitchen with stone counter tops, dual sub-zeroes, limestone floors, new stove, and wine cooler fridge. All rooms have great volume, hardwood floors, and intricate moldings. Basement could be great wine cellar! Attached garage with direct access.

MLS#16-156384
Lee Ziff 310-945-7752
KELLER WILLIAMS BH

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

8272 MARMONT LN		Open	11-2	rev
\$2,699,000	3+4	SPANISH		




SPANISH ABOVE THE CHATEAU MARMONT

Picturesque Spanish home with city lights view, above the Sunset Strip and Chateau Marmont. The original Spanish character blends seamlessly into the modern touches of sleek wrought-iron railings, built-in shelving, recessed lighting, and soaring ceilings. Three en-suite bedrooms including a master bedroom with a spa-like tiled bathroom with shower and bathtub. The relaxing, secluded backyard features a built-in jacuzzi, BBQ station, sitting areas, and privacy ideal for entertaining.

MLS#16-147386
Jason Oppenheim 310-990-6656
THE OPPENHEIM GROUP

www.ogroup.com

8501 HOLLYWOOD BLV		Open	11-2	NEW
\$1,895,000	4+5	MODERN		




This beautiful Contemporary with gated entry is positioned for privacy on a corner lot and features city, mountain and DTLA views. Inside the residence immediately your attention is drawn to the expansive windows and multiple French doors providing the luxurious CA indoor/outdoor desired living space. Dual master suites with private balconies that have room for stylish lounge area and open main level floorplan connects kit/dinning/family room.

MLS#16-150920
Aaron Kirman (424) 249-7163
JOHN AAROE GROUP

Dishwasher, Dryer, Garbage Disposal,Othe

2657 LARMAR RD		Open	2-5	rev
\$2,145,000	3+3	CONTEMPORARY		




CITY VIEW, POOL, OPEN FLOOR PLAN!

"PRIME HOLLYWOOD HILLS LOCATION WITH HEAD ON CITY VIEWS". THIS IS A RARE OFFERING IN THE EXCLUSIVE OUTPOST ESTATES LOCATED ON A QUIET CUL-DE-SAC. A CONTEMPORARY HOME WITH CLEAN LINES FEATURING AN OPEN FLOOR PLAN WITH VAULTED CEILINGS.GALLERY WALLS FOR ART AND LIGHT HARDWOOD FLOORS. A NEW KITCHEN WITH BLOND WOOD & GLASS CABINETRY OPENS TO A GENEROUS FM RM. HUGE MASTER STE WITH DRAMATIC VIEWS OF CITY NITE LITES. XLNT INDR/OUTDR FLOW TO A LUSH YARD W SPACE FOR ENTERTAINING. LARGE PVT PL PLUS SPA.

MLS#16-150920
Neal Baddin 323-793-7405
COLDWELL BANKER RESI

BBQ,Clng Fan,Dshwshr

1249 N DOHENY DR		Open	11-2	red
\$9,350,000	9995000 6+7	CONTEMPORARY		




REDUCED! SOPHISTICATED RESORT-LIKE COMPOUND

Located just above the famed Sunset Strip. Exceptional quality throughout, every inch masterfully crafted and designed for entertaining on a grand scale. Outdoor living spaces blend seamlessly via accordion style retractable glass walls leading to the pool and sculpture garden. Double height entry hall with a sweeping staircase welcomes guests to a grand living room and formal dining room. All with complete privacy behind high walls and gates.

MLS#16-107998
Jonah Wilson 310.858.5465
HILTON & HYLAND

1249Doheny.com

2534 LAUREL PASS		Refresh.	2-2	rev
\$1,695,000	3+2	MODERN		



WONDERLAND SCHOOL /OPEN FLOOR PLAN /FUN HOUSE

The best of the California architectural modern movement. This 1958 classic ranch has been transformed into the great room living. Featuring vaulted open beamed ceilings, skylights, French doors and gourmet kitchen with breakfast bar. Master bedroom and living room open to fully fenced rear yard with large swimming pool, grassy play area, room for additions , Minutes to Wonderland School, Mulholland Tennis Club, Tree People, Beverly Hills and Fryman Canyon.

MLS#16-137486
Thomas O'Rourke 310.770.0221
BERKSHIRE HATHAWAY H

fun kit

2234 RIDGEMONT DR	Open	11-2	REVIEWS!
\$1,479,000	2+2	1sty-MID-CENTURY	rev




MID-CENTURY IN LAUREL CANYON IS REIMAGINED. WONDERLAND, TOO!

This 2BR/2BA mid-century has been modernized for the way we live today. Elements "of the period" remain intact; vaulted ceilings, beams, and fantastic views through glass windows and doors. A quartz-mantled wood-burning fireplace in the living area adds ambience. The home's five-star kitchen also has marble counters, gleaming fixtures, and high-end stainless-steel appliances. Master has views from a Juliet balcony. Large deck that hangs into an awesome canyon view and a back yard.

MLS#16-154430
Julie K. Meggat 310.402.8181
L.A. LUXE GROUP | KW
2234Ridgemont.com | LALuxeGroup.com

03 Sunset Strip - Hollywood Hills West Condo / Co-op


7249 FRANKLIN AVE #406	Open	11-2	NEW
\$859,000	3+3	ARCHITECTURAL	



Gorgeous 3BD/3BA open floor plan penthouse located in a newer luxury building. Chef's kitchen with walk-in pantry, stainless appliances and granite counters opens to a two-story living room with gas fireplace. The oversized master bedroom features high ceilings and a large walk-in closet. Hardwood floors in the bedrooms and living areas and tile in kitchen and bathrooms. Pet friendly unit has a balcony, side-by-side washer and dryer and central air.

MLS#16-155250
Susan Lockett 323-384-5252
JOHN AAROE GROUP
Bit-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan

7250 FRANKLIN AVE, UNIT 615	Refresh.	11-2	NEW
\$580,000	1+2		



HIP HOLLYWOOD AND BEYOND JETLINER VIEWS

Jetliner views from your front door lead you into an open floor plan w/ seamless transitions from living, dining, kitchen, creating multiple entertainment choices throughout. Expansive balcony terrace running the length of the condo connects your kitchen, living room & master suite while 3 sets of floor to ceiling sliding doors bring the outside in w/ ample light any time of day & city lights at night. Up-to-date kitchen & bathrooms, dual sink vanity, ample closet space & Full Service amenities.

IAN RHODES 323-821-4069
KW RHODES LEAD HOME
FranklinTowers615.com

03 Sunset Strip - Hollywood Hills West Land

2243 LAUREL CANYON BLVD	Open	11-2	rev
\$249,000	Land		



SHOVEL READY PLANS AVAILABLE - PERMIT READY

Opportunity knocks for some lucky Developer/Builder - all the heavy lifting has been done. Shovel ready approved plans and permits are ready to issue (RTI). One of two lots offered for sale - both should be purchased together for max return on investment. Plans are for a 4 bed & 3 bath 2 story houses approx. 2200sq.ft. - this includes a lower level laundry room plus attached carport. Multiple Green Provisions makes this an energy efficient project. Buyer to pay for permits & grading bond.

MLS#16-146512
T.Clarke - J. Giddins 310.880.7513
SOTHEY'S INT REALTY
Wonderland School District!!

2239 LAUREL CANYON BLVD	Open	11-2	rev
\$199,000	Land		



SHOVEL READY PLANS AVAILABLE - PERMIT READY

Opportunity knocks for some lucky Developer/Builder - all the heavy lifting has been done. Shovel ready approved plans and permits are ready to issue (RTI). One of two lots offered for sale - both should be purchased together for max return on investment. Plans are for a 3 bed & 3 bath 2 story house approx. 1,700 sq.ft. - this includes a lower level laundry room plus a detached garage. Multiple Green Provisions makes this an energy efficient project. Buyer to pay for permits and grading bond.

MLS#16-146510
T. Clarke - J. Giddins 310.880.7513
SOTHEY'S INT REALTY
Wonderland School District!!

04 Bel Air - Holmby Hills Single Family

1940 BEL AIR RD	Open	1-2	NEW
\$32,500,000	8+15	VILLA	




TUSCAN VILLA ON OVER HALF AN ACRE ON STONE CANYON RESERVOIR

A new gated and private Tuscan-style villa on just over half an acre of land in upper Bel Air, set above the private Stone Canyon reservoir. The villa encompasses some 21,000 square feet of living space with eight bedrooms, including two staff suites with kitchenette, and fifteen bathrooms. Lavish amenities include a state-of-the-art twelve-seat home theater, one indoor and two outdoor pools, a billiards room with wet bar, a glass-enclosed 1,060-bottle wine cellar, and more.

Branden & Rayni Williams 310-691-5935
HILTON & HYLAND
thewilliamsesates.com

1940 BEL AIR RD	Refresh.	1-2	NEW
\$32,500,000	8+15	MEDITERRANEAN	



Casa Lago, Bel Air's newest masterpiece, rests atop a private bluff overlooking Stone Canyon and the sparkling waters of a private reservoir. As Bel Air's closest property to the waterfront, Casa Lago recalls the great villas in Italy's lake region with stunning 300-degree views and immaculate gardens chiseled into the hillside. Three floors, all seamlessly connect by elevator and smart home technology, with most rooms leading to magnificent terraces, loggias and breathtaking views.

Aaron Kirman 424-249-7162
JOHN AAROE GROUP
Other

100 DELFERN DR	Open	11-2	NEW
\$12,950,000	6+6	TRADITIONAL	



FABULOUS NEW LOOK! MUST SEE!

The Eva Gabor Estate. Only once in a lifetime does a property of this magnitude come to the market. Comprising apx 1.1 acres of land in coveted Holmby Hills, the tennis court estate stretches from Delfern Drive to Baroda Drive. Enter through the doors of this 6,414 square foot Paul Williams home and let your imagination run wild with the things you can do here! This is your chance to own one of the last homes of the Golden Age of Hollywood. Amazing development or owner user opportunity.

MLS#16-114276
Jade Mills 310-285-7508
COLDWELL BANKER
Frzr,Rng/Ovn,Fridg

1188 ROBERTO LN	Open	11-2	NEW
\$10,995,000	5+7	2sty-CONTEMPORARY	




ONE-OF-A-KIND NEW CONSTRUCTION I SEE TWO PAGE COLOR AD

This one-of-a-kind new construction is bathed in natural light & overlooking captivating city, canyon & partial ocean views. Custom built w/ no expense spared & only the finest materials & high end finishes, this 5 bed, 7 bath property offers over 6,200 sq. ft. of luxury living. Walled for privacy, the motor court leads to a towering glass entry. Open floor plan w/ floor-to-ceiling pocket doors that create the ultimate indoor/outdoor living experience. Infinity pool & spa. A TRUE MASTERPIECE!!!

J. Giddins & T. Clarke 310.666.6365
SOTHEY'S INT'L RLTY
1188RobertoLane.com

16401 MULHOLLAND DR	Open	11-2	NEW
\$7,995,000	6+8	1sty-TRADITIONAL	




OUTSTANDING BEL AIR OPPORTUNITY

An outstanding opportunity to customize this estate for ultimate luxurious living. Private, gated estate along scenic Mulholland Drive situated on almost 3.5 acres. Nestled down a long private road, this traditional home is over 7,000 square feet of living space for an unparalleled lifestyle of seclusion, lavish entertaining & endless breathtaking panoramic views. Conveniently situated close to hiking trails & all major areas of Los Angeles.

J. Altman & B. Selem 310.819.3250
DOUGLAS ELLIMAN
Tennis,Alarm,Gate,Built-ins,etc.

1110 CHANTILLY RD	Open	11-2	NEW
\$2,595,000	4+3	2sty-CONTEMP MED	
Mediterranean style home in lower Bel Air. Formal LR w/french drs leading to outdoor entertaining area, chef's kitchen, formal DR & family rm. Pool, waterfall, spa, play area, putting green & BBQ.			
MLS#16-155768	www.ChantillyRoad.com		
Joyce Essex Harvey	310-777-6375	COLDWELL BANKER	


10368 SUMMER HOLLY CIRCLE	Open	11-2	NEW
\$1,449,000	3+2	2sty-CONTEMPORARY	
RESORT LIKE LIVING!!!			
PRIVATE HOME UPDATED W/MODERN TASTE. SUNKEN LIV RM W/VAULTED CEILINGS & FP. SEPARATE DINING, KITCH W/SS APPLIANCES, FAM RM OPENING TO A PRIVATE PATIO. STEP-UP MASTER W/A LRG CEDAR WALK-IN CLOSET. MASTER BATH W/HIS & HERS VANITIES, SHOWER STALL, JETTED TUB, ETC. 2 ADD'L BED RMS W/VAULTED CEILINGS & A BEAUTIFUL BATH. STEPS TO ACCESS ONLY POOL, UPDATED GYM, SPA, CLUBHOUSE, TENNIS COURTS, BASKETBALL COURT, KIDS PLAYGROUND & HIKING TRAILS. EXCELLENT ROSCOMARE RD SCHOOL... AVAILABLE FOR LEASE AS WELL.			
			
MLS#16-150236	Dshwshr,Dryer,Grbg Disp,Rng/Ovn,Fridg		
Mathew Bahr	310-447-7777	NELSON SHELTON	


2759 AQUA VERDE CIR	Open	11-2	red
\$2,395,000	5+4	CONTEMPORARY	
CONTEMPORARY ONE- STORY HOME IN CASIANO			
Spacious + open floor plan, marble and wood flooring. Large kitchen, ideal for entertaining. Large backyard with pool. Flower pots not included.			
			
MLS#16-132204	BBQ,Dshwshr,Dryer,Grbg Disp,Fridg		
Doris Safizadeh	310-888-3369	NOURMAND&ASSOCIATES	


1714 STONE CANYON RD	Open	11-2	rev
\$16,500,000	8+12	NEO	
ON A PRIME BEL-AIR LOT OF NEARLY 4 ACRES			
On a prime Bel-Air lot of nearly 4 acres, this classically-inspired 8BD/12BA property impressively features a grand entrance foyer with 30ft ceilings, elevator, versatile home theater room and a detached 2 bedroom, two-story guest house. Exquisite and tasteful finishes throughout include detail crown moldings, imported marble, fine hardwood floors, Corinthian columns, and rare stones in the bathrooms and counter tops, amongst others.			
			
MLS#16-116984	Bit-Ins,Dshwshr,Hood Fan,Micro,Rng/Ovn		
Aaron Kirman	424-249-7162	JOHN AAROE GROUP	

1714 STONE CANYON RD	Open	11-2	rev
\$16,500,000	8+12	NEO	
ON A PRIME BEL-AIR LOT OF NEARLY 4 ACRES			
Exquisite & tasteful finishes throughout include detail crown moldings, imported marble, fine hardwood floors, Corinthian columns, & rare stones in the bathrooms & counter tops. The main floor features A formal living & dining rooms with fireplaces, kitchen & breakfast room with butler's pantry, game/billiards room, & gorgeous library. Lower level features a custom "banya" with indoor lap pool/spa, fullsize sauna, & a massive steam room with a marble table for body treatments. Incredibly unique!			
			
MLS#16-116984	Drewfenton.com		
Drew Fenton	310.858.5474	HILTON & HYLAND	

05 Westwood - Century City Single Family

1728 WARNALL AVE	Refresh.	11-2	NEW
\$3,350,000	5+4	ARCHITECTURAL	
NEWER ARCHITECTURAL HOME IN DESIRABLE COMSTOCK HILLS AREA			
Close to BH/Century City & UCLA. Dramatic 2 sty entrance w/ soaring ceilings & skylights offers 5 BR & 4 BA. Open floor plan w/ separate living room, formal dining room opens to a large gourmet kitchen/family room w/ large wall to wall pocket doors.Spacious back yard w/ BBQ and highlighted by a beautiful Chinese elm. Upstairs w/ large master 2 walk in closets, master bath complete w/ spa tub, separate shower & dual sinks. 3 additional family BR & office/gym.3 car garage plus off street parking.			
			
MLS#16-153756	BBQ,Bit-Ins,Dshwshr,Micro,Rng/Ovn,Other		
Myra Nourmand	310-888-3333	NOURMAND&ASSOCIATES	

2356 KELTON AVE	Lunch	11-2	NEW
\$2,849,000	5+6	2sty-MODERN	
COME FOR LUNCH & PREVIEW A COOL MODERN HOME			
Beautiful 5+6.5 architectural home. Master + 3 bdrm up & guest bdrm & powder down. foyer leads on to step down living, family rm, kitchen & dining. Overlooking grassy yard w/ sparkling pool, spa, & built-in BBQ bar. Open floor plan, light & bright, high ceilings & LED lighting throughout. Chefs kitchen w/ custom built-in glass front cabinetry, top of the line SS built-in appliances, dual zone Nest controlled HVAC, indoor & outdoor sound system and other impressive features.			
			
MLS#16-156526	Co-Listed with Shah Noorvash		
Peter Gabayan	310-409-9797	COLDWELL BANKER BHS	

424 HILGARD AVE	Open	11-2	NEW
\$2,598,000	5+3.5	2sty-SPANISH	
BEAUTIFUL 1928 GRAND SPANISH HOME			
This beautiful home is beaming w/original charm, character & detail. Gated, set back from the street, & beautifully situated across from a peaceful wooded grove of UCLA. The Spanish revival touches, like the wooden doors and terracotta roof, add to the splendor of this home. Hardwood floors throughout, detailed ceilings, 3 fireplaces, den, living room, formal dining room, and sun-room/office, all surrounding a landscaped center court yard. Welcome to this warm and inviting environment.			
			
Smith & Berg	310.500.3931	PARTNERS TRUST BH	
424hilgard.com			

1319 WOODRUFF AVE	Open	11-2	NEW
\$2,099,000	3+2	SPANISH	
STUNNING CALIFORNIA SPANISH CLASSIC 3 BED/2 BA+DEN			
Unspoiled authentic features combined w/perfect blend of updates & designer finishes. Prime mid-block location on desired oversized 7,300sf lot. Inviting covered porch opens to romantic LR including picture window, fireplace & high barrel ceilings. FDR w/crown molding leads to rmldd open kitchen w/granite cntrotps, high-end s/s appls & bfast bar opening to sun-filled den/office area. Kitchen opens to incredible entertainer's backyard w/newly added pool/spa, paver-tiled patio w/built-in bbq area.			
			
MLS#16-156120	www.1319WoodruffAve.com		
Chad Lund/Mason Merrins	(310)801-2641	TELES PROPERTIES	

10369 KESWICK AVE	Open	11-2	NEW
\$1,895,000	5+3	SPANISH	
WONDERFUL TWO STORY SPANISH IN DESIRABLE WESTWOOD LOCATION			
Formal living room off entry w/ fireplace leads to lg formal dining room & open galley eat-in kitchen w/ stainless steel appliances. Family room w/ custom built-ins & bookshelves ideal for family gatherings. Plantation shutters featured in all public rooms. Spacious master suite w/ separate closets & sumptuous bath w/ dual sinks & separate spa tub & shower. 2 spacious bdrms upstairs w/ a shared bath as well as a small play area. Private grassy yard & detached 2-car garage down a long driveway.			
			
Lauren Ravitz	310.820.9301	BERKSHIRE HATHAWAY	
10369keswick.com			

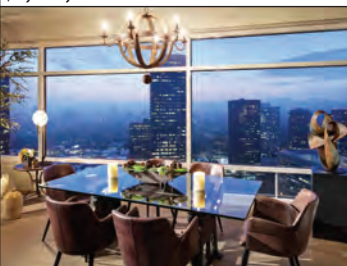
THE MLS .COM Property Website & Virtual Tour

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

TUESDAY


1931 S BENTLEY AVE	Open	11-2	rev
\$1,245,000	3+2	SPANISH	
CHARMING COURTYARD SPANISH			
<p>Original tile details and handsome original door in a cupola entry. The bright living room with large picture window and fireplace opens up to a large dining room. Beautiful hardwood floors throughout, a breakfast room with built-ins that overlooks the courtyard, a kitchen with breakfast bar, and a laundry room. There is a large bonus room that can be used as an office. Grassy backyard with patio area and two car garage. Located in the coveted Westwood Charter school district.</p>			
			
MLS#16-123788 Mary Beth Woods 310-463-1599 COLDWELL BANKER			
www.1931sbentley.com			


05 Westwood - Century City Condo / Co-op

1 W CENTURY DR, UNIT 30D	Open	11-2	RSVP	NEW
\$3,795,000	2+2.5	CONTEMPORARY		
RARE OPPORTUNITY FOR AN ARCHITECT'S CITY RESIDENCE				
<p>Rare opportunity to purchase an architect's personal city residence in one of the most desirable full service buildings on the West Coast. Richard Landry, AIA, purchased this 30th floor unit in The Century directly from the developer and is the first owner of the residence. Unique to 30D are a meticulously designed Leicht kitchen, custom wall colors, coordinating Lutron remote shades, a bespoke lighting scheme, sound system and more, all precisely designed and beautifully integrated.</p>				
				
Heather & Learka (424)202-3208 TELES PROPERTIES				
www.thecentury30d.com				


1730 CAMDEN AVE #206	Open	11-2	NEW
\$545,000	2+2	TRADITIONAL	
BRIGHT, TOP FLOOR CORNER UNIT IN CONVENIENT WESTWOOD LOCATION, CLOSE TO CENTURY CITY, WESTWOOD VILLAGE AND UCLA. SPACIOUS LIVING/DINING AREA WITH LOVELY WOOD LIKE FLOORS AND FIREPLACE. GREAT KITCHEN WITH AMPLE WITH AMPLE CABINETRY. MASTER BEDROOM WITH 2 CLOSETS (ONE WALK-IN AND ONE SLIDING DOOR), AND BALCONY. CHARMING COURTYARD COMPLEX WITH 2 SECURE, SEPARATE PARKING SPACES AND EXTRA STORAGE. LOW HOA DUES INCLUDE EARTHQUAKE INSURANCE.			
			
MLS#16-155828 Kathy A. Douglas 310-820-9320 BERKSHIRE HATHAWAY			
Blt-Ins,Dshwshr,Rng/Ovn,Fridg			

10205 CENTURY WOODS	Open	10-2	rev
\$5,995,000	4+7	MEDITERRANEAN	
PRIVATE GATED TOWNHOUSE LOCATED AT THE PRESTIGIOUS ENCLAVE			
<p>Newly built luxury single family villas located within 24 hour guard gated community. Each luxury town home features living space on ground level opening to a private courtyard. Large kitchen/family room. Staff/guest quarters. Luxurious master suites and two other guest rooms in second level. Third level includes outdoor patio and office or media room. Private elevator. 3 car garage plus additional parking.</p>			
			
MLS#16-152164 Susan Smith 310.415.5175 HILTON & HYLAND			
www.theenclavecenturywoods.com			

10202 CENTURY WOODS DR	Open	10-2	rev
\$5,750,000	4+7	MEDITERRANEAN	
PRIVATE GATED TOWNHOUSE LOCATED AT THE PRESTIGIOUS ENCLAVE			
<p>Newly built luxury single family villas located within 24 hour guard gated community. Each luxury town home features living space on ground level opening to a private courtyard. Large kitchen/family room. Staff/guest quarters. Luxurious master suites and two other guest rooms in second level. Third level includes outdoor patio and office or media room. Private elevator. 3 car garage plus additional parking.</p>			
			
MLS#16-152150 Susan Smith 310.415.5175 HILTON & HYLAND			
www.theenclavecenturywoods.com			

05 Westwood - Century City	<i>Income</i>		
10769 ASHTON AVE	Open	11-2	red
\$3,895,000	4195000	TRADITIONAL	
SPACIOUS LUXURY DUPLEX IN PRIME WESTWOOD			
<p>Stunning Traditional Duplex in Prime Westwood: 2 large luxury 3Bd, 2.5Ba, approx. 3000 sq ft. each! Feat. frml LRs & DRs, laundry rms, family rms, gourmet kitchens w/ breakfast nooks, lux master suites w steam showers, jacuzzi tubs, & walk-in closets. Great for an owner user or an investor looking for a return in a prime location. Will be delivered vacant. Close to shops, restaurants, entertainment, places of worship & UCLA school/hospital. Warner school district. SELLER FINANCING AVAILABLE</p>			
			
MLS#16-147508 Natalie Elias 310.775.1141 DOUGLAS ELLIMAN			
Blt-Ins,Dshwshr,Dryr,Rng/Ovn,Fridg,Other			

05 Westwood - Century City Lease

10209 CENTURY WOODS DR	Open	10-2	rev
\$20,000	5+7	MEDITERRANEAN	
PRIVATE GATED TOWNHOUSE LOCATED AT THE PRESTIGIOUS ENCLAVE			
<p>Newly built luxury single family villas located within 24 hour guard gated community. Each luxury town home features living space on ground level opening to a private courtyard. Large kitchen/family room. Staff/guest quarters. Luxurious master suites and two other guest rooms in second level. Third level includes outdoor patio and office or media room. Private elevator. 3 car garage plus additional parking.</p>			
			
MLS#16-141008 Susan Smith 310.415.5175 HILTON & HYLAND			
www.theenclavecenturywoods.com			

06 Brentwood Single Family


179 S GREтна GREEN WAY	Open	11-2	NEW
\$5,795,000	5+7	CAPE COD	
EAST HAMPTON IN THE HEART OF BRENTWOOD			
<p>Elegantly appointed Cape Cod on beautiful grounds w/lrg pool & spa. The best of Long Island luxe with LA's year-round warm weather. A recent build boasts an open floor plan on the lounge, kitchen & dining level paired w/5 luxe suites upstairs. Pvt balconies & modern bathrooms in each suite. 1st-stry family level incl. an open indr/outdr floor plan, cook's kitchen & movie theatre w/bar. Gated driveway, hrwd flrs, & great outdoor entertaining space. On one of the Westside's most coveted streets.</p>			
			
MLS#16-154744 Richard Ehrlich 310-860-8885 WEA			
BBQ,Blt-Ins,Cbl,Cent Vac,Dshwshr,Other			

179 S GREтна GREEN WAY	Open	11-2	NEW
\$5,795,000	5+7	CAPE COD	
EAST HAMPTON HAS ARRIVED IN THE HEART OF BRENTWOOD.			
<p>An elegantly appointed Cape Cod with grand scale and volume, situated on beautiful green grounds with a large pool and spa, this home delivers the best of Long Island luxury with LA's glorious year-round warm weather. A recent, stunningly meticulous build, boasts an open floor plan on the lounge, kitchen and dining level paired with five luxurious suites upstairs. Each suite is complete with private balconies, striking modern bathrooms and copious natural light.</p>			
			
MLS#16-154744 Branden & Rayni Williams 310-691-5935 HILTON & HYLAND			
TheWilliamsEstates.com			

12160 LA CASA LN	Open	11-2	NEW
\$2,995,000	5+5	MODERN	
RARE OFFERING. WARM CONTEMPORARY 5 BEDROOM HOME RECENTLY REMODELED IN A WOODY RUSTIC SETTING ON A LARGE PRIVATE PARCEL CLOSE TO EVERYTHING. 4 BEDROOMS UP WITH VIEWS OF THE GETTY MUSEUM AND GREENERY FROM EVERY ROOM OF THE HOUSE. GOURMET CHEF'S KITCHEN WITH A STUNNING WATERFALL EDGE ISLAND, SEPARATE BREAKFAST BAR, LOTS OF STORAGE CABINETS AND HIGH-END APPLIANCES ALL OPENING UP TO A COZY FAMILY ROOM. OPEN DINING AND LIVING ROOM. SPECTACULAR OAK TREES AND CITRUS TREES LINE THE IRRIGATED HILLSIDE.			
			
MLS#16-156386 Daniel Brown THE AGENCY			
BBQ,Blt-Ins,Dshwshr,Frzr,Grbg Disp,Other			

06 Brentwood Condo / Co-op

500 S. BARRINGTON AVENUE, #2	Open	11-2	NEW
\$825,000	2+2	1sty-ARCHITECTURAL	



BRENTWOOD ARCHITECTURAL CONDO

Huge, quiet, bright, high ceilings, clean lines, open floor plan! Beautiful 2+2 featuring oversized living rm w/fireplace, wet-bar & balcony. Gourmet kitchen w/stainless steel appliances, granite counters & breakfast area. Zen master suite w/large fireplace. Master bath features soak tub, dual vanities, oversized closets. In-unit laundry. 2 gated tandem parking spaces, 3 add'l guest spaces, oversized in-ground spa. Live in the heart of Brentwood, steps to restaurants, shops, parks and schools!

MLS#16-155992
Brad Downs - Ian Brooks 310-428-6569
RODEO REALTY/BHHS

Cbl,Dshwshr,W/D,Elvtr,Grbg Disp

1020 GRANVILLE AVE #101	Open	11-2	NEW
\$649,000	2+2		



BEAUTIFULLY-UPDATED NORTH WESTDALE CONTEMPORARY

Beautifully updated first floor, front-facing condo in the heart of Brentwood. French doors open up to the unit's private, spacious patio of approximately 600 SF. The kitchen has been updated with stainless-steel Jenn-Air appliances, custom cabinetry, & granite countertops. The unit features recessed lighting throughout, plantation shutters, in-unit washer & dryer, and generous hallway & bedroom closets. New windows, hardwood floors, & carpet. One deeded covered parking space and storage area.

MLS#16-155872
Elizabeth Donovan 310-500-3939
PARTNERS TRUST BEVER

Blt-Ins,Cing Fan,Dshwshr,Dryer,Grbg Disp

11750 W SUNSET #122	Open	11-2	NEW
\$539,000	1+2	1sty-CONTEMPORARY	



AMAZING OPPORTUNITY FOR 1+DEN CONDO IN UPPER BRENTWOOD

Exotic 1 Bedroom + Den +1.5 Bathrooms in the heart of upper Brentwood. Enjoy a day in the park around the corner, or relax Poolside and sun on the Rooftop Deck before strolling out to shops, cafes & dinner. This spacious unit has an open, remodeled Kitchen, oversized Living Room & Den with bamboo floors opening to a private patio. Cool, brick in Master Bedroom and Gallery hallway. The Den is open to the Living Room & makes a great Office or spot for Guests with its 1/2 Bath. 2 Car Parking & Gym

MLS#16-156060
Gina Martino 3102663120
THE AGENCY

Blt-Ins,Cbl,D/W.

621 S BARRINGTON AVE #210	Open	11-2	red
\$875,000	2+2	CONTEMPORARY	




LE PROVENCAL

One of Barrington Corridor's most coveted buildings and walking distance to some of the best restaurants, public parks and retail Brentwood has to offer. Classic features, modern colors and coastal living touches give this unit a warm and comfortable feel. Featuring a renovated Master bath, custom fireplace surround, designer wall treatments, dual zone sound, plantation shutters, recessed lighting and hardwood flooring. Plenty of guest parking and sparkling pool at rear of property.

MLS#16-131668
Jesper Inglis 310.863.3034
COLDWELL BANKER

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

11646 CHENAULT ST #30	Open	11-2	rev
\$715,000	2+2	MEDITERRANEAN	



OPEN TUESDAY 11-2PM

REDUCED! Brentwood prime rare TOP FLOOR contemporary 2 bedroom and 2 bath condo in one of Brentwood's most sought after buildings. Perfectly located on a quiet cul de sac, this unit features an open flr plan, maple hardwood flrs, crown moldings, stainless steel appliances and granite countertops. An extremely quiet oasis that's light and bright with central A/H & plenty of storage. Also features a pool, gym securitized entry and ample guest parking. Near shops, restaurants. Close to the beach.

MLS#16-114596
Tim Trigreiro 310-429-9120
COLDWELL BANKER - BW

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

07 West L.A. Single Family

11443 NATIONAL BLVD	Refresh.	11-2	NEW
\$1,495,000	3+4	1sty-CONTEMPORARY	



Great home, was designed and completely renovated in '02 to accommodate single family and in-laws. May also be converted into a spacious five bedroom house. It's tastefully constructed with Vaulted Ceiling, Hardwood Floor, French Doors and totally UPDATED in 2016. Lots of amenities: Endless Swimming Pool/Spa, Barbecue Island, Gazebo, Dual Central Air, Hard Water Softener, Intercom/CCTV, Wireless Fire/Alarm, built-in Appliances, recess/dim Lighting, Jet Tub, walk-in Closets and more.

MLS#16-153188
Henry Azer (310) 507-4077
CALFED CORP.

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

2800 BUTLER AVE	Refresh.	11-2	bom
\$1,395,000	3+2	TRADITIONAL	



BEAUTIFULLY-UPDATED NORTH WESTDALE CONTEMPORARY

This beautifully-updated North Westdale 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.

MLS#16-147610
Tamra (Tami) Pardee 310-907-6517
HALTON PARDEE

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

07 West L.A. Condo / Co-op

11863 TEXAS AVE, UNIT 301	Open	11-2	NEW
\$799,000	2+2	1sty-CONTEMPORARY	




GORGEOUS, SUPER BRIGHT, AIRY UNIT IN NEWER, 8-UNIT BLDG

3rd floor unit w/expansive views in prime Brentwood adj. near shops & restaurants. Open floor plan has gracious living & dining areas w/2 balconies providing great natural light & cross-breeze. Kitchen has SS appl. & granite counters. Generous Master Suite w/custom walk-in closet + 2nd closet & balcony w/views. Master Bath w/separate tub/shower & double sinks. Spacious 2nd bed & bath on other side of unit. Bamboo flrs, pre-wired, laundry in unit, central A/C, large storage space. No common walls

MLS#16-14814313
Lisa Mansfield 310.481.4313
SOTHEY'S BRENTWOOD

Views+ Laundry in Unit+ EQ Ins+ Storage

1611 GRANVILLE AVE, UNIT 1	Lunch	11-2	NEW
\$679,000	2+2.5		



LUNCH SERVED!

This Gorgeous West L.A. Two-Story Townhouse Has It All! The Open & Airy Unit Features New Light Fixtures, Light Wood Floors, A Decorative Fireplace & A Front Balcony. The Spacious Kitchen Has An Eat-In Dining Area & Stainless Steel Appliances. Sunlit Master Includes Vaulted Ceilings & An En-Suite Bathroom With Dual Sink Vanity. The Second Bedroom Has An En-Suite Bathroom & A Walk In Closet. Amenities Include SXS Laundry, Plenty of Storage, Central Air/Heat & Tandem Parking. Don't Miss This One!!

MLS#16-131668
Tia Hughes 3108734138

Side By Side Energy Efficient Laundry

08 Cheviot Hills - Rancho Park Single Family

10300 NORTHALE RD	Open	11-2	NEW
\$1,700,000	3+3	CONTEMPORARY	



UPDATED ONE-STORY CONTEMPORARY IN CHEVIOT HILLS

Beautifully updated one story contemporary home sited on a large corner lot in prime Cheviot Hills. The open floor plan and high ceilings throughout provide the home with a spacious feeling. The chef's kitchen, with granite countertops, stainless steel appliances and a generous breakfast bar, flows seamlessly into the dining and family rooms. The backyard has an outdoor kitchen, fire-pit, luxurious stone patio perfect for dining alfresco, and a large flat private back yard with room for a pool.

MLS#16-154906
Jane Gavens 3104975166
JOHN AAROE GROUP

BBQ,Dshwshr,Grbg Disp,Hood Fan,Fridg

TUESDAY

2721 CLUB DR	Open	1-1	red
\$2,849,000	5+6	TRADITIONAL	



MAJOR \$350K REDUCTION! DRIVE BY ONLY

Rare Opportunity to remodel a large home with pool on a 11270 sq. ft. view lot. Hardwood floors and crown moldings. LR, FDR, huge kitchen w/eat-in area. Master suite + 2 beds + den on main floor. Upstairs bedroom suite, office and spacious family room with scenic "forever views" in nearly all directions. Must see!

MLS#16-144066
Todd Mitchell 310.899.3521
COLDWELL BANKER MT

Drive by only! Call for appointment!

1322 N DETROIT ST #2	Open	11-2	NEW
\$849,000	2+3	ARCHITECTURAL	



ARCHITECTURAL CONDO IN WEST HOLLYWOOD

With over \$200,000 of remodel/upgrades and winner of the AIA design award by famed architects Predrock/Frane, this architecturally-stunning ground floor 2-bedroom condo is located just steps from some of the best West Hollywood has to offer. Expansive living and dining area with 1080p projector and 100" electric movie screen, subtle faux-skylights accents, and exits to two charming, private patios with mature greenery measuring at more than more than 200 sq. ft.

MLS#16-156162
Jason Oppenheim 310-990-6656
THE OPPENHEIM GROUP

www.ogroup.com

2607 PATRICIA AVE	Open	11-2	rev
\$3,555,000	4+5	SPANISH	



THE ONLY NEW SPANISH IN THE AREA

The good life! New one of a kind custom luxury home, Casa de Patricia, by the acclaimed Stewart-Gulrajani Design Team across from golf course. Cool ocean breezes, chirping birds, & timeless beauty are abundantly experienced here. Wonderful mature landscaping creates multiple outdoor lifestyle experiences in the two wonderful yards. Gorgeous home with high ceilings and amazing spacious floor plan.

MLS#16-139900
Paul Wylie 310-929-5439
LAMERICA REAL ESTATE

Bit-Ins,Dshwshr,Hood Fan,Micro,Fridg

1124 N LA CIENEGA BLVD #308	Refresh.	11-2	NEW
\$539,000	1+1	1sty-CONTEMPORARY	



TOP FLOOR PRIME UNIT W/CITY PANORAMA

Centrally located on beloved La Cienega Blvd, just south of the famed Sunset Strip's hip restaurants, clubs, bars & fine boutiques, you will find this rarely available top floor, south-facing unit w/unobstructed city views. This large & bright 1+1 condo offers an open floor plan w/beautifully finished wood floors throughout, recessed lighting, fireplace, kitchen bar & a large balcony w/city views. Walkable to all that is hip. The West Hollywood lifestyle awaits!

MLS#16-156240
Shamanki & Abisror 310-713-4492
SOTHEBY'S INTL. RLTY

Elvtr,Rng/Ovn

10 West Hollywood Vicinity *Single Family*

7614 WILLOUGHBY AVE	Open	11-2	red
\$1,390,000	1+97000	3+2 SPANISH	




PRIVATE SPANISH COMPOUND BEHIND HIGH HEDGES!

"This hedged two story Spanish compound features three bedrooms including an expansive and private master suite which encompasses the entire second floor including a large walk-in closet, shower, soaking tub, dual sinks and a separate reading room. An upgraded chef's kitchen with island workplace featuring striking countertops and cabinets and stainless steel appliances flows seamlessly into the dining and living area for great entertaining. The rooms feature manicured garden views.

MLS#16-142786
Tom Scrocco/Randy Isaacs 3102814345
COLDWELL BANKER BHS

www.TomAndRandyProperties.com

837 N WEST KNOLL DR #220	Open	11-2	NEW
\$479,000	1+1	1sty-CONTEMPORARY	



HEART OF WEHO. LAUNDRY AND HARDWOOD FLOORS 3% COMM.

Amazing combination of location, prime WEHO and a remodeled unit with hardwood floors, a newer bathroom & kitchen, and laundry inside. There is a westerly view from the bedroom to the Hollywood Hills. The building features a pool, spa, grills & E Q Ins. and its close to All.

MLS#16-141420
Ron Thomas 310-205-0305
SOTHEBY'S INTERNATIO

washer dryer and dish washer

10 West Hollywood Vicinity *Condo / Co-op*

1100 ALTA LOMA RD, UNIT 805	Open	11-2	NEW
\$2,750,000	2+3	1sty-MID-CENTURY	



STUNNING WEST HOLLYWOOD CORNER CONDO UNIT

Enter through double doors into a corner unit in one of WeHo's most prestigious buildings. This 2bd/3ba, 2400 SqFt masterpiece has placed extensive detail in creating one of the most beautiful luxury condo units. Upon entering, you will turn the corner into a large open floor plan w/ explosive views from Dtown to CC, and beyond. Spectacular floor plan features 2 master suites w/ walk in closets. Unit also showcases sliding Fleetwood doors, Italian Wood plank tile floors, wine fridge, etc.

J. Altman & R. Shachaf 310.819.3250
DOUGLAS ELLIMAN

Built-Ins, Other

1328 HAVENHURST DR, UNIT 104	Lunch	11-2	NEW
\$465,000	1+1		




COME FOR LUNCH SERVING CHIN CHIN CHIX SALAD

Striking Mid Century courtyard complex. Large balcony with views out to the pool and partial view of hills. Laundry in unit. In the heart of West Hollywood in between Sunset Blvd and Fountain.

Christina Beard (818)389-2648
KW BH

Large outdoor patio and pool

930 N DOHENY DR, UNIT 415	Open	11-2	NEW
\$999,000	2+2.5	CONTEMP MED	




TURNKEY PENTHOUSE PRICED UNDER \$1M A+ LOCATION

Penthouse unit with views 2 + 2.5 over 1,600SF in doorman building w/ pool. High vaulted ceilings. Balconies off living spaces and bedrooms. Lots of natural sunlight.

Timothy Di Prizito 310-266-2777
NOURMAND&ASSOCIATES

TheTEAMBeverlyHills.com

818 N DOHENY DR #407	Refresh.	12-2	red
\$945,000	2+2	MODERN	



COULD BE LAST UNIT PRICED < \$1M WITH UNITS SELLING \$2.5M+

Rare corner unit with unobstructed dramatic Views from every room of The Sunset Strip & from Trousdale-Beverly Hills to Pasadena, right across the street from Beverly Hills walking distance to the areas best restaurants- BOA, Soho House, Craigs etc and priced for someone to come in and redo just as they want! Check the comps, this corner stack has sold close to \$1.4m RECENTLY! so there is plenty of room to remodel and still be below comps!!!! Showings are limited so please call asap to see!

MLS#16-152176
Jeffrey Hobgood 310-305-7653
SOTHEBY'S BEV HILLS


UNOBSTRUCTED VIEWS OF SUNSET STRIP!!!

TUESDAY

1424 N CRESCENT HTS #27 & #47 Refresh. 11-2		rev
\$825,899	2+1 1sty-FRENCH NORMANDY	
		
TWO AMAZING EUROPEAN PIED-A-TERRE UNITS IN THE GRANVILLE		
Two amazing European Pied-a-terre units in "The Granville", Architecturally significant Historical Landmark in West Hollywood. A Leland Bryant design circa 1930. 24 hour doorman. Luxurious historic landmark with memories of iconic celebrities of past & present. One 2nd floor unit with 2 beds & 1 bath & views of the garden & Hollywood Hills. The other gorgeous 4th floor, 2 bed & 1 bath unit with vistas of Downtown, Hollywood Hills & beyond. Washer & dryer in the unit. (Mills Act Property Taxes)		
MLS#16-147352 Brian Moore-Leanne Hill 310-663-3659 SOTHEBY'S REALTY		
Dshwshr,Rng/Ovn,Fridg		


2433 BRYAN AVE Open 11-2		red
\$1,549,000	2+2 TRADITIONAL	
		
CHARMING AND SECLUDED HOME IN THE DESIRABLE SILVER TRIANGLE		
This gated 2 Bedroom, 2 Bath property on a quiet street invites you in through an impressively landscaped garden entry & patio with fire pit crafted by Venice resident artist Ilan Dei leading to a spacious living room with high vaulted ceiling and contemporary wood-burning fireplace. The bright and sunny kitchen next to the living room has been updated to add a breakfast nook and workspace with outdoor access. Live in this charming and secluded home in the desirable Silver Triangle of Venice!		
MLS#16-156502 Sherri Noel 3109948721 KELLER WILLIAMS-SM		
Dshwshr,Dryer,Micro,Rng/Ovn,Fridg,Other		

11 Venice Single Family


338 RENNIE AVE #C Lunch 11-2		NEW
\$2,100,000	3+2.5 3sty-ARCHITECTURAL	
		
COOL ELEGANCE MEETS MODERN DESIGN		
Avid architectural fans will love every inch of this 2200 sq ft, quality crafted home in Venice Beach. This small-lot subdivision dwelling has 3 bed/2.5 bath, certified LEED Gold Sustainability Rating, solar power system (8 panels), and Bosch appliances. A grand built in bookcase serves as an eye-catching display center. Master has ensuite bath with Grohe fixtures and a private terrace. The roof deck is prime for glamorous get-togethers with cement tiling and spectacular views. Truly a must-see!		
MLS#16-149054 Jonathan Pearson 310-907-6517 HALTON PARDEE		
Blt-Ins, Range/Oven		

2341 CLOY AVE Open 11-2		rev
\$3,249,000	3+4 2sty-ARCHITECTURAL	
		
LIVE "THE LIFE" IN THIS ONE-OF-A-KIND ARCHITECTURAL!		
One-of-a-kind Architectural. Stunning 3bd+3.5ba custom home. Great west of Lincoln location in a quiet neighborhood. Close to chic Venice eateries, shops and the beach. Lots of natural light w/high ceilings, open floor plan, great indoor & outdoor flow. An Entertainer's dream. Features hand cut High Desert stone walls, edgy steel stairs, Baltic White Birch ceilings, custom rock fire pit, exterior steel panels & more. All top-of-the-line appliances & finishes. Striking views from rooftop deck.		
MLS#16-141504 Leslie McCauley 310-458-4024 PARTNERS TRUST SM		
Built-ins		


1016 OAKWOOD AVE Open 12:30-2		NEW
\$1,450,000	3+1 CALIFORNIA BUNGALOW	
		
AMAZING OPPORTUNITY IN VENICE!		
Charming beach cottage with 3 bedrooms and one bathroom in main house. Hardwood floors, light and bright, spacious bathroom and laundry inside. Legal back studio with storage and laundry inside. Fenced in yard, studio/garage complete this fabulous property!		
MLS#16-145344 Jonathan Pearson 310-490-4716 HALTON PARDEE AND PA		
Blt-Ins,Rng/Ovn,Fridg		

2512 WILSON AVE Refresh. 11-2		rev
\$1,795,000	2+3 3sty-ARCHITECTURAL	
		
BRAND NEW ARCHITECTURAL - WILLIAM ADAMS DESIGNED		
Newly constructed Architectural home in the Silver Triangle designed by acclaimed Bill Adams Architects. 2 bedrooms, 2.5 bath, polished concrete, white oak flooring & natural light flowing in every room. Enjoy dual sinks & Carrara marble in the master bath. Upstairs, the kitchen & dining area opens up to private patio space through the floor-to-ceiling disappearing patio door. Perfect for entertaining, the kitchens come equipped with Viking appliances & a striking butcher-block breakfast bar.		
MLS#16-145344 Jonathan Pearson 310-490-4716 HALTON PARDEE AND PA		
Blt-Ins,Rng/Ovn,Fridg		

610 MILDRED AVE Open 11-2		NEW
\$1,399,000	3+1 1sty-CALIFORNIA BUNGALOW	
		
A LITTLE SLICE OF HEAVEN!		
Totally captivating & extremely private only begins to describe this one of a kind whimsical retreat on a large 4101 sq. ft. lot. Located in the "Silver Triangle," one of the hottest west side neighborhoods & just a stone throw away from the Venice Canals, Abbott Kinney, Venice Beach & the boardwalk. For the creative spirit the possibilities are endless. Flexible open plan living bathed w/ natural light & cool coastal breezes. Probate sale, court confirmation required.		
MLS#16-156068 Laurie Woolner 310-699-0980 POWER BROKERS INTL		
Cing Fan,Dshwshr,Dryer,Fridg,Other		

745 OXFORD AVE Lunch 11-2		NEW
\$1,995,000	5+4 3sty-SPANISH	
		
OXFORD TRIANGLE SPANISH COLONIAL		
Encompassing over 3000 sq ft, this 5 bed/4 bath dwelling swims in natural light. Front courtyard has blossoming citrus trees. Large windows dressed by plantation shutters add a rustic touch. Recessed lighting throughout. The kitchen flips the traditional with black cabinetry, faucet, and tiling accented by white counter tops. Upper level rec room features a stone fireplace, bamboo bar, access to terrace. Private dressing area in the master suite. Complete with a garage and room for a home gym!		
MLS#16-145344 Jonathan Pearson 310-907-6517 HALTON PARDEE		
Blt-Ins, Range/Oven		

2491 GLENCOE AVE Open 11-2		red
\$1,875,000	3+3 1sty-ARCHITECTURAL	
		
PENTHOUSE LOFT WITH MARINA DEL REY HARBOR VIEW		
You'll absolutely fall-in-love with this modern makeover. Completely re-imagined finding the perfect balance of function & design while incorporating luxury into everyday living. Great floor plan w/ 2 separate living areas, vaulted ceilings, skylights, chic designer finishes, entertainer's chef's kitchen w/ large culinary workspace, add to the menu of niceties. Enhancing the experience of living outdoors, panoramic doors open to a huge deck encompassing an indoor-outdoor lifestyle		
MLS#16-143702 Laurie Woolner 310-699-0980 POWER BROKERS INTL		
Blt-Ins,Dshwshr,Dryer,Grbg Disp,Fridg		

4350 VIA DOLCE #311 Refresh. 11-2		NEW
\$1,325,000	3+3 CONTEMPORARY	
		
PENTHOUSE LOFT WITH MARINA DEL REY HARBOR VIEW		
Beautiful Penthouse Loft w/breathtaking Marina Harbor views! This 3BR, 3BA loft-style condo offers a sleek, open floor plan w/dramatic vaulted ceilings throughout & floor to ceiling windows, offering unmatched views. The upper loft living space includes an open bedroom w/ fireplace. Renovated kitchen w/custom cabinets, fireplace in living room, in-unit laundry, Central air/heat, 2 parking spaces. Complex features pools, spas, sundecks, saunas, guest parking. Blocks to beach & local restaurants.		
MLS#16-142088 Laura Kellam 310-748-5344 BERKSHIRE HATHAWAY		

TUESDAY

4300 VIA DOLCE, UNIT 314	Refresh.	11-2	NEW
\$925,000	2+2	CONTEMPORARY	



MARINA DEL REY CONDO WITH HARBOR VIEWS

Spacious 2BD 2BA top floor condo offers stunning Marina del Rey Harbor views! Enjoy the ocean breeze in this bright open floor plan unit w/soaring 12ft.ceilings. The open living space w/fireplace leads to an expansive balcony, for that indoor/outdoor California living. The private master bedroom has ample closet space w/ en suite bathroom and soaking tub. Washer/Dryer in unit, Central air/heat, 2-car parking. Newly renovated complex has 2 pools, jacuzzi and sauna. Just blocks to the beach.

Laura Kellam 310.748.5344
BERKSHIRE HATHAWAY

3501 MCLAUGHLIN AVE	Open	11-2	NEW
\$1,199,000	3+1	TRADITIONAL	




STUNNING & SOPHISTICATED MAR VISTA BEAUTY!

Enter through the gate of this enchanting property to find a home filled w/ charm & sophistication in coveted Mar Vista. The living room is filled w/ natural light & opens to a large dining area perfect for entertaining. Featuring a remodeled kitchen, large family room, & expansive yard this gem has it all! Close to great restaurants, shops, and the award winning Mar Vista Elementary school, don't miss out!

S.F. Jones/ R.Davis 310.691.7888
JOHN AAROE GROUP

3501McLaughlin.com

4778 LA VILLA MARINA #J	Lunch	11-2	NEW
\$897,500	2+2.5	3sty-TRADITIONAL	



TRADITIONAL MARINA TOWNHOME

This 3 story townhome 2 beds/2.5 baths set the foundation for relaxed living in the marina. A corner unit, this home encompasses 1932 sq ft and includes a brick-walled patio. The split level living room creates a loft kitchen/dining area. Wood paneled cabinetry is nostalgic of rustic design, but brought up to date with stainless steel appliances built in. The master bathroom features a dual vanity and mirrored closet doors. Centrally located to the walkable Chase Park, Marina shops and dining.

MLS#16-155174
Jonathan Pearson 310-907-6517
HALTON PARDEE

Blt-Ins,Rng/Ovn

3453 GRAND VIEW BOULEVARD	Open	11-2	rev
\$2,300,000	4+4	2sty-CRAFTSMAN	




GREAT MAR VISTA VIEW HOME W/ ALMOST 3,000 SF!

This Craftsman pool and spa beauty is loaded and sits in a very sought after area with great nearby schools. The features include oak hardwood floors, a wood burning fire place, built in entertainment unit, over-sized dining area, solar panels, beautiful custom windows, and tons more. The kitchen screams "space and comfort" and offers a massive island, granite counter tops, a 6 burner "Wolf" range, and subzero fridge! Built in 2007 and almost 3,000 sf of awesome living space in a hot area!

MLS#SR16175266CN
Jacquelyn Jordan/ R Rico 424-276-0144
KELLER WILLIAMS-SANT

www.TheRicosGroup.com

4050 GLENCOE AVE #427	Lunch	11-2	NEW
\$859,000	2+1.5	1sty-CONTEMPORARY	



BEAUTIFUL CONTEMPORARY MARINA CONDO

Airy top floor penthouse unit, high wood beam ceilings & tree top views in the Marina arts district! Custom finishes throughout for easy beach living & privacy. Recently remodeled kitchen features Viking appliances, Caesar Stone counter tops, farm sink & subway tile backsplash. Master bedroom offers a spacious master bath w/ dual, concrete sink vanity, soaking tub, separate shower, a walk-in custom closet, black out curtains & direct patio access for natural light & air.

MLS#16-155446
Jonathan Pearson 310-907-6517
HALTON PARDEE

Blt-Ins,Clng Fan,Dshwshr,Dryer,Grbg Disp

4105 BEETHOVEN ST	Refresh.	11-2	672C5	rev
\$1,499,000	3+2	1sty-MODERN		



MARINA ADJACENT 2015 REMODEL 3+2


Stunning, well-located remodel by current owner-occupants. Vaulted ceiling with skylights and an open floor plan, Master suite w/study nook and an en-suite bathroom w/custom built walk-in wardrobe.

New roof, plumbing + electrical.New heating/AC system plus new tank-less hot water heater.A converted garage guest unit + off street 2 car parking.Landscaped w/fruit trees and a built-in concrete seating area.Walk to Marina theaters/groceries,blocks away and bike to beaches.Hurry!

MLS#16-150076
Janet Jung 3107204165
RE/MAX ESTATE PROPER

Washer, dryer, refrig, stove

4730 LA VILLA MARINA #C	Open	11-2	rev
\$799,000	2+2.5	TRADITIONAL	




EXTENSIVELY RENOVATED CONTEMPORARY TOWN-HOME

Unit offers great open floor plan w/ hardwood floors on main level, recessed lighting, travertine faced fireplace & sliding glass doors that open up to a patio that's great for BBQ's, outdoor dining/entertaining. The kitchen features stainless steel appliances & granite counter tops. Top floor features an oversized master bedroom, new carpeting and updated en-suite bathrooms. Unit also boasts a 2 car garage w/ storage & private entry! The complex has a sauna, pool, & earth quake insurance.

MLS#16-152108
Jesse Weinberg 800.804.9132

www.JesseWeinberg.com

14 Santa Monica			Single Family
455 21ST PL	Open	11-2	NEW
\$6,495,000	6+9	CAPE COD	



GRAND SOUTH HAMPTON HOME NORTH OF MONTANA

This is not just another custom built home N. of Montana. Special home with tremendous attention to detail. Formal entry leads gracefully to the backyard. Open living and dining room spaces are complete with fireplace and crown molding. On the main level there is a private guest en suite, an office and a chef's kitchen with family room. Family room offers an expansive bi-fold door system that brings the outdoors in. Beautiful backyard with full sized loggia, BBQ and fireplace for entertaining.

MLS#16-156632
Ron Wynn 310-963-9944
COLDWELL BANKER RESI

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

13 Palms - Mar Vista Single Family

5101 KELI CT	Open	11-2	NEW
\$1,199,000	4+3	TRADITIONAL	



WWW.5101KELI.COM

Large 2-story family home in Del Rey neighborhood on a quiet cul-de-sac with views of the Ballona Creek! This beautiful 4-bedroom home has an open living room with vaulted ceilings, formal dining room and a remodeled kitchen with granite counters & custom wood cabinets. The large 8000sqft lot has two side yards; a dog run and a storage area with shed, and a large patio area. Near Playa Vista's shops, restaurants, Whole Foods, movies and the Ballona Creek's bike path to the Marina.

MLS#16-156298
Kelley Miller 3105602999
KELLER WILLIAMS-SM

Open House Sunday 2-5pm and Tues 11-2pm

835 26TH ST	Open	11-2	NEW
\$3,075,000	3+3	SPANISH	



QUALITY YOU CAN AFFORD... QUIET YOU CAN ENJOY!

Custm blt newer, classic Spanish w/ hi-end finishes & design elements. Behind foliage wall. Solid wd drs, dbl-paned wd framed wndws, hand-hwn wide plank oak flrs. Cuisinier's kit, huge ctr isld, Italian travrtin snk, solid wd mple cabs, top appl & beaut lmestne cntrtps. Spac DR for holiday dinners. Gr8 mster ste w/ spa-like ba. Fam Rm w/ WBF, hi clngs, Fr drs to spacious Ironwood deck, for entertaining and al fresco dining. H2O filtration & sec systms. Rear yd & patio. Permitted art studio.

MLS#16-143482
Mary Young 310-874-1542
BERKSHIRE HATHAWAY

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

TUESDAY

400 ENTRADA DRIVE	Open	11-2	red
\$2,250,000	4+4	SPANISH	



FELL OUT OF ESCROW: 200K REDUCTION SANTA MONICA CANYON HOME

Spanish Colonial Revival-style house built by Frank E. Bundy, original 1920s gem feat. 4 beds/ 3.5 baths w/ 2,693 sq ft of living space on three levels.Old world charm & canyon/ ocean views,kitchen w/vintage stove,dining rm, living rm w/fireplace. 4 beds, 1 w/ en suite ½ bath. Master adjoins solarium that can be used as office, exercise,sitting room.3rd bedroom features door leading to small private patio and access to yard. 2 1car garages as well as additional parking for two or more vehicles.

MLS#16-137570
Douglas Stoddard 3109138444
BULLDOG REALTORS INC

Cing Fan,Dshwshr,Dryer,Grbg Disp,Fridge

140 OCEAN PARK #427	Open	11-2	NEW
\$1,495,000	2+2	CONTEMPORARY	




REVEL IN WONDERFUL OCEAN AND CITY VIEWS IN SEA COLONY III

Unit features a large master bedroom with built-ins, walk-in closet and large bathroom with stand alone shower and tub, spacious living room with fireplace, second bedroom and kitchen with breakfast area. Additional features include a large deck that will allow you to soak up the California sun and two separate parking spots. Unit is in an upscale, gated complex with 24-hour security, secured parking, guest parking, pool, spa, sauna and gym. Located ½ block from the beach and Main St.

MLS#16-155856
Steve Sawai 310-261-3777
COLDWELL BANKER RESI

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

2332 31ST ST	Open	11-2	rev
\$3,495,000	4+5	1sty-TRADITIONAL	



SINGLE STORY NEW CONSTRUCTION IN SUNSET PARK

SINGLE STORY 3900 Sq.Ft. Clark Remington designed new construction in Santa Monica. 9000 SqFt. flat lot w/ 60' of frontage. 4beds/5baths + study/office. One level floor plan w/ open kitchen/family room combo flowing to a covered lanai, fireplace, fire pit, seating & grassy yard. Soaring 12' vaulted ceilings w/ ample natural light. Wolf/Sub-Zero SS appliances, double dishwashers & home automation. Centrally located, just steps to schools, beach, restaurants, shopping, bike paths & SM Light Rail.

MLS#16-150984
David Kelmenson 310-863-3030
THE AGENCY

www.2332ThirtyFirst.com

101 CALIFORNIA AVE #707	Open	11-2	NEW
\$1,449,000	2+2	CONTEMPORARY	




OCEAN AVENUE CORNER UNIT WITH STUNNING OCEAN VIEWS

Gorgeous 2bed 2bath 7th floor north side end unit with spectacular ocean views. Extensively remodeled open floor plan with exclusive finishes including a Sub-zero and Viking kitchen. HOA fee includes ALL utilities including basic cable & internet.

MLS#16-156492
Kevin Krakower (310) 493-9895
TELES PROPERTIES

101californiaavenue707.com

2332 31ST ST	Open	11-2	rev
\$3,495,000	4+5	1sty-TRADITIONAL	




RARE SINGLE STORY NEW CONSTRUCTION IN SUNSET PARK

SINGLE STORY 3900 Sq.Ft. Clark Remington designed new construction in Santa Monica. 9000 SqFt. flat lot w/ 60' of frontage. 4beds/5baths + study/office. One level floor plan w/ open kitchen/family room combo flowing to a covered lanai, fireplace, fire pit, seating & grassy yard. Soaring 12' vaulted ceilings w/ ample natural light. Wolf/Sub-Zero SS appliances, double dishwashers & home automation. Centrally located, just steps to schools, beach, restaurants, shopping, bike paths & SM Light Rail.

MLS#16-150984
David Kelmenson 310-863-3030
THE AGENCY

www.2332ThirtyFirst.com

1212 OCEAN PARK #16	Open	11-2	NEW
\$1,399,000	3+2	CONTEMPORARY	



SPACIOUS, CONTEMPORARY OCEAN VIEW PENTHOUSE

Contemporary ocean view penthouse w/ private rooftop deck & 2 car garage in Sunset Park. 2 large bedrooms, expansive living room w/ 16' ceilings, & a light filled ocean view loft anchor this 2,292 SF home w/ a new kitchen w/ Viking appliances, updated bathrooms, new white oak hardwood floors, LED lighting and distributed audio throughout, fp, formal dining room, & large master suite with his and hers closets. Wonderful ocean and Catalina views from the kitchen, bedroom, loft and roof deck.

MLS#16-155946
Jesse Weinberg 800.804.9132

www.JesseWeinberg.com

1010 SAN VICENTE	Refresh.	11-2	rev
\$2,995,000	3+3	2sty-TRADITIONAL	



BEAUTIFUL TRADITIONAL - NORTH OF MONTANA!

This is the quintessential updated storybook Traditional w/a white picket fence & charming pathway to your dream come true, set back & away from the street. Front house features 3+2.5, an open family rm w/picturesque window seat & newer kitchen. A well landscaped backyard sits between the main home & a studio + separate 1+1 w/office & 3 car garage. This home is in one of the most sought after neighborhoods w/an appx. 8,885 SF lot; Roosevelt El & Lincoln MS. Trust sale.

MLS#16-150416
Lydia Simon/Rose Mayhew 310-699-5559
COLDWELL BANKER

www.1010SanVicente.com

693 BAY ST	Refresh.	11-2	NEW
\$750,000	2+2		



WEST OF LINCOLN 2BD/2BA CONDO W HUGE PATIO! OFFERS DUE WED!


Absolutely charming Santa Monica beach condo WEST of Lincoln! Open, airy floor plan + huge sunny patio, this 2BD/2BA condo is a GEM! Beautiful bamboo floors, updated baths. Lovely kitchen w sleek granite marble countertops & open breakfast bar. Dine under the stars or enjoy relaxing BBQs on the enormous patio, via French drs. Pool, spa & paddle tennis court! Gated parking w 2 (non-tandem) spaces, extra storage, solar & inside washer/dryer. Stroll to shops & cafes on Main St! Offers Due Wed 5PM!!

MLS#16-156460
Noelle Hettlinger 310-621-9800
RODEO REALTY- BRENTW

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

14 Santa Monica Condo / Co-op

2622 2ND ST #3	Refresh.	11-2	NEW
\$1,840,000	2+3.5	CRAFTSMAN	



FANTASTIC 3 LEVEL TOWNHOUSE STEPS TO MAIN STREET AND BEACH!

This magical space offers 3 levels of luxury living and a roof top terrace with ocean breezes steps from Main Street and the beach. With over 2100 feet of living space, the unit lives like a large house. The main entertaining level boasts 9' ceilings and a cook's kitchen and tree top views. The luxurious master suite includes a steam shower, wood burning fireplace and its own private patio. 2 car parking is located in a subterranean garage with direct access into the unit.

MLS#16-156354
Marc Castleman 310-600-8812
CASTLEMAN REALTY

fireplace, garage parking, Roof

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



FRESH NEW LOOK! A MUST SEE!

Spacious 3 BD/3 BA, 3,408 SF. Open floor plan with elegant entry and large living/dining areas. Two large balconies w/ direct ocean views. Luxurious master suite. Premier building with extraordinary amenities: concierge 24/7, spectacular rooftop w/ocean views, pool/spa/BBQ, entertaining area.


MLS#16-136022
Julie Lovett 3108993514
COLDWELL BANKER RESI

Washer/Dryer,Range/Oven,Dshwshr,Alarm

TUESDAY

14 Santa Monica		<i>Lease</i>
124 IDAHO AVE #602	Open 11-2	NEW
\$10,500	3+2.5 CONTEMPORARY	
	<p>SANTA MONICA PENTHOUSE WITH STUNNING VIEWS</p> <p>A sophisticated 'beach chic' penthouse-level condo located less than 1 block from the Santa Monica bluffs. Stunning ocean, beach and mountain views from virtually every room, open floor plan, wrap around patio, fireplace, granite counter tops, in unit washer/dryer, secured entrance, side by side parking spaces, gym, soaking pool and hot tub. This amazing location is just moments from the beach, shopping, restaurants, cafes, Montana Avenue and all that beachside Santa Monica has to offer.</p>	
MLS#16-156336 Elizabeth Williams 3103838184 GIBSON INTERNATIONAL		www.124IdahoAvenue.com


843 21ST ST #1		Open 11-2	631F6	NEW
\$5,500	3+2.5	TRADITIONAL		
	<p>LOCATION! LOCATION! LOCATION!</p> <p>Huge bright & beautiful ,front west facing townhouse in Franklin School district.This unit features 3 large bedrooms,large living room,separate dining room & 4 patios plus bonus room.Gourmet kitchen w/granite countertops w/stainless steel appliances.Hdwd flrs downstairs. Great outdoor space w/large patio off living room & kitchen,patio off dinning room,large patio off master & 2nd bedroom. Oversized 2 car garage w/direct access to unit.Great location! Close to Montana Ave. shops & restaurants.</p>			
MLS#16-156600 Linda Semon 310-586-4542 COLDWELL BANKER SM		Refrigerator, washer & dryer		

15 Pacific Palisades		<i>Single Family</i>
761 SWARTHMORE AVE	Open 11-2	red
\$4,750,000	6+5.5 CAPE COD	
	<p>VIA BLUFFS CAPE COD - PRICE REDUCED!</p> <p>PRICE REDUCED! Cape Cod hm w/finished basement. Cust bit 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.</p>	
MLS#16-129566 Murray Weisberg 310-481-6260 SOTHEY'S INTERNATIO		BBQ,Cbl,Dshwshr,Dryer,Elvtr,Other

1718 SAN REMO DR		Open 11-2	rev
\$10,995,000	5+6	ARCHITECTURAL	
	<p>Down a long and private drive sits an architectural gem in the highly coveted Palisades Riviera. This meticulously designed five bedroom, five bathroom house features jetliner views and sits on nearly 1 acre of lushly landscaped grounds creating your own private oasis. The large chef's kitchen features top-of-the-line appliances, Caesarstone countertops and the kitchen adjoins a breakfast area, formal dining room and family room, all of which open to the pool and outdoor entertaining area.</p>		
MLS#16-119232 Aaron Kirman 424-249-7162 JOHN AAROE GROUP		Blt-Ins,Dshwshr,Dryer,Elvtr,Frzr,Other	

16 Mid Los Angeles		<i>Single Family</i>
1848 VIRGINIA RD	Open 11-2	NEW
\$1,695,000	3+3 2sty-MODERN	
	<p>STUNNING MODERN COMPLETELY REFURBISHED</p> <p>Lafayette Square Presents Stunning Modern Beauty Completely Refurbished: Large and Bright living Room with new windows flow into the spacious dining room. Kitchen is beautiful functional and has all of the amenities, including stainless steal appliances, lovely den opens to a wonderful yard, The up-stairs is fabulous. Wood floors throughout.The two car garage is new and ready for cars or an office, Show this property to your fursiest clients, you will not be sorry, It is a knock out.</p>	
Julie Jordan (213)237-0565 TELES PROPERTIES		www.1848VirginiaRoad.com

16 Mid Los Angeles		<i>Income</i>
1663 S SPAULDING AVE	Open 11-2	NEW
\$899,000	1sty-CALIFORNIA BUNGALOW	
	<p>2 PICTURE-PERFECT CALIFORNIA BUNGALOW HOMES ON A LOT!</p> <p>1663 S. Spaulding Ave & 5709 Airdrome St (Sold together - 2 homes on a lot). BOTH TOTALLY REMODELED W/ NEWER SYSTEMS. BOTH VACANT AT CLOSE. In one of LA's most upcoming & trendy neighborhoods: PICFAIR VILLAGE! Here's a truly rare opportunity to own in the heart of Los Angeles for under \$500k a door. Newer Forced Air Heating + 6 year old Roof + Newer Copper Plumbing + newer Electrical System. Each Unit features many upgrades, including hardwood floors + garage + Newer windows + gated for privacy!</p>	
Jerry & Rachel Hsieh 424.242.8856 KW- LOS FELIZ		www.JerryandRachel.com

18 Hancock Park-Wilshire		<i>Single Family</i>
165 S HUDSON AVE	Lunch 4-8	NEW
\$10,700,000	6+9 MEDITERRANEAN	
	<p>SPECTACULAR UPDATED MEDITERRANEAN - TWILIGHT OPEN</p> <p>Spectacular Mediterranean on premier street in Hancock Park. Newly remodeled/expanded masterpiece. Dbl height entry, formal living & Great Room. Dream Kitchen w/2 sinks, 2 DWs, 2 ovens, oversized fridge, wine fridge, warming dwr, oak cabinets, Calacatta counters. 5 en-suite bd/bth + Den. Master w/fireplace, WIC, balcony + bth w/ skylight. Backyard w/pool/spa/water features, built-in BBQ & impeccable landscaping. One of the finest homes ever offered for sale in Hancock Park - grab the Brass Ring!</p>	
MLS#16-152552 John Duerler 2139242208 HANCOCK HOMES REALTY		BBQ,Dshwshr,Dryer,Frzr,Grbg Disp,Other

615 S RIMPAU BLV	Open 11-2	NEW
\$4,679,000	6+7 SPANISH	
	<p>SPECIAL & RARE SPANISH COMPOUND IN HANCOCK PARK.</p> <p>Enter thru private, gated courtyard w/ exquisite, drought-tolerant landscaping. Classic Spanish architectural details throughout. Spacious living spaces contribute to this home's timeless elegance.Step down to an immense LR that opens to a sun-drenched den-back patio w/built-in fire pit. Formal DR connects to updt'd cook's kitchen. Stunning master retreat w/ adjoining study+gym.Laundry Rm on every level. Big grassy yard w/rm for pool. Gst House over 3 car garage.</p>	
Jenna Cooper (323)481-0644 TELES PROPERTIES		www.jennacooperla.com/615rimpau

116 S LARCHMONT BLV	Open 11-2	NEW
\$1,995,000	3+3.5 SPANISH	
	<p>DESIGNER DONE SPANISH IN LARCHMONT VILLAGE</p> <p>Designer-done Spanish with a contemporary flair. Impeccably remodeled, with two bedrooms and two-and-a-half baths plus a one-bedroom, one-bathroom guest house. The home features an open floor plan with hardwood and tiled floors throughout, bright and light. The gracious kitchen opens to a family room with floor-to-ceiling windows. Enjoy the peace and serenity of the backyard garden and fountains, or take a stroll to your favorite restaurant on Larchmont.</p>	
Jackie Smith 213-494-7736 THE AGENCY		www.116slarchmont.com

417 S NORTON AVE	Lunch 11-2	NEW
\$1,980,000	5+4 TRADITIONAL	
	<p>BEAUTIFULLY REMODELED, TRADITIONAL STYLE HOME</p> <p>A contemporary architectural design. Very centrally located in 3rd Street School District & close to Larchmont Blvd's popular restaurants, boutiques & Sunday Farmer's market. 5 BR + 4BA; living room with fireplace, bright and light, French windows in the front of the house, hardwood floors throughout, gourmet open kitchen with brand new Jenn-air stainless appliances. Two car garage with attached guest unit, two zoned central heating and air. Total approx. size 3,284 SF & 6,608 lot size.</p>	
June Ahn 323.855.5558 COLDWELL BANKER		

TUESDAY

X 335 S VAN NESS AVE		Lunch 11-2	NEW
\$1,599,000	4+3	TRADITIONAL	




BEAUTIFULLY RENOVATED TRADITIONAL HOME!

Located in 3rd Street School District. Gourmet kitchen with brand new stainless steel appliances, all new bathrooms and hardwood floors throughout. 4 bedrooms + 3 baths, laundry inside, two car garage and studio at the back, central heating and air throughout. Close to the Larchmont Village's popular restaurants, boutiques and Sunday Farmer's market. Easy to show. Approximately 2,862 SF living, 6,013 lot size..

June Ahn 323.855.5558
COLDWELL BANKER HPS

1058 S PLYMOUTH		Refresh. 11-2	rev
\$1,895,000	4+4	2sty-SEE REMARKS	



STUNNING BRAND NEW LIGHT AND BRIGHT "MODERN FARMHOUSE"

Dramatic entry that flows into a wide gallery hallway that has sliding doors that open to an outdoor patio for alfresco dining. Enter into the Gourmet kitchen with SS appliances and farm sink. The kitchen is open to the Great Room w/ fireplace & dining area. Master suite with fireplace & terrace. Wired for sound and much more. Gorgeous contemporary designer finishes, fixtures and color palate throughout. This home welcomes you with style, warmth, and light. Your dream home awaits.

MLS#16-154524
Steven Aaron (310)432-6589
KW BEVERLY HILLS

Bit-Ins,Dshwshr,Grbg Disp,Micro,Rng

845 S HIGHLAND AVE		Open 11-2	633-E3	NEW
\$1,549,000	4+3	2sty-TUDOR		



ORIGINAL AND UNIQUE 2 STORY ENGLISH TUDOR IN HANCOCK PARK

Original & Unique 2 Story English Tudor exuding charm & one of a kind character in the utmost desirable Brookside neighborhood in Hancock Park / Miracle Mile. Features inc. 4+3 w/ over 3,100 sq ft. on a 7,513 square foot lot. Formal DR, BR, wood beam ceilings in FR & LR w/ Batchelder fireplace, & separate laundry room. Original hardwood oak flooring. Large Master / balcony. Copper plumbing. Lush & spacious backyard ready to expand. Come see this rare one of a kind opportunity before its gone!!!

Michael Chez 818-406-7653
RODEO REALTY

18 Hancock Park-Wilshire Condo / Co-op

585 N ROSSMORE AVE #301		Open 11-2	NEW
\$650,000	2+2		



2BR 2BA CONDO IN 3RD ST. SCHOOL DISTRICT

Corner unit 2BR 2BA condo in Hancock Park only 3 blocks from Larchmont Village. Master suite with dual sinks and walk-in closet. Laundry in unit. Fireplace, balcony, dishwasher. Building has a rooftop pool and BBQ, and there is a gym on the lowest level. Garage parking with 2 tandem spaces. 3rd St. School District. Pet friendly. Possibility of replacing carpet with hardwood floors with HOA permission.

MLS#16-156474
Eli Schneider 323-250-2020
KELLER WILLIAMS DTLA

Dishwasher, W/D, Fireplace, Rooftop Pool

624 S RIMPAU BLVD		Open 11-2	red
\$5,495,000	6+7	TRADITIONAL	



REDUCED OVER \$1 MILLION DOLLARS! STUNNING TRADITIONAL!

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

MLS#16-137092
S.F./Schlosser/ Walters 310-691-7888
JOHN AAROE GROUP

624Rimpau.com

19 Beverly Center-Miracle Mile Single Family

401 N LA JOLLA AVE		Open 11-2	NEW
\$2,900,000	4+5	SPANISH	



STUNNING TRANSFORMATION AND EXPANSION

Stunning transformation of a character filled traditional Spanish home in one of LA's favorite neighborhoods. The original facade and grand spaces were preserved when the property was expanded with a 2nd floor addition and reconfigured for today's lifestyle. Features include a spacious cook's kitchen with direct access to a terrace and backyard. With a corner lot location, the light filled rooms are enhanced with beautiful finishes throughout and create a wonderful space to call your home.

MLS#16-155668
Tom Tostengard 323-872-4710
BERKSHIRE HATHAWAY H

GREAT LOCATION

456 N CITRUS AVE		Open 11-2	rev
\$2,978,000	5+5	CONTEMP MED	



EXQUISITE NEW CONSTRUCTION IN HANCOCK PARK. A Master suite with a spa like custom bathroom, walk in closet and a fabulous patio overlooking a beautifully landscaped back yard. Downstairs features a formal living room, formal dining room, custom chefs kitchen with breakfast area, dual sinks and dishwashers, great room and an additional bedroom with customized en-suite bath. Control 4 system, Grohe Fixtures, built in wine cooler are just some of the high end finishes.

MLS#16-151928
Marc Noah 310.968.9212
SOTHEBY'S

Bit-Ins, Other

618 N GARDNER ST NEW

618 N GARDNER ST		Open 11-2	NEW
\$2,595,000	4+5	SPANISH	



NEW SPANISH HOME - PUPPY APPROVED


Spectacular designer home meets classic stunning Spanish architecture while custom tailored to today's homeowners. Perfectly situated close to the ever so popular shops and restaurants on Melrose, this high ceiling and open floor concept home is part of the Stewart-Gulrajani Design Team 2016 collection. Walk past the living and dining room to a new kitchen with statuary marble on the island. The tranquil master bedroom features a fireplace, large dressing room with custom cabinetry.

MLS#16-154022
Paul Wylie 310-929-5439
LAMERICA REAL ESTATE

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

266 S IRVING BLVD rev

266 S IRVING BLVD		Open 11-2	rev
\$2,499,000	5+4	3sty-COUNTRY ENGLISH	



LOCATED IN PRIME "WINDSOR SQUARE"

First time on the market in 41 years. One owner is the wife of renowned architect Edward H. Fickett. Originally the house was built for the Van De Kamp family and consists of 3 floors. 3442 square feet not including the third floor which is approx. 967 sq feet. Features include: A new roof in 2011, copper plumbing, original moldings, hardwood floors, separate breakfast room and beautiful woodwork. Nice floor plan flow from the living, dining and family room areas. Flat grassy yard in back.

MLS#16-137224
Bruce Walker 310-623-8722
RODEO REALTY - BEVER

836 N OGDEN DR rev

836 N OGDEN DR		Refresh. 11-2	rev
\$3,595,000	4+6	2sty-MODERN	



NEW CONSTRUCTION DREAM HOME IN BEVERLY GROVE!

Masterfully built architectural walled and gated modern home in Melrose Village/ Beverly Grove. Over 5,000 sq ft of steel framed living space w/ soaring ceilings and walls of glass. Exceptional open floor plan w/ chef's kitchen. Fleetwood pocket floor to ceiling glass door system. Spectacular pool, spa, outdoor fireplace, separate family/ media room. Master suite boasts dual walk in closets, frpice and spa-like bath. Separate 2nd story guest suite. Walk to The Grove, restaurants and night life.

MLS#16-153910
Scott & Catherine Ammann 310-869-1982
KELLER WILLIAMS

www.836Ogden.com

TUESDAY

19 Beverly Center-Miracle Mile *Income*

1079 S OGDEN DR Open 11-2
\$1,199,000 Duplex 2sty-SPANISH **NEW**



EXCEPTIONAL SPANISH MIRACLE MILE DUPLEX

Each unit offers 3 BR and 1.75 bath, private laundry room, 2 car garage, spacious LR w/ fireplace, and formal DR. The bathrooms offer original tile, separate tub and shower. Upstairs unit has an extra office nook. Each unit feels like a private home. Lower unit has newly refurbished Kitchen. Other amenities include hardwood floors, lots of storage/closets, and old world charm. This property provides opportunity for either owner user or investor in a prime location. Classic LA living at its best.

MLS#16-155998
 Keith Cox (310) 432-6410
 KELLER WILLIAMS BH Dshwshr,Dryer,Grbg Disp,Fridg,Wshr

6135 LINDENHURST AVE Open 11-2
\$1,895,000 1sty-SPANISH **rev**




RARE HACIENDA 1-STORY DUPLEX

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 flooring, custom window work, LR w/FP, & hand-hewn beams. A separate large studio/office/music rm is also included. This is a rare one-story-trophy property oozing character & charm. Location is awesome. Literally moments to Beverly Hills, Whole Foods, and the Grove.

MLS#16-141354
 Jan Horn 310-710-3636
 PACIFIC SOTHEBY'S IN www.6135Lindenhurst.com

19 Beverly Center-Miracle Mile *Lease*

907 S SHENANDOAH ST #301 Open 11-2
\$6,200 3+3 4sty-CONTEMPORARY **NEW**




BRAND NEW BEVERLY HILLS ADJACENT LUXURY CONDOS!

Open floor plan, bright and specious, living-dining with High Ceilings, Elegant Crown Moldings, Hardwood Floors, Custom Fireplace Mantel, and French Doors to a Spacious Front Balcony Overlooking Manicured Landscape. Gourmet Kitchen with Peninsula Island, Exotic Counter-tops with Mosaic Stone back-splash and stainless appliances, Oversized Master Suite,Organized Walk-In Closet, Elegant Bathrooms with beautiful finishes.

MLS#16-152572
 Vangelis Korasidis 310-281-4549
 COLDWELL BANKER RESI 1 Block From Desirable Beverly Hills!

20 Hollywood *Lease*

1550 N EL CENTRO-VALET HOSTED Open 11-2
\$5,000 2+2 MODERN **rev**



1-2 BED FURNISHED/UNFURNISHED UNITS FROM \$3,400 - \$30,000

Completed in 2016, Hollywood Proper comprises of 200 furnished and unfurnished one and two-bedroom residences, including four penthouses. The custom Kelly Wearstler design speaks to mid-century modernism with a nod to chic, California style. Here, the comforts and privacy of luxurious living are blended seamlessly with the services of a fine boutique hotel. Amenities include: rooftop pool, valet parking, concierge, room service, and spectacular views of the Hollywood Sign and LA cityscape.

MLS#16-133274
 Ben Belack 310.497.6789
 THE AGENCY Valet, Room Service, Concierge, Pool

21 Silver Lake - Echo Park *Single Family*

1243 NORTH HOOVER STREET Lunch 11-2
\$1,250,000 3+3 OTHER **NEW**

Enter this stunning modern home with open floor plan, new wood floors throughout, a brand new HVAC system, new wiring, a stylish chef's kitchen & countless other custom features.

MLS#316007898IT
 Jessica Smith 949-9109070
 KELLER WILLIAMS REAL

2586 CORRALITAS DR Lunch 11-2
\$899,000 3+1.75 1sty-MID-CENTURY **NEW**



MID-CENTURY TREE HOUSE PLEASE JOIN ME FOR LUNCH!

www.2586Corralitas.com Modern Mid-Century tree house, in a tranquil setting, on an exclusive Silver Lake hills cul-de-sac. 3 br, incl master suite, 2 ba, comfy living rm w/modern Biofuel fp, gourmet kitchen w/polished cement counter tops & SS appliances, dining area & laundry. Sliders off of the master ste & dining area open onto a full length wd deck, offering views and an indoor-outdoor lifestyle. Wood & cork floors, wood beam ceilings, updated systems, central a/c and extra storage space.

MLS#16-155888
 Thomas Inatomi 323.671.1249
 BERKSHIRE HATHAWAY Refrigerator, Stove, Washer, Dryer

21 Silver Lake - Echo Park *Income*

604 DOUGLAS ST Open 11-2
\$949,000 2sty-OTHER **red**



ANGELINO HEIGHTS TRI-PLEX

Incredible Angelino Heights Triplex. This well maintained property consists of 2 structures. The front is a duplex, lower unit with 2 bed + 1 bath & bonus room. Upstairs is a 1 bed + 1 bath. The third unit is a separate house with 1 bed + 1 bath. Lots of space to be creative in the vacant 2 bed unit. Property is located in an H.P.O.Z. PLEASE DO NOT DISTURB OCCUPANTS OR WALK ONTO THE PROPERTY FOR ANY REASON WITHOUT LISTING AGENT. Thank you

MLS#16-120530
 Benjamin Shapiro 323-762-2508
 KELLER WILLIAMS LARC refrigerator, stove

22 Los Feliz *Single Family*

2353 CANYON DR Lunch 11-2
\$1,695,000 3+4 2sty-COUNTRY ENGLISH **NEW**



STUNNING COUNTRY ENGLISH IN THE OAKS

This contemporary & updated Country English home beckons you. Step into this designer done home. The floorplan is designed with open plan living in mind. Recessed & bespoke lighting throughout. The formal dining room with bay window next to the stunning entertainer's kitchen equipped with top of the line appliances, opulent marble & quartz countertops & a generous center island with sink. Adjacent to the kitchen is a den that opens to a pergola covered patio. The outdoor flow is exceptional.

MLS#16-155182
 The Carrabba Group 323-899-2900
 KW BEVERLY HILLS www.2353CanyonDrive.com

22 Los Feliz *Income*

3820 ALOHA ST Open 11-2
\$1,299,000 Duplex 2sty-SPANISH **NEW**



SPANISH LOS FELIZ DUPLEX

An opportunity to own a Spanish Los Feliz duplex built in 1931. Each unit consists of 3 bd.+1 ba. Owners unit will be vacant at the close of escrow.The property is located on a street to street lot. Owners unit has a patio area off the master bedroom with views of the Los Feliz hills. Double car garage. Bright and spacious.

MLS#16-155558
 Allen Levoff 213-999-6564
 SOTHEBY'S LOS FELIZ

29 Westchester *Single Family*

8837 KITTYHAWK AVE Open 11-2
\$915,000 3+2 **NEW**



WESTCHESTER

Features an open floor plan with a living room and great room with an abundance of natural light and high ceilings. The kitchen has been remodeled and the home includes stainless steel appliances and energy-efficient washer/dryer. The backyard is perfect for pets and children to run around as well as a great entertaining atmosphere with a fountain and fire pit. Includes central air and heat, soundproofing, dual-pane windows, sprinkler system, alarm, and new copper plumbing.

MLS#SB16187533mr
 Lupita Henriquez 310-487-3768
 KELLER WILLIAMS Dshwshr,Dryer,Micro,Fridg,Wshr

29 Westchester *Lease*

8116 YORKTOWN AVE Lunch 11-2
\$5,000 3+3 1sty-TRADITIONAL **NEW**



STUNNING WESTCHESTER HOME

Stunning Westchester home in highly sought after area. Updated custom kitchen with granite counters, all stainless steel appliances, center island. Gleaming hardwood floors, crown moldings, coved ceilings, newer custom window coverings throughout, also forced air heating and air conditioning. A large detached recreation/workplace, newly painted with windows and a glass panel slide door, is ideal for a home office. Over sized garage with a spacious workshop and two tiered shelving for storage.

MLS#16-155888
 Jacqueline Schmieder 323-376-3674
 RODEO REALTY - BEVER Blt-Ins,Dryer,Grbg Disp,Fridg

TUESDAY

30 Hollywood Hills East Single Family

2250 EL CONTENUTO DR	Refresh.	11-2	NEW
\$2,199,000	3+3	2sty-ARCHITECTURAL	



ARCHITECTURE | JETLINER VIEWS | INFINITY POOL | PRIVACY

If you have clients looking for incredible VIEWS, ARCHITECTURE, a POOL, and PRIVACY.....THIS PROPERTY SHOULD NOT BE MISSED! Three en-suite bedrooms and baths, including the second story Master Suite with incredible entertaining deck and city to ocean views, plus an office, with an open floor plan, off street parking and direct access garage.

PHIL MISSIG 310-844-6434
BERKSHIRE HATHAWAY

Architect: Lorcan O'Herlihy AIA

2231 VISTA DEL MAR PL Open 2-5

\$1,088,000	2+1.75	MID-CENTURY	NEW
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RAD MID-CENTURY WITH DTLA VIEWS

Rad mid-century offers DTLA views from the LR & patios. This 2BR/1.75BR Beachwood Canyon retreat is an impeccable entry-level home or condo alternative. Perfect home office or guest qtrs w/ bath, kitchenette & separate entrance for overnight guests or working at home. Numerous outdoor entertaining areas lend themselves for intimate gatherings or social events. Avid green thumbs will love the plethora of fruit trees & vegetable plants. An unexpected oasis in the heart of Beachwood.

Chris Pickett / Ernie C. (424)202-3230
TELES PROPERTIES

www.2231VistaDelMarPl.com

3223 TARECO DR Open 11-2

\$2,180,000	4+3.5	ARCHITECTURAL	rev
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ARCHITECTURAL ARTISTRY

Exceptionally remodeled post-modern Architectural is the essence of style & form. Loft inspired open floor plan has a dramatic living, dining, kitchen & media area w/high ceilings, clerestory windows & glass sliding doors that frame the vistas & open to view decks. Open kitchen w/Caesarstone counters & center island has SS appls. Luxe master w/ walk-in closet & balcony. Bathroom features Steam shower & sunken soaking tub. Lounge on the private front patio by the fire pit or relax in the spa tub.

MLS#16-153500


Rose Ware 213-369-9171
BHHS-BH

Coffee Ctr,Dshwsh,Hood Fan,Micro,Rng/Ov

60 Tarzana Single Family

4960 VANALDEN AVE Open 11-2

\$3,495,000	7+6	2sty-SPANISH	NEW
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LUXURIOUS RESORT LIKE SPANISH COMPOUND

Situated on approx 3/4's of an acre, this resort like estate defines the meaning of "compound". The Casa: Is a stunning 4+3.5 home, beautiful in rich wd finishes, limestone & granite featuring a gourmet cook's kitchen/family rm & barrel ceiling living rm. An inviting salt water swimmer's pool & oversized spa, plus outdoor living rm w/vaulted ceilings, grand frplc & BBQ are the highlights of the expansive grounds. The Casita: at 2,178 sq ft, 2 stories & 3+2.5, is the full complement to the Casa.

MLS#16-151208

Rick Ojeda (310) 902-7676
PARTNERS TRUST BH

www.SegalOjeda.com

62 Encino Single Family

15701 ROYAL OAK RD Open 11-2

\$7,885,000	7+9	2sty-MODERN	NEW
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BRAND NEW MODERN MASTERPIECE

Brand New Encino Modern Masterpiece. Bright and open floor plan with soaring ceilings and Fleetwood walls of glass overlooking the stunning panoramic views with a seamless indoor/outdoor lifestyle designed to fulfill every entertainers dream.7 bedroom suites + office, Phillip Stark designer features, grand living and family room, masterpiece fireplace, and gourmet kitchen. Second ground floor entertainer's quarter with theater, gym, sauna, game room, wine cellar and an all-inclusive guest room.

MLS#16-155716

Santiago Arana 424-231-2400
THE AGENCY

4704 BALBOA AVE Open 11-2

\$2,400,000	4+4	CAPE COD	NEW
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GORGEOUS TENNIS COURT ESTATE! OVER 1 ACRE LOT! S OF VENTURA!

Exquisite & Double Gated Hampton's Style Estate w/ Tennis Court Located S of Ventura Blvd on a Tranquil Tree-Lined cul-de-sac. This Stunning & Contemporary Lifestyle home offers Gorgeous Finishes & a Multitude of Amenities for entertaining. Strikingly spacious floorplan Approx. 4,400sf of expansive livingspace. Glamorously Large Master. Outdoor area is complete with Sparkling Pool & Spa, Tennis Court, Covered Patio, Guest House, & BBQ perfect hosting amazing festivities. A HOME YOU MUST SEE!

MLS#16-156322

Litta Lee 213-595-2455
COLDWELL BANKER RESI

Grbg Disp

17356 QUESAN PL Lunch 11-2

\$1,999,000	5+5	2sty-MEDITERRANEAN	NEW
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SEE FULL PAGE AD ON PG 21 -COME BY FOR LUNCH & COFFEE CART

S of the Blvd on a cul-de-sac. Features hardwood floors, cooks kitchen w/center island&SS Viking&Sub Zero appliances,family rm w/tp & wet bar that opens up to the backyard,formal dining&living rm w/tp, master suite w/ seating area that opens up to the backyard,mstr ba w/double sinks,stall shower,soaker tub & lg walk in closet, 2nd level Jr suite over the garage w/2 walk in closets. Backyard features, swimmers pool w/spa,outdoor fp,built in BBQ bar&beautiful seating areas perfect for entertaining

Jonathan Sands 310.704.6612
RODEO REALTY BH

www.17356quesan.com

4950 WHITE OAK AVE Lunch 11-2

\$1,569,000	5+4	2sty-CONTEMP MED	NEW
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FABULOUS FIVE BEDROOM IN ENCINO

Gated apx. 10,000 s.f. lot, newer home with an outstanding 3500 s.f. floor plan and huge grassy yard in South of the Boulevard Encino. Center island kitchen opens to family. Master suite has fireplace and dual walk-in closets. Encino Charter Elementary.

Andrea Korchek 818-371-0933
WISHISO THEBY'S INT'L

www.4950WhiteOak.com

4533 ESTRONDO DR Open 11-2

\$5,495,000	6+9	CONTEMPORARY	rev
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ULTIMATE LUXURY HOME IN PRIME ENCINO

The ultimate in luxury this architectural home is imaginative & inspired! The open floor plan boasts soaring ceilings & incredible volume. The gourmet kitchen features Calacatta marble, Viking appliances, & SS fixtures. The roof deck provides an incredible space for outdoor entertaining & the yard is complete w/ limestone patios, infinity pool w/ spa, waterfall, & a guest house. Special features include: home theater, elevator, garden, 3-car garage, private gate, & more. Truly one-of-a-kind!

MLS#16-119944


Sally Forster Jones 310-691-7888
JOHN AAROE GROUP

4533Estrondo.com

72 Sherman Oaks Single Family

14596 DEERVALE PL Open 11-2

\$2,995,000	4+4		NEW
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WITH STUNNING VIEWS OF THE VALLEY AND CITY LIGHTS

This Recently Renovated, State-of-the-art Contemporary Home Is One of the Most Exceptional Properties in Sherman Oaks! A Spacious & Open Floorplan Features 4 Beds and 4 Baths, Oversized Windows & Floor-to Ceiling Glass Doors Which Lead to the Pool, Spa and Patio Optimized for Indoor/ outdoor Living. The Latest in Innovation & Technology Has Been Incorporated: a Media Room Wired for a Projector & Screen, Security Cameras, Top-of-the-line Appliances, Built-in Speakers & More, This Is a Must See!

Aren Afsharian 310.200.9323
HILTON & HYLAND

HiltonHyland.com

TUESDAY

89 Calabasas *Single Family*

22404 PINWOOD CT Open 11-2
\$1,299,000 4+3 TRADITIONAL **NEW**

Nestled in the gated enclave of Tanderra of Mulholland Hts, 4br/3 ba & almost 2900 sqft, Las Virgenes schools. Best lot- end of cul-d-sac, pool, spa, gazebo, views & amazing grassy area.

MLS#16-155806 Dshwshr,Grbg Disp
 Candice Sussman KELLER WILLIAMS BEVE

95 Mount Washington *Single Family*

3630 TACOMA AVE Lunch 11-2
\$1,395,000 5+4 POST MODERN **NEW**

JOIN US FOR LUNCH!

Private hillside residence with bonus cottage in the hills of Mount Washington. The compound stretches over three parcels and features a main house with an upbeat living area showcased by beamed ceilings. An updated kitchen leads to an open dining area. Widespread decks run the length of the residence and boasts views of the sparkling pool, and twinkling city lights. A separate cottage, adjacent to the main residence, offers two spacious bedrooms, two bathrooms and a charming kitchen.

JB Fung (323) 315-7450
 JOHN AAROE GROUP Blt ins

3361 SCARBORO ST Refresh. 11-2
\$729,000 3+3 2sty-CONTEMPORARY **NEW**

GLASSELL PARK W/VIEW

Standard Sale. Contemporary Renovation. Hillside Glassell Park Home. Views, Cascading terraced backyard, Travertine & Hardwood Floors throughout. Newer Cabinetry, Newer Kitchen with built-ins. Wine Cooler, 2 car direct access Garage. Master Bedroom suite. Large Patio decks. Ready to show! Move In Condition.

MLS#16-154752
 Victor Migenes 213 718 3558
 KWLZ Dshwshr,GrbgDsp,HoodFn,WineFrg/Ovn,Mcr

THURSDAY OPEN HOUSES

21 Silver Lake - Echo Park *Single Family*

2586 CORRALITAS DR Lunch 12-3
\$899,000 3+1.75 1sty-MID-CENTURY **NEW**

MID-CENTURY TREE HOUSE PLEASE JOIN ME FOR LUNCH!

www.2586Corralitas.com Modern Mid-Century tree house, in a tranquil setting, on an exclusive Silver Lake hills cul-de-sac. 3 br, incl master suite, 2 ba, comfy living rm w/modern Biofuel fp, gourmet kitchen w/polished cement counter tops & SS appliances, dining area & laundry. Sliders off of the master ste & dining area open onto a full length wd deck, offering views and an indoor-outdoor lifestyle. Wood & cork floors, wood beam ceilings, updated systems, central a/c and extra storage space.

Thomas Inatomi 323.671.1249
 BERKSHIRE HATHAWAY Refrigerator, Stove, Washer, Dryer

FRIDAY OPEN HOUSES

62 Encino *Single Family*

17356 QUESAN PL Refresh. 11-2
\$1,999,000 5+5 2sty-MEDITERRANEAN **NEW**

SEE FULL PAGE AD ON PG 21

S of the Blvd on a cul-de-sac. Features hardwood floors, cooks kitchen w/center island&SS Viking&Sub Zero appliances,family rm w/fp & wet bar that opens up to the backyard,formal dining&living rm w/fp, master suite w/ seating area that opens up to the backyard,mstr ba w/double sinks,stall shower,soaker tub & lg walk in closet, 2nd level Jr suite over the garage w/2 walk in closets. Backyard features, swimmers pool w/spa,outdoor fp,built in BBQ bar&beautiful seating areas perfect for entertaining

Jonathan Sands 310.704.6612
 RODEO REALTY BH www.17356quesan.com

5443 ENCINO AVE Open 11-2
\$1,950,000 5+6 TRADITIONAL **red**

JUST REDUCED 200K, DESIGNER HOME AT AMESTOY ESTATES!

Elegant designer home offers privacy and refinement tucked away and defined by its large lots and promise of seclusion afforded by abundant trees and winding streets that remain close to a vibrant dining scene and elegant shopping. Property offers a full sport court, pool & spa and has been fully remodeled 4,303 sq ft. home with elegant living on an impressive sprawling 27,320 sq ft. lot situated on a cul-de-sac bordered by enchanting verdant landscaping. A MUST SEE!!!

MLS#16-136686
 David Pinkham 310.281.3901
 PINKHAM ESTATES REAL Blt-Ins,Cbl,Dshwshr,Dryer,Grbg Disp

72 Sherman Oaks *Single Family*

14101 CHANDLER BLVD Open 12-2
\$1,699,500 5+6 TRADITIONAL **rev**

\$10,000 BONUS TO SUCCESSFUL SELLING AGENT!

Entry is bright and opens to spacious living room with dramatic vaulted ceiling, walls of glass, fireplace and beautiful Brazilian mahogany floors. Cook's kitchen with center island, granite counter tops, six burner Thermador range, two separate ovens & sinks, and eat-in area. Formal dining room with adjacent granite counter top serving area with wine refrigerator. Private master suite with fireplace. Grassy backyard with covered patio. Gated front and side entry driveway. Four zone HVAC.

MLS#16-108364
 James Muske 310.281.3901
 COLDWELL BANKER RESI Dshwshr,Hood Fan,Rng/Ovn,Fridg

73 Studio City *Single Family*

3848 ALTA MESA DR Open 11-2
\$1,795,000 4+4 CONTEMPORARY **red**

100K REDUCTION- OFFERING 3% COMMISSION- PRICED @ 400PERSQFT

Reduced \$100,000!
 Priced @ \$400 persqft!
 4 bedroom 4 bathroom, Tri level home w/ Office!
 Roomy 4456sqft on close to a 10,000sqft lot!
 Come see this luxurious three story single family with amazing 180 degree Panoramic Views of the Canyon and Valley from each level. Located on the canyon hillside, this one-of-a-kind home is ideal for entertaining, or relaxing on the decks.
 This home is equipped with a state-of-the-art security surveillance system.
 Fully remodeled and upgraded!!!
 Intrcm,wetbar,mediaroom,separate office!

MLS#16-145104
 C. Deloss Pickett 310-775-7496
 RODEO REALTY - BEVER

BY APPOINTMENT

22 Los Feliz *Income*

2054 DRACENA DR
\$3,820,000 Units 2sty-TRADITIONAL **NEW**

LOS FELIZ 12 UNIT BUILDING, BEST LOCATION,NEAR GREEK THEATER

Lovely Traditional styled 12 unit building in Los Feliz's most desired location. All one bedrooms, hardwood floors and extra large lot. Between Hillhurst and Vermont. Close to Greek Theater, restaurants, grocery stores, transportation and more.

Judy Dionzon 323-394-2330
 SOTHEY'S LOS FELIZ All 1 bedroom + 1 bath units

1422 TALMADGE ST
\$1,980,000 Units 2sty-CONTEMPORARY **NEW**

LOS FELIZ 8 UNIT BUILDING NEAR ALL THE AMENITIES

Contemporary 8 unit building. 1950's built. 8 - 1 bedroom + 1 bath units conveniently located. Low rents but great potential! Near restaurants, grocery stores, transportation and more!

Judy Dionzon 323.394.2330
 SOTHEY'S LOS FELIZ All 1 bedroom + 1 bath units

THURSDAY, FRIDAY AND BY APPOINTMENT