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# BROKER CARAVAN™

INTERNATIONAL

TUESDAY, AUGUST 5, 2014

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

Sotheby's  
INTERNATIONAL REALTY

Oceanfront at 26<sup>th</sup> Ave, Venice

Offered at \$10,850,000

Open Tuesday, 11:00 am - 2:00 pm



**Lindsay Galbraith**

Sunset Strip Brokerage

CalBRE: 01873410

310.916.8622

[lindsay.galbraith@sothebyshomes.com](mailto:lindsay.galbraith@sothebyshomes.com)

**Gregory Bega**

Brentwood Brokerage

CalBRE: 0935802

213.453.2020

[gregory.bega@sothebyshomes.com](mailto:gregory.bega@sothebyshomes.com)

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# HILTON & HYLAND

## CHRISTIE'S

INTERNATIONAL REAL ESTATE

### BEL-AIR

475 BEL-AIR RD  
BY APPOINTMENT ONLY  
\$43,000,000

RICK HILTON, JUDY FEDER, JEFF HYLAND,  
MICH ROGERS & TYRONE MCKILLEN  
310.858.5464



### BEL-AIR

430 AMAPOLA LN  
BY APPOINTMENT ONLY  
\$15,750,000  
LEASE \$35,000/MO

DREW FENTON  
RICK HILTON  
310.858.5474



### SUNSET STRIP

8400 GRAND VIEW DR  
BY APPOINTMENT ONLY  
\$5,800,000

DAVID YOCUM  
310.560.6164



# HILTON & HYLAND

## CHRISTIE'S

INTERNATIONAL REAL ESTATE



### BEVERLY HILLS

912 OXFORD WAY  
BY APPOINTMENT ONLY  
\$10,795,000

BRANDEN WILLIAMS  
RAYNI ROMITO WILLIAMS  
310.691.5935



### BEVERLY HILLS

1009 N BEVERLY DR  
**OPEN TUESDAY 11-2**  
\$9,750,000

JEFF HYLAND  
310.278.3311



### BEVERLY HILLS

1620 CARLA RIDGE  
BY APPOINTMENT ONLY  
\$27,995,000

DREW FENTON  
310.858.5474

# currently representing:



**GREENE & GREENE, ARCHITECTS - Pasadena**  
[www.craftsmanmasterpiece.com](http://www.craftsmanmasterpiece.com)  
\$2,845,000 / Matthew Berkley



**THE FRANK SINATRA RESIDENCE**  
Above Palm Desert, California  
\$4,400,000 / Matthew Berkley



**FRANK FERRIS, ARCHITECT**  
Lake Elsinore, California  
\$695,000 / Matthew Berkley



**DAVID MING - LI LOWE, ARCHITECT**  
Showing For Backup Offer - Los Angeles  
\$1,695,000 / Crosby Doe & Deborah Glusker



**JAY VANOS ARCHITECTS, 2008**  
Hollywood  
\$1,199,000 / Stephen Skuris



**DAVIS STUDIO ARCHITECTURE**  
Unit 12, Wilton Lofts, 2008 - Los Angeles  
\$735,000 / Scott Lander

**CROSBY DOE  
ASSOCIATES**

**310.275.2222**

See additional properties at [architectureforsale.com](http://architectureforsale.com).

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



**FRANK LLOYD WRIGHT /THE MILLARD HOUSE**  
(La Miniatura, 1923) Pasadena, California  
[www.millardhouse.com](http://www.millardhouse.com) \$3,995,000 / Crosby Doe



**MARC ATLAN DESIGN W/ OLLER & PEJIC,**  
**ARCHITECTS - YUCCA VALLEY, CA**  
[www.blackdeserthouse.com](http://www.blackdeserthouse.com)  
\$975,000 / Crosby Doe & Stephen Skuris



**PHILLIP JON BROWN, A.I.A. - FLYNN RANCH - LA**  
[www.flynnranch.com](http://www.flynnranch.com)  
\$4,250,000 / Crosby Doe



**CHARLES E. DUBOIS, A.I.A.**  
Palm Springs, California  
\$1,079,000 / Stephen Skuris



**CLIFF MAY DESIGN - LA HABRA HEIGHTS**  
[www.cliffmayhacienda.com](http://www.cliffmayhacienda.com)  
\$2,449,000 / Crosby Doe



**PAUL R. WILLIAMS, ARCHITECT - OJAI**  
[www.paulwilliamshacienda.com](http://www.paulwilliamshacienda.com)  
\$7,950,000 / Crosby Doe

deasy/penner&partners

Home as art.®

Vaughan Trammell, AIA

**2355 Eastern Canal Court, Venice**

A contemporary, 3-story steel & glass structure on a prime corner lot, featuring double-height ceilings, open floor plan and 40' private salt water lap pool parallel to the master level with views across the canal.

**\$3,425,000**

Represented by Joshua Gaunya | 310.275.2223 & Sara Clephane | 917.214.0281

Santa Monica



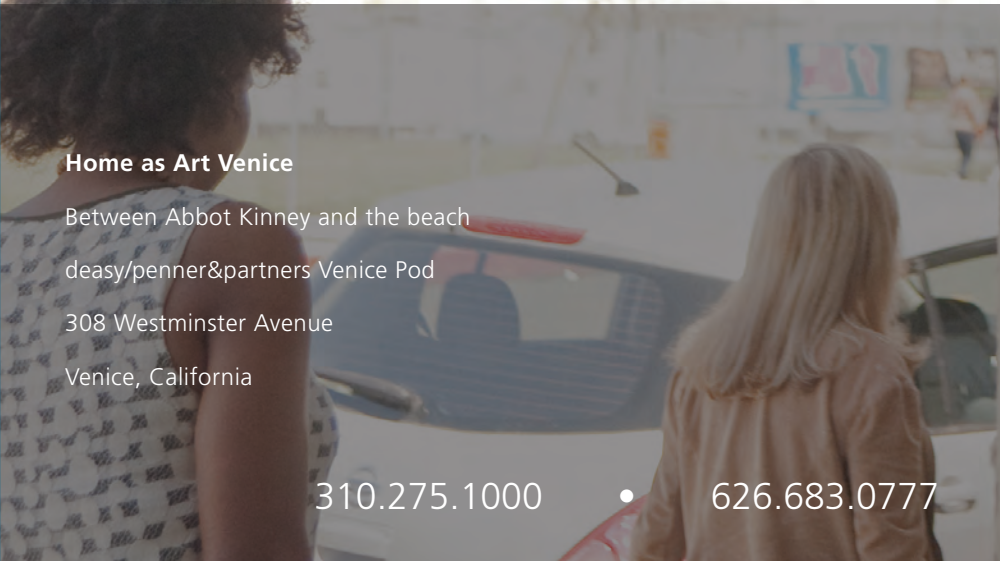
Pasadena



Venice



Hancock Park



**Home as Art Venice**

Between Abbot Kinney and the beach  
deasy/penner&partners Venice Pod  
308 Westminster Avenue  
Venice, California

Financing Provided by



310.275.1000



626.683.0777



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





aaroe.com

## SHOWN BY APPOINTMENT

26848 Pacific Coast Hwy  
Malibu | \$54,000,000  
Text 'aaron5' to 85377  
Aaron Kirman & Maya Hazen  
424.249.7162 & 424.249.7173



## NEW LISTING



631 Wilcox Ave #3C, Hancock Park  
Text 'Galloway2' to 85377 \$925,000  
Jill Galloway 323.842.1980

## OPEN TUES. 11-2 | NEW LISTING



11740 W. Sunset Blvd #16, Brentwood  
Text 'Mark3' to 85377 \$1,150,000  
Mark Bessey 310.266.7853

## OPEN TUES. 11-2 | NEW LISTING



3050 N. Beachwood Dr, Hollywood Hills  
Text 'SusanAndrews2' to 85377 \$1,299,000  
Susan Andrews 323.829.8811

## NEW LISTING



5217 Willis Ave, Sherman Oaks  
Text 'Remo10' to 85377 \$699,000  
Remo Packer 323.834.9904

## NEW LISTING



6021 Meridian St, Highland Park  
Text 'tracydo3' to 85377 \$699,000  
Tracy Do 323.842.4001

## NEW LISTING



645 N. Raymond Ave, Pasadena  
Text 'kate' to 85377 \$799,000  
Kate Adams Barnett 626.660.7474

Announcing the  
John Aaroe Group  
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aaroe**trust**and**probate**.com

TRUST SALES COMING SOON

Heavy fixer in Los Feliz  
3305 Woods Terrace \$499,000

Mid-Century in Brentwood  
For sale for the first time. Views. \$1,999,000.  
Available mid-September.

EXECUTIVE DIRECTORS  
Rachelle Rosten 310.710.5151  
Kelly deLaat 310.880.9255

TRUST SALE WITH COURT CONFIRMATION REQUIRED



936 S. Burnside Ave., Miracle Mile | \$759,000  
2 bedrooms, 2 bathrooms plus a family room

SHOWN BY APPOINTMENT




1505 Viewsite Terr, Sunset Strip  
Text 'aaron18' to 85377 \$2,999,000  
Aaron Kirman 424.249.7162  
Paul B. Stukin 310.779.2595

SHOWN BY APPOINTMENT



2844 Hutton Dr, BHPO  
Text 'SFJGroup19' to 85377 \$3,895,000  
Sally Forster Jones 310.691.7888

SHOWN BY APPOINTMENT



9501 Gloaming Dr, Beverly Hills  
Text 'aaron8' to 85377 \$29,500,000  
Aaron Kirman 424.249.7162

OPEN TUES. 11-2 | NEW LISTING




6311 Drexel Ave, Beverly Center  
Text 'Carr' to 85377 \$1,495,000  
Adam Carr 310.600.6987

OPEN TUES. 11-2 | NEW LISTING



1642 N. Vista St, Sunset Strip  
Text 'Dominic2' to 85377 \$1,995,000  
Dominic Middono Jr & Jennie Gaio 213.880.2901

SHOWN BY APPOINTMENT



858 N. Doheny Dr, West Hollywood  
Text 'aaron1' to 85377 1,999,000  
Aaron Kirman 424.249.7162

**178 S. ROCKINGHAM AVE, BRENTWOOD PARK**  
LISTED AT \$10,900,000

BY APPOINTMENT

Absolutely gorgeous, no expense spared Cape Cod/Hampton's style 6 bdrm + 7.5 bath family home located in prestigious Brentwood Park on a beautifully landscaped lot. Exquisite appointments throughout include dark walnut hardwood floors, coffered, beamed, tongue & groove ceilings, wainscoting, custom moldings & state of the art media components. Wonderful indoor-outdoor flow for entertaining. This home will please the most discriminating of buyers.

JOHN WOODWARD IV

310.729.7372

JohnWoodward4@yahoo.com



**14121 ATILLA ROAD, SANTA MONICA**  
LISTED AT \$3,195,000

OPEN TUESDAY 11-2PM

This traditional 6 bedroom, 5 bath home is situated in Santa Monica Canyons best location! Large corner lot invites sunshine throughout the day, inside and out. Enjoy the chefs kitchen, dining room, living and family rooms, as well as 4 bedrooms and large laundry room, downstairs. Family, Living Room and 2 bedrooms open to the lushly landscaped rear yard with pool, jacuzzi and entertainment areas. Upstairs enjoy 2 spacious bedrooms with views of Pacific Palisades.

BILL STIMMING

310.954.0563



**2555 ABERDEEN AVENUE, LOS FELIZ**  
LISTED AT \$2,995,000

OPEN TUESDAY 11-2PM

Located on a prestigious streets this Mediterranean Estate embraces the Montecito lifestyle. Gated, private, completely restored with sensitivity to original character like dark stained hardwood floors, high ceilings and perfect floorplan. Open kitchen with center island & new appliances. Upstairs 4 bedrooms including romantic Master with pitch ceilings and spa like bath. Lower level with space for media room or entertaining. Large grassy yard with outdoor fplc and secluded private pool.

CARTER + ORLAND

www.CarterOrlandEstates.com

213.703.1001

michaelorland@kw.com

dorothyecarter@kw.com



beverly hills  
310.432.6400

brentwood  
310.826.8200

hollywood hills  
310.623.1300

larchmont  
323.762.2600

los feliz  
323.300.1000

santa monica  
310.482.2200

**15658 CASTLEWOOD DRIVE, SHERMAN OAKS**  
LISTED AT \$2,495,000

BY APPOINTMENT

A one of a kind gated Sherman Oaks Estate built in 2004. With custom designer finishes throughout this 4900sq ft home features 4 bedrooms suites, each with their own balcony, and a bonus room. 7 baths. Outdoor includes, pool, spa and cabana with it's own bathroom. Gourmet Chef's kitchen with Island This beautiful 2 story home boasts gorgeous views of the Valley and is the perfect entertainers home.

NELLY PETEL

818.383.4167  
enpetel@gmail.com



**3308 BEETHOVEN STREET, MAR VISTA**  
LISTED AT \$2,480,000

OPEN TUESDAY 11-2PM

New, modern marvel on Mar Vista Hill. Spectacular west view incorporated into design by Dio Yang. Open flow with indoor-outdoor appeal, allows for intimate parties and large events. Fire & water features enjoyed inside & out. Spacious rooms with en-suite bathrooms, built-ins, custom doors, large closets. Master suite with multiple closets, view + a working laundry shoot, all make for easy living. Quartz, Viking, Brizo, wired, wine refrigerator.

SAMANTHA ALLEN

www.3308Beethoven.com

213.500.2384

samanthaallen@kw.com

**2935 ANGUS STREET, SILVER LAKE**  
LISTED AT \$1,095,000

BY APPOINTMENT

Great New Price! Lovely 2+2 Traditional home in Ivanhoe school district. Warm and inviting, this home offers a gorgeous living room w/fireplace, hardwood floors and views. Nice dining room. Charming & spacious kitchen w/breakfast booth. The family room is set up as a fun Tiki room. Beautiful flat yard w/room for a pool. 2098 sq ft. 7022 lot. Direct access in 2 car garage. Located in the much desired Silver Lake hills. This one is picture perfect!

GEORGE & EILEEN MORENO

323.668.7600

www.GEORGEANDEILEEN.com moreno@georgeandeileen.com



beverly hills  
310.432.6400

brentwood  
310.826.8200

hollywood hills  
310.623.1300

larchmont  
323.762.2600

los feliz  
323.300.1000

santa monica  
310.482.2200

# Sotheby's

INTERNATIONAL REALTY

OPEN TUESDAY 11:00 AM – 2:00 PM  
HOLLYWOOD HILLS  
Legendary 1923 Beaux Art Classic Hollywood Estate  
4BD/5BA | web: 0285848 | \$3,388,000  
Los Feliz Brokerage  
Jacqueline Tager 323.697.3040

# THE ART OF LIVING



**BEVERLY HILLS** | Sophisticated Villa  
7BD/9BA | web: 0027021 | **\$11,900,000**  
Beverly Hills Brokerage  
Grace Carelli 310.968.3499



**MALIBU** | Malibu's Tuscan Treasure  
6BD/8.5BA | web: 0355114 | **\$7,888,000**  
Brentwood Brokerage  
Shamon Shamonki 310.713.4492



**MALIBU** | Serra Retreat with View  
4BD/4BA | web: 0172697 | **\$3,995,000**  
Malibu Brokerage  
C. O'Herlihy 310.980.1194, W. O'Herlihy 310.980.1195



**SANTA MONICA** | Architectural Contemporary  
4BD/4.5BA | web: 0026997 | **\$3,650,000**  
Beverly Hills Brokerage  
Sondra Browning-Ott 310.387.1996



**PACIFIC PALISADES** | Marquez View Home  
3BD/3BA | web: 0355201 | **\$2,900,000**  
Brentwood Brokerage  
Michael Hiatt 310.481.4342



**MALIBU** | Two-story Ocean View Home  
3BD/3BA | web: 0172715 | **\$1,549,000**  
Malibu Brokerage  
W. O'Herlihy 310.980.1195, C. O'Herlihy 310.980.1194



**SHERMAN OAKS** | 6953 Orion Avenue  
3BD/1.5BA | web: 0308060 | **\$649,000**  
Sunset Strip Brokerage  
Marko Babineau 310.418.2818, Jason Fluck 818.631.0580



**CULVER CITY** | 14305 Summertime Lane  
3BD/2BA | web: 0285865 | **\$499,000**  
Los Feliz Brokerage  
Jovelle Schaffer 213.718.1110



**HOLLYWOOD HILLS** | 7135 Hollywood Blvd., Unit 208  
2BD/2BA | web: 0307981 | **\$498,000**  
Sunset Strip Brokerage  
Shelia Lynne-Tuchin 323.810.1666

## SOTHEBY'S INTERNATIONAL REALTY, GREATER LOS ANGELES BROKERAGES

Beverly Hills | Brentwood | Los Feliz | Malibu | Pacific Palisades | Pasadena | Santa Monica | Sunset Strip  
FRANK SYMONS | Executive Vice President/Chief Operating Officer, Western Region | 310.724.7000  
sothebyshomes.com/losangeles

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Visit **onlywithus.com** to discover the benefits available through us alone.

# 6661 Colgate Avenue • Beverly Grove • \$3,299,500

Twilight Open  
Thursday, August 7<sup>th</sup>  
7:30pm-9:30pm



**Special twilight open house • 8-7-14 • 7:30pm - 9:30pm**

**Sushi and wine to be served**

**RSVP required • [rflaster@pacbell.net](mailto:rflaster@pacbell.net)**

**Private showings available by appointment only**



**RosalieTheRealtor®**

Rosalie Klein  
323.935.8680  
[rflaster@pacbell.net](mailto:rflaster@pacbell.net)



**ENGEL & VÖLKERS®**  
**Beverly Hills**





**88 Linda Isle • Newport Beach** **\$11,985,000**  
Mayer • Barragán • Marchand (Rodeo Realty) 310.880.0700  
5 bed • 7 bath • 6,587 sf • 7,500 sf lot



**11244 Briarcliff Ln • Studio City** **\$5,999,000**  
K. Sanchez • Y. Charlie • R. Barragán 323.383.3753  
8 bed • 11 bath • 10,500 sf • 2.57 acre lot



**1930 Benedict Cyn Dr • Beverly Hills** **\$4,999,999**  
Sandra Miller 310.616.6213  
5 bed • 5.5 bath • 5,892 sf • 27,824 sf lot



**855 N Kilkea Dr • Los Angeles** **\$3,995,000**  
Rosalie Klein 323.935.8680  
5 bed • 4.5 bath • 6,099 sf lot



**1978 Westridge Rd • Los Angeles** **\$3,299,000**  
Mireya Rodriguez • Sandra Miller 310.606.0108  
4 bed • 5 bath • 4,660 sf • 19,774 sf lot



**9072 Shoreham Dr • Los Angeles** **\$2,999,000**  
Karen Sanchez • Yawar Charlie 323.383.3753  
6 bed • 6 bath • 2,684 sf • 5,412 sf lot



**3725 Meier St • Los Angeles** **\$1,799,000**  
Raphael Barragán • Richard Cassese 310.663.3676  
4 bed • 4.5 bath • 3,578 sf • 5,969 sf lot



**1577 Viewsite Dr • Los Angeles** **\$1,299,000**  
Olga Laron 310.849.9687  
3 bed • 1 bath • 1,400 sf • 5,662 sf lot



**ENGEL & VÖLKERS®**

**SANTA MONICA**

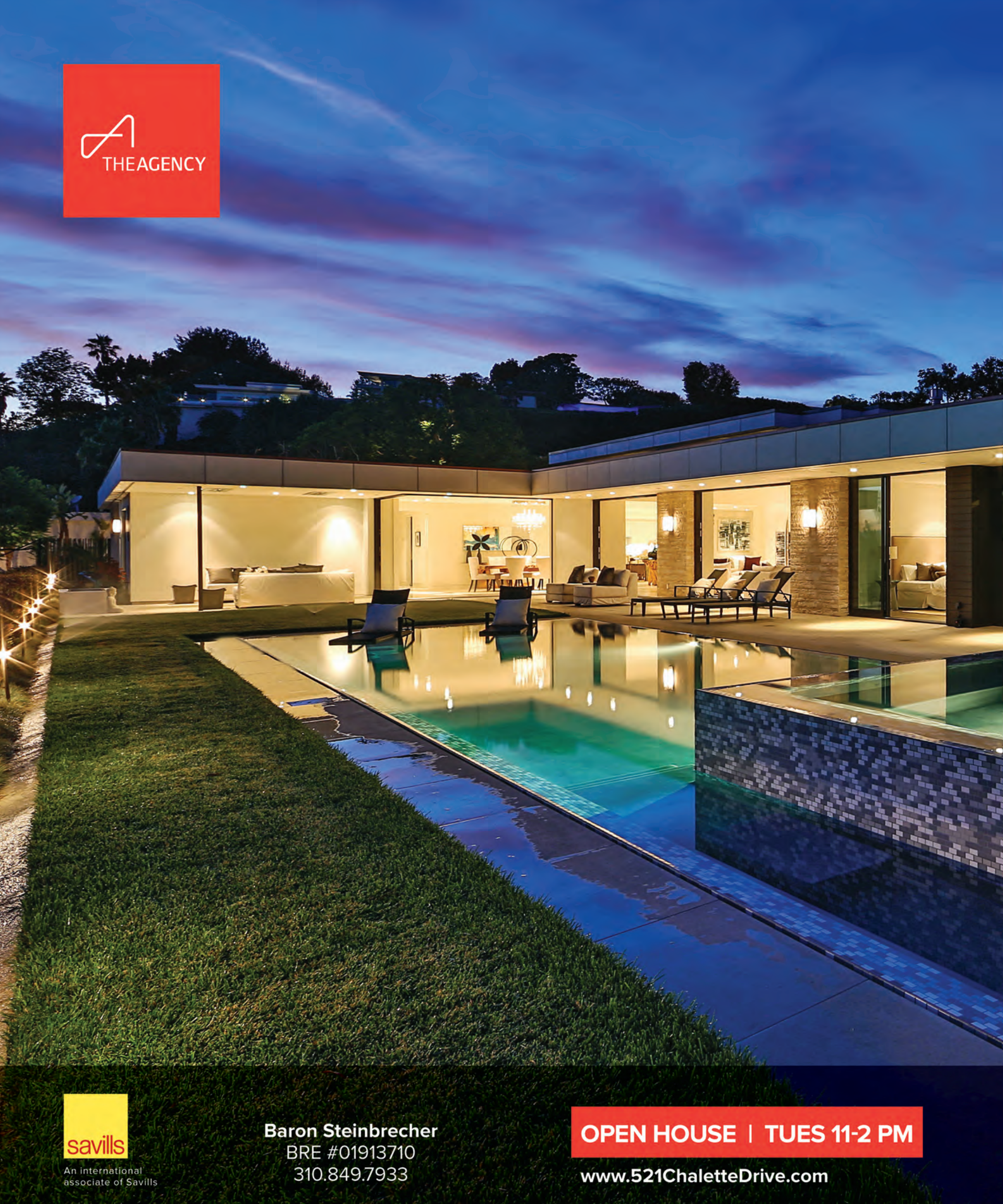
SantaMonica.EVUSA.com  
310.460.2525

**BEVERLY HILLS**

BeverlyHills.EVUSA.com  
310.777.7510

**LOS ANGELES**

LosAngeles.EVUSA.com  
323.937.5101



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**Baron Steinbrecher**  
BRE #01913710  
310.849.7933

**OPEN HOUSE | TUES 11-2 PM**

[www.521ChaletteDrive.com](http://www.521ChaletteDrive.com)

# 521 CHALETTE DRIVE

4 Bedrooms | 5 Bathrooms  
5,638 SQ FT | 20,146 SQ FT Lot  
Beverly Hills | \$14,500,000



# 14155 BERESFORD DRIVE

Proudly Offered at \$7,900,000

Open House Tuesday 11am - 2pm

Rob Zwemmer 310.880.9064  
Rami Atherton 310.888.3331

**kw**  
KELLER WILLIAMS  
REAL ESTATE



# Mulholland Estates



Classically elegant with dramatic architectural touches & magnificent elements of design. Grand marble foyer with sweeping staircase bids welcome into this 3-story estate. An entertainer's home with a seamless flow to this voluminous floor plan of 9,089+ square feet. A touch of panache in the gourmet kitchen featuring a duo of elegant chandeliers, gleaming granite, travertine & stainless steel appliances. Casual & formal dining rooms. Wood-paneled media/library room & executive office with fireplace, wet bar. 2 separate lavish spa baths in spectacular master suite with luminous marble, tile. Indoor-outdoor lifestyle completed with flagstone entertainment patios, luxurious pool & spa, cookstation, racquet ball & tennis courts, lush tropical landscaping. Entertainment pavilion with fireplace, misting, heating, surround sound systems. Other features include a full surround sound system, 5-zone A/C & heat. Reach the pinnacle of your dreams at this private setting within Mulholland Estates in Beverly Hills.

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

# GATED MULHOLLAND OASIS

## 7484 Mulholland Drive



*T*his Secluded and private gem sits behind gates on prestigious Mulholland Drive. A true oasis in the heart of the city. Everywhere you look is a tableau of tranquility from the beautifully manicured gardens with lush tropical plantings, to the decks, stone pavers and wonderful stacked stone outdoor fireplace. Every inch is a statement of elegance combining the highest quality finishes with top of the line fixtures. The thoughtful floorplan takes full advantage of this setting with nearly every room, including the kitchen, opening out to create the ultimate indoor/outdoor lifestyle. Additional amenities include music system in & out, security, camera & controlled access. Must be seen to fully appreciate this magical setting.

Offered at \$1,995,000

[www.7484mulholland.com](http://www.7484mulholland.com)

Open Tuesday 2-5



John Galich  
310.461.0468  
[John@JohnGalich.com](mailto:John@JohnGalich.com)

**JOHN GALICH**  
GROUP

Dan Schott  
310.279.2727  
[Dan@DanSchott.com](mailto:Dan@DanSchott.com)



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#### RESIDENCE 7A

Corner suite with a loft-like feel and breathtaking urban views of Hollywood sign, Capitol Records and Griffith Observatory. Poliform kitchen system, European appliances, huge outdoor terrace, perfect for entertaining.

PRICED AT **\$1.299M**

**4% COMMISSION TO BUYER AGENT**

OPEN HOUSE TUESDAY 11 AM - 2 PM  
or call to book private showing 800 469 0608

Hollywood and Vine  
[YourHollywoodPenthouse.com](http://YourHollywoodPenthouse.com)



HOLLYWOOD  
THE PENTHOUSES



MALIBU

**2525 HUTTON DRIVE | \$1,295,000**

This beautifully remodeled contemporary is tucked away in one of the most sought after neighborhoods of BHPO, minutes from Sunset Blvd. 3 bedrooms 2 bath, remodeled kitchen with recycled glass counter tops and breakfast bar. Light and bright with open living /dining room with Portuguese cork flooring throughout. Recessed lighting, custom built in cabinets plenty of closet space and 2 car garage. Outdoor seating area with inviting spaces. web # 257535

**LEYLA BLUMENFELD 310.962.9941**



BEL AIR

**2926 TIFFANY CIRCLE | \$1,899,000**

Traditional floor plan open and spacious for family which opens to a private back yard with pool and grassy area. Large kitchen which over looks pool/backyard, maids room down stairs and large living room. Upstairs is 4 bedrooms. Home needs some love and care! In the heart of the Beverly Glen Center, this is a wonderful opportunity to have a large home in a highly desired neighborhood. web # 249246

**MARISA ZANUCK 310.913.1741**



STUDIO CITY

**4220 FAIR AVE #105 | \$360,000**

Fantastic designer detailed luxury condo, located in the heart of Studio City, completely renovated 1BD, 1BA 750sq ft private gated condominium complex. web # 313614

**STEVE KECHICHIAN 626.429.9740**



SANTA MONICA

**2920 NEILSON WAY #402 | \$1,575,000**

Top Floor, Spacious 2 bedroom 2 bath condo in the exclusive complex, Sea Colony II. Spectacular Unobstructed Ocean Views from every room. Large Master Bath with double vanity, skylight, and separate tub and shower. Wood Burning Fireplace. Steps from the sand, Sea Colony offers unparalleled amenities: 24 hour security, pool, spa, and gym. Two parking spaces; side by side, covered and gated. Only one of 5 units in the entire complex with views like this. web# 260850

**GINA DICKERSON 310.744.5584**



## 6317 CAVALLERI ROAD | \$4,500,000

Located in Malibu's exclusive Zuma Mesa community. Situated on almost 1.5 acres, this sprawling single level home is filled with natural light and offers panoramic ocean views. 5 bedrooms and 6 baths, chef's kitchen; cherry wood cabinetry, top of the line stainless steel appliances, rich granite countertops, and an oversized work island. Vaulted wood ceilings, dual sided stacked-stone fireplace, and natural stone floors, master suite complete with gym and 3rd fireplace. Attached 3 car garage. Landscaped grounds. web# 260795

**GINA DICKERSON 310.744.5584**



## 3162 LAUREL CANYON BOULEVARD | \$1,029,999

Spacious open floor plan with separate dining room all opening to a quiet and private entertainer's backyard complete with sparkling pool and spa. Home features amazing Tiger Bamboo Flooring, Dual Gas Fireplaces in dining and living areas, custom built-ins in master closet, tranquil fish pond at entrance and bonus office and half bath. There is a 2-car garage with turn around drive for simple street access. This home is part of the coveted Carpenter Community Charter School District and located in the middle of the magnificent Dona's area of Laurelwoods, providing easy access to the Valley and Westside. web# 263684

**DAVID VIOLI 310.770.7787**



# 5417 RED OAK DRIVE



## OPEN TUES 11-2 CHIC TRADITIONAL IN THE OAKS

Nestled in the foothills of The Oaks lies this chic traditional with custom finishes throughout. Formal entry welcomes you to a one story home centered around a sparkling pool with large covered patio and terraced gardens. The living room features a fireplace and large leaded glass window that overlooks the front garden. A separate den with fireplace and newer sky light leads out to the patio through French doors. Chef's kitchen features top of the line appliances with breakfast area. Gracious master suite has its own sitting area that could also act as a study or showcase closet. Both bedrooms are en-suite with beautiful stone and mosaic tile work. Updated systems with automatic gated drive. Steps to Griffith Park and minutes to the heart of Los Feliz.

Offered at \$1,549,000  
[www.5417RedOak.com](http://www.5417RedOak.com)

Michael Nourmand  
[mnourmand@nourmand.com](mailto:mnourmand@nourmand.com)  
office: 310.888.3364  
cell: 310.666.3294  
bre #: 01281017

Adam Sires  
[asires@nourmand.com](mailto:asires@nourmand.com)  
office: 310.888.3314  
cell: 310.498.1024  
bre #: 01399199



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## 1235 TOWER ROAD

OFFERED AT \$15,950,000

OPEN TUESDAY, AUGUST 5<sup>TH</sup> 11AM-2PM

IF YOU HAVE BEEN LOOKING FOR THE DREAM, MATURE FAMILY HOME, THEN IT HAS ARRIVED. THIS IS THE PERFECT VILLA IN THE PERFECT LOCATION. PAINSTAKINGLY REMODELED FROM THE GROUND UP AND NO AREA HAS BEEN LEFT UNDONE. THE COMMON ROOMS ARE ALL VERY GENEROUS. LIVING ROOM WITH HIGH CEILINGS OPENS TO A VERY LARGE TERRACE FACING THE CITY VIEW. THE DEN HAS A UNIQUE BAR WITH A HALF CIRCLE WINDOW FACING THE POOL AREA. DINING ROOM WILL COMFORTABLY HOLD 25+ FOR DINNER AND HAS FRENCH DOORS, WHICH OPEN TO A LARGE TERRACE WITH AN ADDITIONAL DINING AREA ALSO FACING THE VIEW. BRAND-NEW, STATE-OF-THE-ART KITCHEN. THE MASTER BEDROOM HAS TWO OF THE NICEST BATHROOMS & CLOSETS YOU WILL SEE & OPENS TO YET ANOTHER TERRACE FACING THE VIEW. TWO ADDITIONAL GUEST BEDROOMS, A TV ROOM, AN OFFICE, & A MAIDS ROOM + BATH COMPLETE THE HOME.

THE POOL AREA IS LIKE A PRIVATE RESORT. ALL SITUATED BEHIND STATELY ELECTRONIC GATES.

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**MAX SHAPIRO**  
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**1635 FERRARI DR. | BEVERLY HILLS | \$2,695,000**

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**MICHELLE OLIVER**

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1347 Palisades Beach Rd. | Santa Monica | \$7,500,000  
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**ELEGANT MODERN OPEN TUE 11-2**  
3055 Nichols Canyon Rd. | Hollywood Hills  
Price Reduced \$2,499,000  
5 Bedrooms | 4 Baths  
Scott Segall 310.480.4823



**CHIC BRENTWOOD CONDO**  
11633 Chenault St. #103 | Brentwood | \$875,000  
2 Bedrooms | 2.5 Baths  
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Cory Weiss 310.922.1124



**PENTHOUSE AT TOY FACTORY LOFTS**  
1855 Industrial St. #717 | Downtown Los Angeles | \$785,000  
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**TOWNHOUSE STYLE CONDO OPEN TUE 11-2**  
4311 Colfax Ave. #216 | Studio City | \$449,000  
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OPEN 11-2 ▲ **OFFERED AT \$3,397,000** ▲ Architectural

**521 E. Channel Rd**

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Berkshire Hathaway Home Services

(310) 230-3720

isabelle@inthecanyon.com

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This original Colony beach bungalow was totally remodeled & offers a grmt kit, fireplace in the LR w/French drs that open out to a great deck. Still has the original tea house which has been enclosed. Master BR offers incredible whitewater views, a spa bathtub + steam shower. Fully detached gst house & a nice grassy yard w/a great lap pool. [www.weahomes.com/listing/23746-malibu-rd](http://www.weahomes.com/listing/23746-malibu-rd)

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## Spectacular Bel Air Estate Overlooking BACC

\$19,995,000

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Simon Salloom/Tyson Park    310.749.8686/310.255.3456  
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**\$5,295,000**      **113 29th St, Manhattan Beach**  
Jody Fine/Jeremy Shelton    310.230.3770  
A rare opportunity 6BD/4BA full lot on a prime north  
corner walk street in Manhattan Beach.



**\$2,945,000**      **11137 Montana Ave, Westwood**  
Lise Selznick    310.902.1541  
Classic beauty 5BD/3BA, hardwood floors, formal living  
room, FDR, breakfast nook, large backyard/pool.



**\$2,095,000**      **5358 Vanalden Ave, Tarzana**  
Maurice Kozak    818.612.0204  
Custom 6BD/6½BA estate. Large kitchen w/SS applncs,  
Sub-Zero fridge. Pool, spa, waterfalls, custom cabana.



**\$2,000,000**      **420 S Westgate Ave, Brentwood**  
Drew & Susan Gitlin    310.820.9356  
Modern-style 3BD/4BA home asking only \$700 per sqft.  
Needs TLC. Trust sale/no court confirmation.



**\$1,625,000**      **3291 Tareco Dr, Hollywood Hills**  
Greg Bender    323.868.6040  
Updated custom 3BD/2½BA home in the Hollywood  
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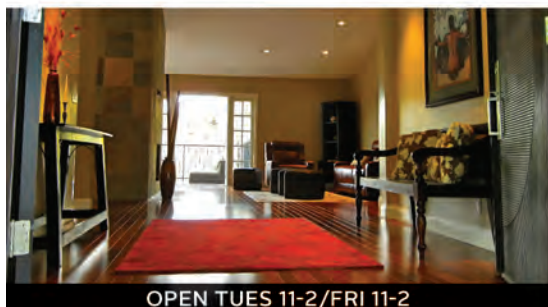
**\$1,499,900**      **2159 Hathaway Ave, Westlake Village**  
Kathleen Finnegan    818.876.3111  
Exquisite home boasts 5,236 sqft (per assr) 5BD/4BA.  
Within the gated estates. Formal dining room. Pool.



**\$1,495,000**      **752 Mesa Vista Ln, Solvang**  
Bob Jennings    805.570.0792  
3BD/2.5BA Southwestern Hacienda home on 5± acres  
(per assr) at the end of a private road.



**\$1,350,000**      **1495 Vista Ln, Pasadena**  
Erin Spencer    310.710.9879  
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patio in sought-after Linda Vista neighborhood.



OPEN TUES 11-2/FRI 11-2

**\$1,199,000**      **3948 Sumac Dr, Sherman Oaks**  
Tim & Miguel    818.968.8911  
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**\$989,000**      **4050 Wilkinson Ave, Studio City**  
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**\$1,498,000 | 2 BED | 2 BATH**

**JAMES MAGNI DESIGNER**

**CHRISTIANO SAMPAIO 310.902.0616**

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**\$15,000 | 4 BED | 3.5 BATH**

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**\$638,000 | 1,300 SQ FT | 2 BED | 2 BATHS**

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#### LUMA LOFTS 806 | DOWNTOWN

**\$700,000 | 990 SQ FT | 1 BED | 1 BATH**

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**EDWARD PARK | 213.308.4989**

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**MARKET LOFTS 326 | DOWNTOWN**  
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**SKY LOFTS 2208 | DOWNTOWN**  
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**PICO LOFTS 408 | DOWNTOWN**  
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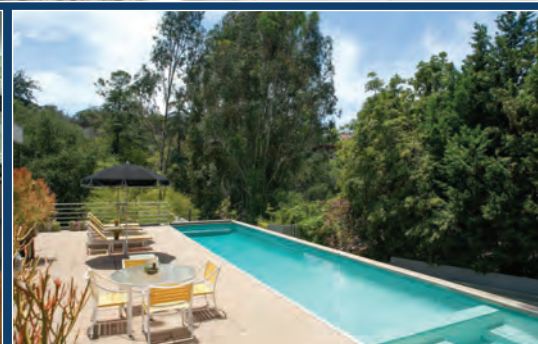
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**JON BRONSON**  
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**MARY SWANSON**  
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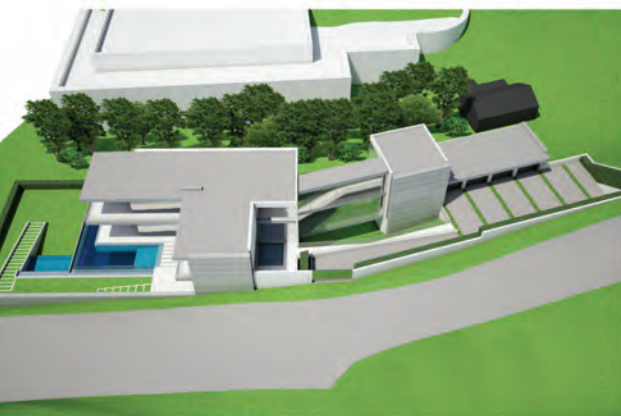
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ARTIST'S RENDERINGS



This explosive city view property is located in prime lower Bel Air. Offering approximately 3/4 of an acre, the property is surrounded by some of the most expensive homes in the city. Build your dream home on one of the most distinguished streets & sought after neighborhoods in Los Angeles. Renderings shown here are a concept of what can be built on this site. No plans are currently available. Existing structure is a mid-century, surrounded by lush greenery with an open floor plan, floor to ceilings windows, 2 bedrooms, 2 baths & a den. A separate guest room & bath plus abundant storage are also featured. A massive entertaining deck with kitchenette & built-in lounge area overlooks head-on views of the city & the verdant grounds. The property is terraced with a large flat pad on the lower portion of the site.



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## 10371 Oletha Lane, Bel Air

Bedrooms: 4      Baths: 3

GORGEOUS remodeled and updated Contemporary Mediterranean in The Glen! Taken down to the studs in 2007, this home exudes warmth with the extensive use of natural stone and custom millwork. Boasting wonderful indoor/outdoor flow with speakers throughout, separate zoned HVAC, glass mosaic tile, Carrera statuary marble countertops, and high end fixtures. Generously sized terraced backyard with putting green and complete privacy cap off this fantastic property!

\$1,439,000  
Open Tuesday 11-2

### Stephen Apelian, CLHMS

Partner to Joyce Rey  
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[stephen@joycerey.com](mailto:stephen@joycerey.com)  
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# Stunning New 2 Story Custom Estate



**12302 Allin Street • Culver City adjacent**

- Brand New custom Traditional with a modern flair
- Sunlit rooms with fabulous open space
- High ceilings and wood floors
- 4 Bedrooms upstairs
- Grand master suite w/big balcony/luxe bath/walk-in
- "Great" room design opens to patio & big grassy yard
- Amazing kitchen with top appliances
- Fine finishes and features throughout
- Water softening & filtration systems
- Oversized garage with direct entry
- Curb appeal on a quiet road proximate to all

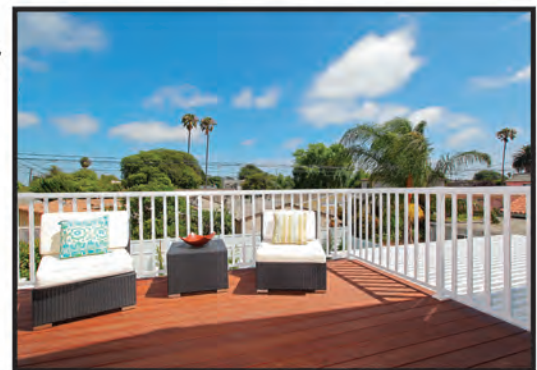
**Open Tuesday, August 5<sup>th</sup> • 11-2**

**Reduced to Sell! \$1,249,000**

**Brian Selem**  
(310) 442-1644



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





**OPENTUESDAY**  
11-2pm & 6-8pm for Wine and Cheese!

# 8213 MONTEEL ROAD

LOS ANGELES, CA 90069

**Listed at \$3,790,000**

**8213Monteel.com**

ELEGANCE • WARMTH • SOPHISTICATION

4,261 Sq. Ft. | 7,385 Sq. Ft. Lot  
4 Bedrooms | 6 bathrooms | Office | Media Room  
Bar and Lounge | Private Showings Upon Request

**Eric Lowry**  
Coldwell Banker  
Residential Brokerage

**213-507-0950**  
Eric@EricLowry.com  
CalBRE: 00955553

**Lucas Miranda**  
Keller Williams Realty

**818-261-9767**  
LucasMirandaRE@gmail.com  
CalBRE: 01841190



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# Trousdale Estates One Story Modern Masterpiece



## 1635 Carla Ridge • Beverly Hills

- Just renovated and reimagined spacious modern
- Bucolic and dramatic canyon views abound
- Sunlit rooms with high ceilings and walls of glass
- Wide plank French oak floors throughout
- Custom Italian cabinetry
- Amazing center-isle kitchen with top appliances
- Grand master with phenomenal bath & huge walk-in
- Mammoth family room with bar and fireplace
- Voluminous living and dining rooms
- 4 large bedrooms + guest quarters
- Separate den (readily convertible 6th bedroom)
- Big yard with patio, lawns, and large viewing deck
- Outdoor BBQ center and pool bath with sauna
- Direct entry 3 car garage
- Over 7,000 sq ft (per assessor) of sleek luxury
- Over 130ft of frontage (per assessor) on prime road
- Impressive architectural curb appeal



**Grand Opening Tuesday, August 5<sup>th</sup> • 11 -2**

**\$9,850,000**

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



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Beverly Hills, CA | \$10,995,000  
Represented by: Jade Mills  
310-285-7508



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OPEN TUESDAY 11-2

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## 419 ST CLOUD ROAD | BEL AIR

5 Bedrooms | 7 Bathrooms | 4,655 SQFT | 26,992 SQFT Lot  
\$13,950,000 | For lease \$50,000/month

**\$1,000,000 PRICE REDUCTION | SHOWN BY APPOINTMENT**



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# THE SKYLINE RESIDENCE

SUNSET STRIP

## ARCHITECTURAL MASTERPIECE WITH AMAZING VIEWS

Designed by renowned architect Hagy Belzberg, Skyline Residence is a rare example of world class architecture. Gated, modern compound with 5 beds plus 1 bed guesthouse. Spectacular city views from every room. Amazing infinity pool & outdoor theatre.

**6 Bedrooms | 7 Bathrooms**

**67,041 SQFT Lot**

**Offered at \$8,995,000**



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424.230.3702

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# 13947 Durham Rd

Beverly Hills



## CALL FOR APPOINTMENT

Located on one of the best lots in Mulholland Estates... This unique home was designed with Craftsman-Asian fused architectural and is surrounded by lush, tropical landscape giving the property a private and luxurious setting, while overlooking breathtaking valley and mountain views. Home is fully furnished, see website for complete details.

Jon Hamner - 424.230.3738 | **OFFERED AT \$40,000 Per Month**

Serving the Luxury Real Estate Market Worldwide



Seller reserves the right to change product offering without notice.





  
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CALL FOR APPOINTMENT


Incredibly warm contemporary home located at the end of a cul de sac in one of the best parts of the Los Feliz in the Oak streets area. The house has all the elements one is looking for in the ultimate indoor/outdoor lifestyle... 3 Bedrooms, new kitchen, 2 living rooms, outdoor dining areas with grill, cabana, huge pool and spa while overlooking the gorgeous green canyon and sparkling city lights.

Jon Hamner - 424.230.3738 | **OFFERED AT \$1,795,000**

Serving the Luxury Real Estate Market Worldwide

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CALL FOR APPOINTMENT

Located only a minute above Sunset Blvd at the end of a quiet cul de sac, this warm contemporary home was originally designed by Marmol-Radziner w. high ceilings & timeless architecture combining natural elements of stone & wood. The professional kitchen is big and bright with a long center island perfect for entertaining and opens up to the beautiful dining room facing the view. A drop-down screen/projector can turn the living room into a private screening room or simply enjoy the indoor/outdoor lifestyle with pocket fleetwood dooors throughout opening up to the large and brath taking pool areas and city views. Upstairs there are dual master suites, both with dead on city views, fireplaces and additional terrace lounge off the bedroom suites with a fireplace overlooking the city lights. The large pool area has the feeling of a boutique hotel with ample room for parties and entertaining on multiple outdoor levels giving the house a secluded privacy in a quiet and serene setting.

Jon Hamner | Mauricio Umansky | Farrah Aldjufrie - 424.230.3700 | **OFFERED AT \$4,995,000**

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Seller reserves the right to change product offering without notice.



# 1615 N. Genesee Ave

Sunset Square



## NEW LISTING | SHOWN BY APPOINTMENT ONLY

Tucked behind a private hedge, this sensational and romantic 1920's Spanish is situated on one of the best streets in the coveted Sunset Square. Like a gated "Mini Compound" the property is comprised of two structures (main & guest quarters) whose positions on site shelter a verdant rear garden, outdoor dining area and swimmer's pool. The main house consists of 2 beds, 2 baths + a den, formal dining room and gracious living room. The guest house offers 1 bed + 1 bath and opens to the outdoor dining area, garden and pool. Meticulously restored, period finishes such as arched windows and wood-beamed ceilings remain unspoiled and are balanced by new Italian ceramic kitchen flooring, modern appliances, clean lines & evocative lighting. This is one of the warmest, most inviting properties we have ever listed.

Josh Myler - 424.230.3733 | **OFFERED AT \$2,225,000**

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# 3736 Berry Dr

Studio City



## NEW LISTING | OPEN TUESDAY 11-2

This stunning hilltop contemporary retreat has been renovated with great style and a designer flair offering three bedrooms and three baths. How perfect for entertaining on the patio adjacent to an eco-friendly lawn which is surrounded by lush landscaping and citrus trees, or dining al fresco on the pretty balcony overlooking the spectacular view of The Valley and San Gabriel Mountain Range.

Features include an open floor plan, high ceilings, hardwood floors throughout, a large master suite, surround sound and detached 2 car garage with storage. The large lot is totally fenced and pet friendly.

Property Website: [www.3736Berry](http://www.3736Berry)

Lynn Teschner - 424.231.2398 | **OFFERED AT \$1,275,000**

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# 1853 SUNSET PLAZA DRIVE

HOLLYWOOD HILLS CONTEMPORARY | \$11,250,000



OPEN TUESDAY, AUGUST 5TH 11AM - 2PM  
TWILIGHT 6:30PM - 8:30PM  
(CHAMPAGNE AND HOR D'OEUVRES WILL BE SERVED)




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### BEL-AIR

1630 ROSCOMARE RD  
**OPEN TUESDAY 11-2**  
 \$2,995,000

JULIETTE HOHNEN  
 323.422.7147



### SUNSET STRIP

2220 ASTRAL PL  
**OPEN TUESDAY 11-2**  
 NEW PRICE \$2,599,000

JOSH & MATT ALTMAN  
 323.791.9398



### BEVERLY HILLS

345 S CANON DR  
**OPEN TUESDAY 11-2**  
 \$2,299,000

ROBBY SUTTON  
 310.625.0812



### PACIFIC PALISADES

1514 SAN REMO DR  
 BY APPOINTMENT ONLY  
 \$13,750,000  
 FURNISHED LEASE \$48,500/MO

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 310.858.5464

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CHRISTIE'S  
INTERNATIONAL REAL ESTATE



## SUNSET STRIP

1500 VIEWSITE TER  
**OPEN TUESDAY 11-2**  
\$5,200,000

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310.908.6860



## HOLLYWOOD HILLS WEST

7780 TORREYSON DR  
**OPEN TUESDAY 11-2**  
NEW PRICE \$3,999,000

DAVID KRAMER  
BILLY JACK CARTER  
310.691.2400



## SUNSET STRIP

8237 ROXBURY RD  
**OPEN TUESDAY 11-2**  
\$3,475,000

ALPHONSO LASCANO  
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424.253.5489



## BEVERLY HILLS

945 N FOOTHILL RD  
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\$21,000,000

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### MALIBU

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\$25,950,000

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### BEVERLY HILLS

1301 SUMMITRIDGE DR  
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\$7,095,000

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### HOLLYWOOD HILLS

2635 CARMAN CREST  
BY APPOINTMENT ONLY  
\$4,495,000

BRANDEN WILLIAMS  
RAYNI ROMITO WILLIAMS  
310.691.5935



### BEL-AIR

11459 BELLAGIO RD  
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\$18,995,000

DAVID KRAMER  
310.691.2400

HILTON & HYLAND  
CHRISTIE'S  
INTERNATIONAL REAL ESTATE



MALIBU

6815 DUME DR  
BY APPOINTMENT ONLY  
\$5,495,000

STEVE LEVINE  
310.702.4509



HOLLYWOOD HILLS

7346 PACIFIC VIEW DR  
OPEN TUESDAY 11-2  
\$2,399,000

ALPHONSO LASCANO  
BJORN FARRUGIA  
424.253.5489



BEVERLY HILLS

9754 OAK PASS RD  
BY APPOINTMENT ONLY  
NEW PRICE \$1,599,000

MARK WOLLMAN  
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BEVERLY HILLS

9555 LIME ORCHARD RD  
BY APPOINTMENT ONLY  
\$7,895,000

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310.691.5935



1009 N BEVERLY DRIVE  
*Beverly Hills*

OPEN TUESDAY 11-2

**REMODEL OR BUILD | OFFERED AT \$9,750,000**

One-story contemporary estate, set far back from the street on a long driveway for privacy and seclusion. Features include clean lines with large windows and glass doors opening to park-like grounds on approximately  $\frac{3}{4}$  acre flat pad with lush landscaping, spacious patio, tennis court and pool.

**JEFF HYLAND**

310.278.3311

calBRE #00389584

**HILTON & HYLAND**

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

**TODD STEIN**

310.437.5323

calBRE #01879814



1630 ROSCOMARE RD

*Bel-Air*

\$2,995,000

OPEN TUESDAY 11-2



JULIETTE HOHNEN  
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WWW.JULIETTEHOHNEN.COM



345 S CANON DRIVE  
 BEVERLY HILLS  
 \$2,299,000  
 OPEN TUESDAY 11 - 2

ROBBY SUTTON  
 310.625.0812  
 RobbySuttonHomes.com  
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OPEN TUESDAY 11-2



## 7780 TORREYSON DRIVE, HOLLYWOOD HILLS

Back on Market! Reduced \$1 million dollars. Sited on 1.4 acres of park-like grounds in one of the premier enclaves of the Hollywood Hills, this gracious gated residence is elevated high above the lane below, establishing an unmatched sense of distance and privacy. The property takes full advantage of the location and space, with a swimming pool/spa, mature landscaping, a large flat lawn, and a jaw-dropping view of the city lights, Hollywood sign, Griffith Observatory, and mountains. The home has been thoroughly renovated and thoughtfully expanded, and includes a spacious layout with four bedrooms, four-and-one-half bathrooms, a living room, a den/library and an open entertainer's kitchen. The upstairs addition is a huge master bedroom suite with a high beveled ceiling, a fireplace, and a balcony overlook — this space is convertible and is currently used as a family room/office. Further amenities include beautiful hardwood flooring, skylights, a Japanese tea house pavilion, a playhouse, and a three car garage. This is a property that must be seen to be appreciated.

**7780TorreysonDrive.com | Offered at: \$3,999,000**

**HILTON & HYLAND**  
CHRISTIE'S  
INTERNATIONAL REAL ESTATE

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*DK*

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David@DavidKramer.com  
**PremierlaProperties.com**  
calbre# 00996960

**BILLY JACK CARTER**  
(323) 306-0850  
BillyJackCarter@gmail.com  
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OFFERED AT \$1,985,000

**13561 BAYLISS ROAD | BRENTWOOD**

[www.13561BaylissRoad.com](http://www.13561BaylissRoad.com)



3BD



3BA

**F. RON SMITH**

Founding Partner  
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**JACQUELINE GUNN**

Associate Partner  
323.842.2527 | [jacqueline.gunn@thepartnerstrust.com](mailto:jacqueline.gunn@thepartnerstrust.com)

BEVERLY HILLS | BRENTWOOD | OCEAN PARK | PASADENA | SANTA MONICA

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— REAL ESTATE BROKERAGE & ACQUISITIONS —



OPEN TUESDAY, AUGUST 5<sup>TH</sup> 11AM-2PM  
OFFERED AT \$1,980,000

2770 LA CASTANA DRIVE | HOLLYWOOD HILLS



5BD



4.5BA



POOL



VIEWS



OFFICE/  
STUDIO



GUEST  
SUITE

F. RON SMITH

Founding Partner  
310.500.1373 | [fron.smith@thepartnertrust.com](mailto:fron.smith@thepartnertrust.com)

JACQUELINE GUNN

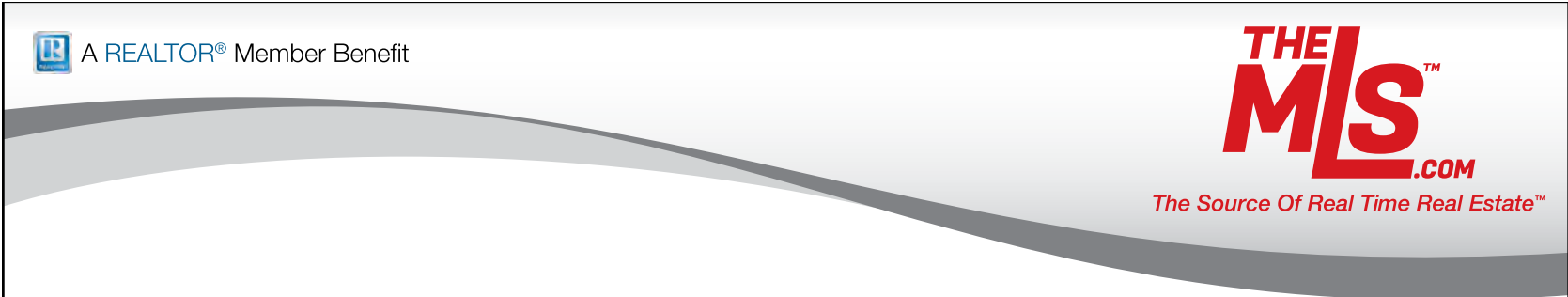
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BEVERLY HILLS | BRENTWOOD | OCEAN PARK | PASADENA | SANTA MONICA

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### Westwood | \$4,795,000

Feel on top of the world from this 2-story PH at The Mirabella. Jetliner views of the Bel Air Hills to DTLA. Former home of Academy Award winning songwriter, 3 + 4, 24-hour services.

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### Malibu | \$3,250,000

Stunning Modern at La Costa, Malibu. Huge whitewater views from walls of glass, beautiful master suite with private deck & fireplace, great cook's kitchen and ebonized hardwood floors, large spa area w/ fire-pit plus La Costa Beach and TC rights.

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pgrisanti@netvip.com www.malibure.com



### Pacific Palisades | \$3,190,000

Casa Di Livorno. Custom designed & built Mediterranean. High quality, traditional details & modern amenities. Gated & set along Livorno/Bollinger curve. Wonderful presence. Marquez area, near school. 4bd, 3.5ba. Open/bright spaces & some ocean views.

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