



AREA
1

BEVERLY HILLS



305 South El Camino Dr, Beverly Hills

OPEN TUESDAY 11-2 | Listed at \$3,150,000

Distinguished two-story Spanish approx. 3393 sq. ft. on a 7652 Sq. ft. lot! Location, Location, Location! Gorgeous hardwood flooring; 18+ft. two-story foyer; 16+ft. ceiling in step-down formal living room with custom fireplace and built-ins; Stately family room/study with wood-paneled walls, wainscoting, designer fireplace and French doors leading to covered patio and yard with brick fireplace and running fountain; Interior French doors lead to spacious formal dining room with walk-in storage closet overlooking yard with entrance to outdoor patio. Kitchen, breakfast room and storage/utility/pantry room all await buyer for an updated open kitchen with a sample rendering available upon request. Maids/home office suite and powder room is on the first level. Second level affords a Master Bedroom Suite, Junior Bedroom Suite, and two additional bedrooms and bath. Two-car private garage with adjacent bonus/utility room. Driveway can accommodate 6-7 vehicles. Minutes to South Beverly Drive and one block from famous Rodeo Drive with boutiques, entertainment and fine dining galore!



Marge Chirchick

Estates Director | New Homes Director

310.927.1049

margechirchick@gmail.com

www.305SouthElCamino.com



AREA
3SUNSET STRIP –
HOLLYWOOD HILLS WEST**RARE**
PROPERTIES**RARE** SLEEK OUTPOST ESTATES CONTEMPORARY**Now \$2,799,000 | REDUCED \$126K**

2600 CARMAN CREST DR., LOS ANGELES, CA 90068

4 Bed + 3.5 Bath
 Extra living space
 Office
 Outdoor living area
 Hardwood floors
 Spa
 City & canyon views

Located on a prime street in Outpost Estates, this sleek contemporary is set on a large gently sloped lot and boast views from almost every room. The main living area has living room, kitchen and dining room open unto each other with double-heighted ceilings, hardwood floors and explosive city & canyon views. The dining area features a fireplace, and the Bulthaup kitchen is fit with the best details and appliances. Open the sliding glass doors to the spacious outdoor living space. Along the main hall are a powder room, 2 en-suite bathrooms, family room/office and a laundry room. Upstairs is a private master suite. Extra living space below main floor has endless possibilities. Take advantage of the large backyard with spa, sundecks and room for a pool. 2-car garage direct access with the best technology throughout.

LISA YOUNG
 KENNON EARL
 TOM DAVILA

310.499.6747
 lisasells@gmail.com
 rarepropertiesinc.com

KW BEVERLY HILLS
 KELLERWILLIAMS. REALTY

Reduced to \$2,799,000 | www.2600CarmanCrest.com

Agent doesn't guarantee the accuracy of square footage, lot size or other info concerning the condition or features of the property provided by the seller or obtained from public records or other sources. Buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals. CalBRE #01394743, 01265709



AREA
4

BEL AIR – HOLMBY HILLS

OPEN TUESDAY, AUGUST 4TH 11-2PM

14380 Mulholland Drive, Bel Air
\$3,495,000

Amazing Tuscan style home, built to share the magnificent views of the city lights, the breathtaking ocean panorama view of the Catalina island, and the soothing valley mountain escape. The house was built to customize the Mediterranean lifestyle with amazing custom quality and character throughout. Kitchen with Viking appliances. Constructed with the finest materials. Room for a pool. Enjoy the security of a private household and everlasting fruit trees.

	APPROX. 4,359 SFT		4 BEDROOMS		5 BATHROOMS
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VALERIE FITZGERALD



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AREA

5

WESTWOOD – CENTURY CITY



11044 Ophir Drive #402, Westwood

OPEN TUESDAY 11-2PM

Bright unit boasts two bedrooms, two gorgeous bathrooms and extra den which is large enough for a third bedroom. Beautiful kitchen with plenty of cabinets and surface space opens to dining and living room. Washer/dryer in unit. Master bedroom is over-sized and has walk-in closet. Large, private patio with green view connects master bedroom and open living space. This excellent floor plan includes ample closet space throughout. Two side by side parking. Conveniently close to UCLA and Westside. Do not miss this special unit!

Offered at \$699,000



CARRIE ROLLINGS MEYNET

310.622.7430 direct

310.650.3075 mobile

carrie@gibsonintl.com

\$3,590,000



814 GLENMONT AVE



CLASSIC LITTLE HOLMBY SPANISH This beautifully renovated 2-sty 4BD/4½BA+den classic Span, w/hi beamed ceilings & 2 fireplaces, features 2 upstairs patios w/views of hills in sought-after Little Holmby. The fantastic flrpln includes 3 bdrms upstairs & 1 on main level,

each w/cstm-tiled en suite baths + add'l ½ bath off main foyer. The remodeled kit has top-of-the-line applncs, cstm cabinetry, granite cntrs & tumbled travertine bcksplsh tile.



Larry Young/BHHS
310-777-2879



Lolita Bagramyan
310-748-7717



202 N. Canon Dr. Beverly Hills, CA 90210
LA 3: Marilyn Stern/BHHS

AREA
6

BRENTWOOD



3227 Elvido Drive, Brentwood

OPEN TUESDAY 11-2PM

This bright and exceptional home lends itself to any buyer! Open kitchen to great room leads to spacious living room. Fireplace open to both great room and formal living room. Formal dining room has gorgeous glass for an open and bright experience. Generous closet space though out. Bright master suite features a large master bathroom and french doors leading to patio and pool area. High ceilings and natural light throughout the home. Extra pool room in rear of back yard. This bonus room features a bathroom and small living space. Don't miss this amazing property!

Offered at \$2,199,000 | Also Available For Lease: \$8,500/month



CARRIE ROLLINGS MEYNET

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carrie@gibsonintl.com

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AREA

8

CHEVIOT HILLS – RANCHO PARK



10700 Cushdon Avenue, Rancho Park

OPEN TUESDAY 11-2PM

Attention developers, builders and end users! Fixer on a huge lot in prime Rancho Park location! Bring your creative vision to this amazing location on the Westside - centrally located to entertainment, freeways and Overland Ave School. Three bedrooms, one bath home and a recreation room structure situated on a 7,600 sf lot as per assessor. Other building activity evident on Cushdon. The possibilities are endless! Don't miss this opportunity to make your dreams come true!

Offered at \$849,000



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AREA
10

WEST HOLLYWOOD VICINITY

**8913 Ashcroft Avenue, West Hollywood****Offered at \$1,949,000**

Serene & gated Zen-like three bed, three bath private 2-story contemporary villa in the heart of West Hollywood. This distinctive home features a redone European-inspired sunlit kitchen with stainless backsplash, SS appliances & separate breakfast area. The large dining room comfortably accommodates a dinner party for eight or intimate gathering for two. High ceilings, skylights, distressed dark wood, custom lighting, crown moldings and stone floors blend seamlessly to create a designer finish throughout. The large formal living space boasts a wood burning fireplace, high ceilings & custom lighting. The generously-sized second story master features a wood burning fireplace, a spa-like bath with dry sauna, lanai, walk-in closet, sitting area and views of the hills. Both other bedrooms are en-suite and located on the first floor. This ultimate entertainer's home has a number of water features; a cabana, outdoor lounging area and mature landscaping that create a sense of peace & privacy in both yards.

**BRIAN MAZURKIEWICZ**

Realtor®

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Westside-Lifestyle.com

JOHN AAROE GROUPVisit www.8913Ashcroft.comText **Brian41** to 85377

John Aaroe Group does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records and other sources and the buyer is advised to independently verify the accuracy of that information. CalBRE 01031359

Custom Designed Townhouse

AREA
10

WEST HOLLYWOOD VICINITY



849 N SWEETZER AVE #3
11AM - 2PM

Keller Williams Architectural Properties Division is proud to present this townhouse which was professionally designed by a Guggenheim recognized multi-disciplinary design firm whose past projects include DKNY, Prada, etc. This turn-key and upgraded home includes 3 bedrooms, 2.5 baths plus bonus room with private rooftop deck and in-unit washer/dryer. Very private 5 unit building with gated side by side parking (2 spots) and additional storage.

Offered At **\$1,200,000**

Barry Dane
310-309-0025

AREA
10
WEST HOLLYWOOD VICINITY

Sotheby's
INTERNATIONAL REALTY

LE FAUBOURG
PENTHOUSE #502



325 S. Swall Drive, Penthouse 502 | Los Angeles (*Burton Way & Robertson Blvd.*)
Offered at \$799,000

- 2BR + 2BA, 1,235 Sf. Corner Penthouse
- Fabulous City Views & French Style Windows
- Private 2 Car Garage & Extra Storage
- Cedars, Beverly Hills & WeHo Neighborhood!

GREG MOESSER
CalBRE#: 634345
c: 310.770.9014
e: greg.moesser@sothebyshomes.com

BEVERLY HILLS BROKERAGE
9665 Wilshire Boulevard, Suite 400 | Beverly Hills, CA 90212
sothebyshomes.com

Amazing Condo-A Must See!

AREA
10

WEST HOLLYWOOD VICINITY



1100 ALTA LOMA RD #1005

August 4th 11am-2pm

This incredibly chic Empire West condominium hidden behind rich Brazilian mahogany doors combines 2 units and offers fabulous unobstructed jetliner views stretching from Downtown L.A. to Catalina Island to make for the ultimate in full service luxury living. With 4,000 sq. ft. of living space, this high rise home has had no expense

spared boasting limestone floors, wood floors. The loft-like living environment offers a wonderful entertaining terrace. Every room offers spectacular endless Views.

Offered At **\$4,500,000**

Guy Fedele
310-770-4444

AREA
11

Craftsman Duplex in Venice

VENICE



105 PARK PL
TUESDAY 11AM-2:00PM

A Fabulous opportunity to own this beautiful duplex craftsman in the heart of Silicon Beach Venice. This vintage craftsman has lots of original character featuring a 3bed, loft area+2bath & balcony with partial ocean views. The front unit also has an updated kitchen, claw bath tub, built

in book shelves, beautiful oak mantel fireplace, built in hutch in the dining area & a huge walk in closet. The rear unit is a 3bed+2 bath w/ a large sun porch with updated bath & kitchen. There's 4 parking spots.

Offered At **\$2,399,000**



Dante Peter Tantiado
(310) 387-2571

355 North Canon Drive
Beverly Hills Ca 90210



BERKSHIRE HATHAWAY | California Properties
HomeServices

AREA
18

HANCOCK PARK – WILSHIRE



- 4BD/3BA
- APX. 9,837 SF CORNER LOT
- BEAMED COVERED CEILINGS
- AUTHENTIC TILE/WOOD FLRS
- POOL & SPA

BEAUTIFUL 1920s SPANISH HOME W/PERIOD DETAILS

1000 S HIGHLAND AVE Los Angeles, California 90019

Offered at **\$1,489,000**

Beautiful 1920s 4BD/3BA Spanish with bonus room & original details throughout on an oversized ± 9,837 square foot corner lot (assr) in the Wilshire area. The home features beamed covered ceilings, authentic tile & wood floors, arch doors, wrought iron staircase & French doors. The gourmet kitchen with center island & stainless steel appliances offers a breakfast nook. The property features a private, lush fenced yard with deck & shimmering pool & spa.



Darlene Kelly
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CalBRE 01132595



BERKSHIRE HATHAWAY
HomeServices
California Properties

AREA
18

HANCOCK PARK – WILSHIRE



HILTON & HYLAND



4925 ELMWOOD AVE

HANCOCK PARK

FOUR 2 BEDROOM | 1.5 BATH UNITS

\$1,699,000

CHARMING 1920'S 4-PLEX IN HANCOCK PARK WITH STABLE, LONG-TERM TENANTS PRODUCING 5% ANNUAL RETURN. EACH OF THE UNITS ARE 2 BEDROOMS, 1 BATHROOM. CURRENT OWNER HAS COMPLETED FOUNDATION RETROFIT, REFINISHED FLOORS, PAINTED INTERIOR AND EXTERIOR, AND UPGRADED KITCHENS AND BATHS. PARKING IN DETACHED 4-CAR GARAGE. 8 BLOCKS FROM LARCHMONT AND CLOSE TO PARAMOUNT STUDIOS.

BEN KRUGER

BEN@HILTONHYLAND.COM | 310.600.4500

OPEN TUESDAY, AUGUST 4th | 11am-2pm



8642 GREGORY WAY UNIT #201 BEV. HILLS ADJACENT | Listed at \$875,000

Dramatic, bright 2 bedroom, 2 bathroom condo with three separate patios to take in the sweeping mountain and city views. This condo is literally across the street from Beverly Hills. From the moment you enter, you'll be taken by an unrivaled floor plan. The large loft like living room has 9' ceilings, spacious dining area, gas fireplace, wet bar and two patios. Gourmet contemporary eat in country kitchen with Ann Sacks tile, custom maple cabinets, limestone counter tops, stainless steel appliances, gas stove, Miele dishwasher, pantry, wine storage and much more. Private master suite with patio, walk in closet, bathroom with double sinks, Italian porcelain tile floor, separate shower and spa tub. On opposite side of the hallway, 2nd bedroom with hallway bathroom. Separate laundry room. Great storage throughout. Upgrades include maple hardwood floors, new central heating/air conditioning, recessed lighting and much more. Two parking spaces and additional remote storage. Building has sparkling swimmer's pool, fitness room and sauna. Earthquake Insurance included in monthly HODs.



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Full Details at: www.8642GregoryWay.com



118 N. Larchmont Blvd.
 Los Angeles, CA 90004



AREA
21

Architectural Home + Studio

SILVER LAKE – ECHO PARK



817 SILVER LAKE
Tuesday, August 4th 11 a.m.-2 p.m.

See it again! Price reduced over \$100,000. Award-winning architect-designed; Airy, light-filled and flexible floor plan, currently set up as a home office and residence all in one. Multiple outdoor spaces that bring the outdoors indoors with two-

story ceilings, skylights, and open loft space. Over-size two-car garage with small workshop area; street-to-alley lot with parking for up to an additional four cars. All stainless steel appliances including Viking range.

Offered At **\$1,098,000**



Locke + Jelmert
323-533-3161

9701 Wilshire Blvd., Suite 800
 Beverly Hills, CA90212
www.817SilverLakeBlvd.com

KAY'S PICK

3123
La Suvida
LA SUVIDA DRIVE

Character Spanish on promontory corner,
Complimented by terraces and patios, 4 Bedrooms, 4 Bathrooms,
Large Cook's Kitchen and Wine Room

MAJOR PRICE REDUCTION!

NOW \$1,450,000

OPEN 11:00AM - 2:00PM

KAY PICK
310.777.6379

CalBRE #00813889

Co-listed with ALEX NORTH

NORTH REALTY - 310-271-8068

CalBRE #00667507



AREA
30

Chic Beachwood Canyon Condo

HOLLYWOOD HILLS EAST



2604 N BEACHWOOD DR #2

Tuesday 8/4 11-2

Located in picturesque Beachwood Canyon, just steps from the Beachwood Café and Market, trails and horse barn. This stylish mid-century 2 bedroom, 2 bath condominium offers the perfect combination of quiet privacy and fantastic location. The bright open floor plan features spacious living

and dining areas, sunny kitchen with tile counter tops, and in unit laundry. Large bedrooms with extra spacious closets, slate floor bathrooms and two car tandem parking. This is a terrific value.

Offered At **\$489,000**



Peter Lavin

323-376-1964

Alastair Duncan

323-640-2232

BEACHWOOD TEAM LINKS REAL ESTATE

WEA | WHERE THE FINEST HOMES LIVE



6001 GRACIOSA DRIVE

OFFERED AT \$2,599,000

OPEN TUESDAY, AUGUST 4TH 11-2PM

BEAUTIFUL SPANISH 2-STORY HOME. PRIVATE AND GATED. 3 BEDROOMS, 4 BATHROOMS. SPECTACULAR POOL WITH A SPA. VIEWS OF THE CITY AND OCEAN. PERFECT FOR ENTERTAINING. DONE, DONE, AND DONE.

WWW.6001GRACIOSA.COM

EXCLUSIVE REPRESENTATION BY

JAMES NASSER
(310) 351-9450

CALBRE#: 01073042



BEVERLY HILLS | 210 NORTH CANON DRIVE, BEVERLY HILLS, CA 90210 (310) 247-7770
MALIBU | "IN THE COUNTRY MART" 23410 CIVIC CENTER WAY, MALIBU, CA 90265 (310) 456-1171
MIAMI | 2100 PONCE DE LEON BLVD, 7TH FLOOR, CORAL GABLES, FL 33134 (305) 447-1471

AREA
76

NORTH HOLLYWOOD

LOWEST PRICED DESIGNER 2 BEDROOM IN NOHO

FULLY REMODELED | POOL | CABANA LOUNGE AREAS | LOW HOA



5706 Fair Avenue #112 | NOHO Arts District

2 Bedrooms | 2 Baths | Private Patio | Decorative Fireplace | HOA \$300

Welcome to this recently remodeled designer condo in the heart of NoHo. Open, bright and airy, it features bamboo floors throughout, designer paint, custom closets, fully-wired wall-mounted TV screens in living room and bedrooms, stainless steel appliances, remodeled bathrooms, light dimmers in all rooms, in-unit laundry, central AC and heat, private patio and 2 parking spaces. The building has a pool, elevated deck area with cabana lounges and gated entry. It is located in a trendy area close to metro lines, orange bus line, theaters, shops, restaurants, and easy access to the 101, 134 and 170 freeways. **Offered at \$369,000**



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2014 Best of Trulia Top Agent Award

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YOUR HOME, OUR PASSION

JOHN AAROE GROUP