

TUESDAY

**01 Beverly Hills** Single Family

<b>X 1635 CARLA RDG</b>	Lunch 11-2 592G4	<b>NEW</b>
<b>\$9,850,000</b>	5+6 1sty-MODERN	



**MLS#14-782097**  
MICHAEL J. LIBOW 310-285-7509  
COLDWELL BANKER-BH S

**NEWLY RENOVATED MODERN MASTERPIECE!**

NEWLY RENOVATED VOLUMINOUS 1STY HOME WITH BUCOLIC CANYON VUS ON A MOST PRESTIGIOUS ROAD. SUNLIT RMS W/HI CLNGS/GLASS WALLS/OIL-RUBBED FRENCH OAK FLRS/CSTM ITALIAN WALNUT CABINetry. KNOCKOUT FOYER LEADS TO MASSIVE LIV, DINING, AND FAM RMS. CENTER-ISLE KITCHEN BEYOND COMPARE W/TOP GAGGENAU APPLIANCES. SEPARATE DEN/OFFICE (READILY CONV TO A 6TH BD). MASTER SUITE W/HUGE WALK-IN & AMAZING BA W/VIEWS. BIG YARD W/BBQ /PATIO/BA/SAUNA/PL/SPA/LAWNS/VIEW DECK. IMPRESSIVE CURB APPEAL W/OVER 130FT FRONTAGE!

[www.1635CARLARIDGE.COM](http://www.1635CARLARIDGE.COM)

<b>1009 N BEVERLY DR</b>	Open 11-2 592E6	<b>NEW</b>
<b>\$9,750,000</b>	4+5 CONTEMPORARY	



**MLS#14-744967**  
J. Hyland, T. Stein 310.278.3311  
HILTON & HYLAND

**ATTENTION DEVELOPERS: REMODEL OR TEAR DOWN**

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 three-quarter acre flat pad with lush landscaping, spacious patio, tennis court and pool.

**Blf-Ins,Dshwshr,Micro**

<b>345 S CANON DR</b>	Open 11-2 632G3	<b>NEW</b>
<b>\$2,299,000</b>	3+4 SPANISH	



**MLS#14-780125**  
Robby Sutton 310.625.0812  
HILTON & HYLAND

**SPANISH FAMILY HOME IN PRIME BEVERLY HILLS**

Lovely Spanish-style family home offers the ideal Beverly Hills lifestyle experience, w/ fine dining, shopping, & schools all within walking distance. Hedged for privacy from the street, front yard includes a tranquil koi pond & strawberry garden. Hardwood floors throughout, cozy fireplace living rm, dining rm, new Bulthaup designer kitchen feat. top-of-the-line Miele appliances and luxurious master suite. A heated pool, patio, and elevated sundeck perfect embracing California outdoor living.

[www.345scanon.com](http://www.345scanon.com)

**01 Beverly Hills** Condo / Co-op

<b>439 N DOHENY DR #205</b>	Open 11-2 592H7	<b>NEW</b>
<b>\$725,000</b>	1+2 CONTEMPORARY	



**MLS#14-781925**  
Marcus Kassin 310-948-1915  
COLDWELL BANKER-BH S

**AMAZING REDONE CONDO IN BEVERLY HILLS**

STUNNING 1 BEDROOM CONDO WITH DESIGNER FINISHES AND GREAT FLOOR PLAN INCLUDING GUEST POWDER ROOM AND WORK AT HOME OFFICE AREA OFF KITCHEN. LOTS OF CLOSET SPACE AND HUGE ADDITIONAL STORAGE. BOSCH WASHER/DRYER, STAINLESS BOSCH APPLIANCES AND WINE REFRIGERATOR. BEAUTIFULLY MAINTAINED LUXURY HIGH SECURITY BUILDING. GREAT FOR ENTERTAINING. VIEW OF COURTYARD GARDENS AND FOUNTAIN. BUILDING RECENTLY REMODELED INCLUDING DUAL PANE WINDOW AND NEW ELEVATOR. AVAILABLE FULLY FURNISHED!

**Cbl,Dshwshr,Dryer,Rng/Ovn,Fridg**

**01 Beverly Hills** Lease

<b>261 S REEVES DR #103</b>	Open 11-2 632G2	<b>NEW</b>
<b>\$9,500</b>	3+3 CONTEMP MED	



**MLS#14-781617**  
Valerie Fitzgerald 310-285-7515  
COLDWELL BANKER-BH N

**261 S REEVES DR #103**

Newer built Mediterranean doorman security building in the heart of Beverly Hills. Approximately 2400 SF was a 3bd 3.5bath; current owner uses as a 2+ office-den. Completely remodeled and beautifully furnished feels like a home. Hardwood floors, chefs kitchen, living room, dining room, great one story easy living. Pop out the door to Beverly Dr to all the shops and restaurants. Quality and security a rare find.

**Cbl,Dshwshr,Dryer,Micro,Rng/Ovn,Other**

<b>1050 WOODLAND DR</b>	Open 11-2 592E6	<b>red</b>
<b>\$14,900</b>	4+5 CONTEMPORARY	



**MLS#14-769897**  
Jason Yaselli 310-486-8039  
KELLER WILLIAMS BEVE

Located on one of the most prestigious, tree-lined, streets in Beverly Hills this home boasts incredible high ceilings, open floor plan, lush gardens, and immense entertaining space. A home designed for the truly discerning client. This house features 4 bedrooms all with in suite bath, entertainer's bar, formal dining room, formal breakfast room, extremely large den and formal living room, and immaculately maintained grounds. Beverly Hills living at it's finest.

**Blf-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan**

**02 Beverly Hills Post Office** Single Family

<b>1235 TOWER RD</b>	Open 11-2 592D5	<b>NEW</b>
<b>\$15,950,000</b>	4+7 CONTEMP MED	



**MLS#14-779323**  
Stephen Shapiro 310-860-8888  
WEA

**PERFECT VILLA, PERFECT LOCATION**

The dream, mature, family home. Remodeled from the ground up. Living room with high ceilings opens to terrace with city view. Dining room holds 25+ for dinner & opens to a terrace with additional dining area. Brand-new, state-of-the-art kitchen. Master bedroom with 2 of the nicest bathrooms & closets & opens to a terrace with view. 2 guest bedrooms, TV room, office, & maids room + bath. Pool area is like a private resort.

**BBQ,Blf-Ins,Cbl,Clng Fan,Dshwshr,Other**

<b>2973 HUTTON DR</b>	Open 11-2 592D1	<b>NEW</b>
<b>\$2,595,000</b>	5+3 TRADITIONAL	



**MLS#14-781285**  
Ginger Glass 310-927-9307  
COLDWELL BANKER BHN

**CLASSIC, TWO-STORY TRADITIONAL!**

Classic, 2-story Traditional on a private stretch of upper Hutton Dr. Wonderful eat-in kitch w vaulted ceilings overlooks a large private pool, deck & dining area perfect for entertaining. Great gated play yard & large separate vegetable gardens. Living room, den & formal dining room w French doors opening to the yard. Crown moldings and oak wood floors on 1st floor. Tastefully remodeled kitchen & bathrooms. Wonderful landscaping front and back w great curb appeal. Warner Ave Elementary.

[www.2973hutton.com](http://www.2973hutton.com)

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




**FOR SALE**

**THE MLS** The Source Of Real Time Real Estate™



TUESDAY

<b>9903 KIP DR</b>	Open	11-2	592C4	<b>red</b>
<b>\$4,995,000</b>	5+6	CONTEMPORARY		



**GORGEOUS GATED CONTEMPORARY**

NEW PRICE! Gorgeous remodeled Contemporary home approximately 5,745 square feet with soaring ceilings and superb scale. Light and bright living room with stone floors, beamed ceilings, fireplace and walls of glass. Formal dining room designed for large-scale entertaining. Gourmet eat-in kitchen with top-of-the-line stainless appliances. Family/media room, 4 bedroom suites, and powder room complete the first floor.

MLS#14-737067  
Steve Frankel 310-281-3981  
COLDWELL BANKER-BH N

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

<b>1441 SUMMITRIDGE DR</b>	Open	11-2	592D5	<b>rev</b>
<b>\$4,495,000</b>	4+5	MODERN		



**REDUCED! NEW CONSTRUCTION INCREDIBLE VALUE**

Stunning architectural with breathtaking views! Perfect for entertaining with open floorplan, spacious living and dining rooms, 12 ft. high ceilings, French oak hardwood floors throughout. Master suite/ lux master bath, designer finishes and walk-in closet. 3 additional en-suite bedrooms, office, media/theater room with surround sound. Modern kitchen with Thermador appliances, glass countertops, custom cabinets. Rooftop deck, firepit, gated courtyard entry. Huge basement. Great BHPO location!

MLS#14-739465  
Dominique Jeramaz 310-531-2910  
CITY REAL ESTATE

Cbl,Dshwshr,Frzr,Micro,Rng/Ovn,Other

<b>1328 BEVERLY GROVE PL</b>	Open	11-2	592D5	<b>red</b>
<b>\$2,195,000</b>	4+3	MEDITERRANEAN		



**FANTASTIC NEW PRICE FOR THIS EXCEPTIONAL PRIVATE VILLA!**

Major Reduction! Exceptional pvt. villa in a prime location off lower Benedict Canyon. Updated Mediterranean retreat w/ dark wood flrs, rich wood accents, archways, & beautiful detailing. Great room w/ fireplace, French doors, & chef's kitchen. 2 spacious bdrms on the main level w/ a lovely updated bath. The spacious upstairs master suite is a secluded retreat w/ a spacious Loggia for relaxing, entertaining or taking in the city view. Office/maid's rm w/pvt. entrance & 2-car garage.

MLS#14-766877  
Sally Forster Jones 310-691-7888  
JOHN AAROE GROUP

[www.1328beverlygrove.com](http://www.1328beverlygrove.com)

<b>2844 HUTTON DR</b>	Open	11-2	592C1	<b>rev</b>
<b>\$3,895,000</b>	2+2.5	COUNTRY FRENCH		



**THIS PEACEFUL PIED-A-TERRER IS AN ABSOLUTE MUST SEE!**

Step into this pvt. retreat as the rest of the world begins to fade away. Expansive great room w/ 2-story beamed ceilings & oversized fireplace. Every room takes advantage of the enchanting setting: tranquil yard, pool, patios, gazebo, & more. Formal dining room, gourmet kitchen, & sunny breakfast area. 2 bdrms + a spacious family rm could easily be a 3rd bdrm. Sumptuous master suite boasts high ceilings, fireplace, walk-in closet & deluxe bath. Perfect for indoor/outdoor living & entertaining.

MLS#14-767523  
Sally Forster Jones 310-691-7888  
JOHN AAROE GROUP

[www.2844huttonbeverlyhills.com](http://www.2844huttonbeverlyhills.com)

<b>2024 BENEDICT CANYON DR</b>	Open	11-2	592B3	<b>red</b>
<b>\$1,395,000</b>	+495000 3+3	CONTEMPORARY		




**PRIVATE RETREAT IN BHPO!**

The best buy in the 90210 under two million dollars period! Incredibly private retreat perched on over a quarter acre knoll with pool, spa and manicured grounds. This cosmetic fixer boasts approximately 3,000 square feet offering extreme privacy and serenity in one of the most desired neighborhoods to be found in Los Angeles.

MLS#14-756615  
John Williams 310-779-1391  
COLDWELL BANKER BHN

Blf-Ins,Clng Fan,Cent Vac,Dshwshr,Dryer

<b>9654 WENDOVER DR</b>	Open	11-2	592C1	<b>rev</b>
<b>\$3,195,000</b>	5+5.5	2sty-COUNTRY FRENCH		



**IMMACULATE BENEDICT HILLS HOME**

Dramatic living rm w/custom vaulted ceilings & lrg dining rm w/coffered ceilings, both w/bay windows. Spacious family/great rm opens to outdoor dining rm, built-in BBQ, lush patio & pool/spa. New kitchen w/gorgeous cabinetry, center island & SS apps. HW flrs throughout. Dwnstrs guest ste opens to grassy yard & pool area. Upstrs master ste w/custom closet, steam shower & French drs opening to balcony & gazebo. 3 other bdrms +media/play rm complete the upstairs. 3 car garage w/direct access.

MLS#14-768817  
Stark / Durfee 3103457450  
GIBSON INTERNATIONAL

[www.9654Wendover.com](http://www.9654Wendover.com)

**03 Sunset Strip - Hollywood Hills West** Single Family

<b>2539 BENEDICT CANYON DR</b>	Open	11-2	592B2	<b>rev</b>
<b>\$5,999,888</b>	6+7	ARCHITECTURAL		



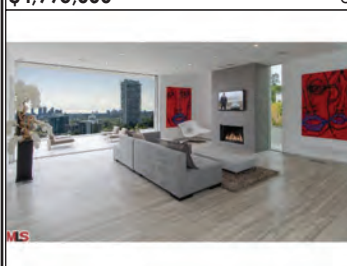
**ARCHITECTURAL MASTERPIECE W/ REMARKABLE GUEST HOUSE!**

Gated & private sophisticated main residence, exceptional guest house, & ample motor court. Clean lines, architectural details, & volume throughout. Formal living room, elegant formal dining room, & gourmet kitchen w/ eat-in area & pvt. balcony. 4 ensuite bdrms in the main residence + den/media rm & elevator. The luxurious master suite highlights grand scale, fireplace, dual sided bath & expansive walk-in closets. Sun dappled patios, gardens, grotto style pool/ spa & luxuriant landscaping!

MLS#14-749767  
Sally Forster Jones 310-691-7888  
JOHN AAROE GROUP

[www.2539benedictcanyon.com](http://www.2539benedictcanyon.com)

<b>1271 ST IVES PL</b>	Open	11-2	592H5	<b>NEW</b>
<b>\$4,995,000</b>	3+5	ARCHITECTURAL		



**CITY VIEWS - DOWNTOWN & CENTURY CITY**

Best view contemporary in the best location! Totally Private, plenty of parking, incredible city views, beautiful pool, cabana, Theater, Office, Gourmet Kitchen, completely done architectural.

MLS#14-781705  
Joe Convery 310-806-0708  
SIGNATURE PROPERTIES

Cbl,Dshwshr,Rng/Ovn,Fridg

<b>1571 TOWER GROVE DR</b>	Open	11-2	592D5	<b>rev</b>
<b>\$5,999,000</b>	5+8	2sty-MEDITERRANEAN		



**BEAUTIFUL, SPACIOUS, PRIVATE VILLA ON LARGE CORNER LOT!**

Dramatic 2-story entry, Hardwood & Saltio tile floors, high wood-beamed ceilings, arched wall of glass floods the expansive living room with natural light. Ideally situated in a verdant setting, each en-suite bedroom with its own outdoor space. Second floor with a large study/living area. Tree lined views, grassy yard with pool, spa and outdoor cabana compliments California indoor-outdoor living. Gated motor court completes the package!

MLS#14-780413  
Veronica Klein 310-622-7499  
GIBSON INTERNATIONAL

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

<b>3094 ELLINGTON DR</b>	Open	11-2	593C1	<b>NEW</b>
<b>\$2,490,000</b>	4+5	CONTEMPORARY		



**LIKE NEW CONSTRUCTION IN HOLLYWOOD HILLS**

LIKE NEW CONSTRUCTION!! This incredibly private, serene compound sits at the end of a private street. Encompassing over half an acre of landscaped "forest", this contemporary home features walls of glass to the outdoor tree views. Living room w vaulted wood ceilings. Gourmet chef's kitchen with state-of-the-art Viking Appliances. Enormous Master Suite upstairs featuring vaulted wood ceilings, huge walk-in closet, fireplace, spa like bathroom. Minutes from the major Studios and it all.

MLS#14-771417  
Flora Martin & Mark Bua (310) 403-3324  
KELLER WILLIAMS

SERENE NATURE VIEWS, WALLS OF GLASS



TUESDAY

<b>7550 MULHOLLAND DR</b>	Open	11-2	593B1	<b>NEW</b>
<b>\$2,475,000</b>	4+5	3sty-ARCHITECTURAL		



**SEE FULL PAGE B/W AD AREA #3. LUNCH SERVED!!!**

Hollywood Hills homage to modern, organic architecture. Sleek steel & fogged glass gate to lg. motor ct. + 6-car garage. Multi-level home w/soaring ceilings & expanses of windows w/garden, cyn. & hills views. LR & FR w/FPs. Master Ste. w/FP, office area, private deck, 2 walk-in closets & lg. spa-like bath. Gourmet Kit. w/stainless apps., center island & granite counters. DR w/wall of windows.Media rm. w/FR doors to a deck. Sparkling pool, hot tub, cabaña, lush landscaping, fire pit & waterfall.

MLS#14-782033  
AARON MONTELONGO 310-600-0288  
SOTHEBY'S

**ARCHITECTURAL GEM**

<b>6726 MILNER RD</b>	Refresh.	11-2	593	<b>NEW</b>
<b>\$1,595,000</b>	4+3	2sty-MEDITERRANEAN		



**EXCEPTIONAL & ROMANTIC MEDITERRANEAN - DONE DONE!**

Excellent property above sweeping corner with great light, views, and an array of classic southern California features. Extraordinary restorations and upgraded components throughout that include sound systems, plumbing, chimneys just to name a few. Done / Done. Natural flow throughout with excellent social vibe and privacy. Top of the line kitchen, appliances, bathroom finishes. Large Master suite, separate living area / bedroom that's perfect for guests or media. The whole package!

Tim Swan 310-991-3559  
BERKSHIRE HATHAWAY

**Historic Whitley Heights**

<b>1997 GLENCOE WAY</b>	Lunch	11-2	593E	<b>NEW</b>
<b>\$1,999,000</b>	5+4.5	3sty-SPANISH		



**HOLLYWOOD HILLS SPECTACULAR VIEW HOME**

Quintessential Hollywood Hills living on your own private perch on top of the world. This spectacular Spanish 5 BR and 4.5 BA home has killer 360 views- the Hollywood sign, Observatory, Capitol Records, Hollywood, DTLA and down to the ocean. Move in ready with dark hardwood floors throughout, Large Living room w/ FP, Dining room with patio, Master suite w/ sitting room. Downstairs a guest suite with its own entrance. Another guest suite is located over the 3-car garage. Hollywood Bowl

Carol Huston 3109226509  
WISH SOTHEBY'S

**Views Hollywood sign, Observatory, DTLA**

<b>2018 WHITLEY AVE</b>	Open	11-2	593/E3	<b>NEW</b>
<b>\$1,499,000</b>	4+3.5	2sty-MEDITERRANEAN		



**RESTORED CLASSIC W/VIEWS IN WHITLEY HEIGHTS**

This beautiful 4bd/3.5ba home captures legendary views in one of the most historic neighborhoods. Exquisite details: original tile in baths,hdwds,magnasite entry/staircase,hand forged iron,vintage fixtures & plaster scroll work.The grand Liv Rm has a fireplace w/an original iron gate leading into the Din Rm. A fully renovated period kitchen w/ s/s appliances adjoins outdoor BBQ area. A separate legal lower one bed apt is included. Lush yd has spacious terraces/outdoor fireplace. Updated systems.

Bill Coveny 310-994-2344  
BHHS - BEVERLY HILLS

[www.2018whitley.com](http://www.2018whitley.com)

<b>7484 MULHOLLAND DR</b>	Open	11-2		<b>NEW</b>
<b>\$1,995,000</b>	2+2	MODERN		



**PRIVATE & GATED ON COVERED MULHOLLAND DR.**

OPEN 11am- 2pm! A must see oasis in the heart of the city. Beautifully manicured gardens, decks, stone pavers and wonderful stacked stone outdoor fireplace. Every inch is a statement of elegance combining highest quality finishes with top of the line fixtures. Thoughtful floorplan takes full advantage of this setting with nearly every room, including the kitchen, opening out to create the ultimate indoor/outdoor lifestyle.

John Galich/Dan Schott 310-279-2727  
RODEO REALTY- SUNSET

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

<b>1784 N ORANGE GROVE AVE</b>	Lunch	11-2	593/B4	<b>NEW</b>
<b>\$769,000</b>	2+1.75	MODERN		




**A WONDERFUL HOLLYWOOD HILLS ARTISTS RETREAT FEATURES!**

2 bedrooms, 1.75 baths, hardwood floors, 1 downstairs bedroom & bath, architectural design, rooftop patio/deck with amazing city views. The light, bright and open floorplan is highlighted by a large living room, step up den/office area, open kitchen, multiple patios, recessed lighting, great layout for entertaining. Excellent location, close to Sunset Strip shops, dining & entertainment.

Dan Ortega 323.839.3936  
SOTHEBY'S LOS FELIZ

**Stove,fridge,dishwasher,central air/heat**

<b>2770 LA CASTANA DR</b>	Open	11-2	593-B1	<b>NEW</b>
<b>\$1,980,000</b>	5+4.5	SPANISH		



**SPANISH COMPOUND IN NICHOLS CANYON**

This Spanish style home is on a compound with sprawling yard, open floorplan, and separate guest suite + office. The terraced entrance creates privacy as you enter from the street and into the great room with loft and abundant sunlight. With windows in every room, natural light floods the abode. High ceilings open the home throughout, while a combination of beautifully crafted tile and hardwood cover the floors.

Smith & Gunn 323-842-2527  
PARTNERS TRUST BW

**Range, hood fan,Built-ins, Pool, Spa tub**

<b>2388 CASTILIAN DR</b>	Open	11-2	593D2	<b>red</b>
<b>\$6,595,000</b>	3+5	MID-CENTURY		




**THE ULTIMATE ESTATE!**

MAJOR PRICE REDUCTION. Situated in the coveted Outpost area of Hollywood Hills, this private mid century estate was architecturally designed by Ragnar Qvale for his personal use. Hidden behind a discreet street approach, the magic begins as the doors open onto beautiful light filled spaces and magnificent city and mountain views from this rare , flat and private 3/4 acre with lawns, pool, sports court. There is a main home with 3 bedrooms, den, office and 4.5 baths including remodeled master

MLS#14-760733  
Neal Baddin 323-793-7405  
COLDWELL BANKER-SUNS

**Dshwshr,Frzr,Grbg Disp,Rng/Ovn,Fridg**

<b>2107 GROVELAND DR</b>	Lunch	11-2		<b>NEW</b>
<b>\$1,850,000</b>	4+4	2sty-ARCHITECTURAL		



**STUNNING ARCHITECTURAL**

This innovative 2-story Arch'l residence was designed by Savage + Swischuk Architecture, Lee & Lee Structural Engineers. The 2006 high-efficiency structural steel & wd frame home boasts a dramatic entrance, 3bd/3ba. Floor-to-ceiling windows & drs offer striking views of the cyn & a seamless connection to the outdrs. The interior also features a FP, cork & tile flooring. A crtyrd patio w/ FP separates the main house from a spacious studio/guest quarters. Built-in bbq and planters.

Tom O'Rourke 310-770-0221  
BERKSHIRE HATHAWAY

**Built 06, refrigerator, washer, dryer**

<b>8213 MONTEEL RD</b>	Open	11-2	593A4	<b>red</b>
<b>\$3,790,000</b>	5+6	SPANISH		



**AUTHENTIC SPANISH! SEE FULL PAGE COLOR AD!**

This meticulously restored 1926 Spanish offers a glimpse into the glamour & elegance of old Hollywood. From the moment you enter the lush landscaped grounds you're captivated by this romantic home. The original wood door opens to a 2 story foyer w/a beautiful curved stairway. The gracious living room has the original fireplace, stenciled wood beam ceilings & French doors to a private patio. The formal dining room w/ a fantastic ceiling detail has access to its own patio.

MLS#14-754149  
Eric Lowry 213-507-0950  
COLDWELL BANKER-SUNS

**Twilight from 6-8pm! Wine and Cheese!**



TUESDAY

<b>1130 N WETHERLY DR</b>	Open	12-2	592H6	<b>red</b>
<b>\$3,450,000</b>	3695000	4+5	TRADITIONAL	



**1130 N WETHERLY DR**

\$250,000 price reduction! Very cool, hip remodeled Traditional home with contemporary flair and classic finishes. Private and tucked behind a gated motor court which opens to a pool centered courtyard with multiple areas for relaxing or entertaining with fire pit, living room seating, dining and barbeque. The main house has wonderful living entertaining spaces, large living room with bar, chef's kitchen and dining all with city views.

MLS#14-761405  
Valerie Fitzgerald 310-285-7515  
COLDWELL BANKER-BH N

**BBQ,Dshwshr,Rng/Ovn,Fridg**

<b>8237 ROXBURY RD</b>	Open	11-2	593A5	<b>rev</b>
<b>\$3,475,000</b>		4+4	SPANISH	




**MAJESTIC SPANISH VILLA ABOVE THE SUNSET STRIP**

Situated on a private cul-de-sac just above the Sunset Strip sits this majestic 4 bedroom, 4 bathroom 3,995 square foot Spanish Villa. A dramatic red tiled staircase leads to a charming multi-level foyer that ushers in natural lighting and breathtaking city to ocean views. The first floor exudes originality and character throughout every turn, including a formal dining area, a living room with a wood burning fireplace, a tranquil library, and alfresco central patio.

MLS#14-779879  
A Lascano, B Farrugia 424.253.5489  
HILTON & HYLAND

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

<b>3055 NICHOLS CANYON RD</b>	Open	11-2	593B1	<b>red</b>
<b>\$2,499,000</b>		5+4	MID-CENTURY	



**3055 NICHOLS CANYON RD**

Elegant, private, and tastefully redone, this mid-century modern located in the exclusive Nichols Canyon "Colony" is hidden from the street behind soaring hedges.

MLS#14-768675  
Scott Segall 310.480.4823  
DOUGLAS ELLIMAN

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

<b>2220 ASTRAL PL</b>	Open	11-2	593B3	<b>rev</b>
<b>\$2,599,000</b>		3+4	CONTEMPORARY	



**NEW PRICE! JAW-DROPPING VIEWS FROM RUNYON CANYON TO OCEAN**

Newly renovated three bed & three & a half bath home with jaw-dropping views from Runyon Canyon out to the ocean! The views fill the home through an amazing sliding glass wall by Fleetwood creating a fluid indoor/outdoor space - ideal for entertaining. During the long LA summer cool off in the pool surrounded by a completely private courtyard. The light & airy open floor plan boasts a designer Italian kitchen by Effeti with generous island, high-end appliances, & espresso machine.

MLS#14-767455  
Josh & Matt Altman 323.791.9398  
HILTON & HYLAND

**Blf-ins,Dshwshr,Frzr,GrbgDsp,Ntwrk,Othr**

<b>1435 TANAGER WAY</b>	Open	11-2	592H5	<b>rev</b>
<b>\$11,995,000</b>		3+4	ARCHITECTURAL	



**PRIME BIRD STREET ARCHITECTURAL WITH EXPLOSIVE CITY VIEWS**

Exceptional gated & private architectural home on the coveted Tanager Way w/ explosive 270 degree views of LA. This regal home is a triumph to architecture & features grand scale living & dining rooms w/ walls of glass to showcase the city below. Gourmet top-of-the-line chefs kitchen and luxurious master suite with designer details throughout. With it's blessed location, iconic views and professionally landscaped grounds this is truly an opportunity to own a trophy property in the bird streets.

MLS#14-750247  
Kirman, Hagenbuch 310-994-9512  
JOHN AAROE GROUP

[www.1435tanagerway.com](http://www.1435tanagerway.com)

<b>2757 LA CUESTA DR</b>	Open	11-2	593C1	<b>rev</b>
<b>\$1,595,000</b>		3+3	CONTEMPORARY	



**STUNNING CONTEMPORARY VILLA IN THE HOLLYWOOD HILLS**

Gorgeous 3 bedroom, 2 1/2 bath Contemporary home nestled in the Hollywood Hills. Beautiful courtyard entry with high walls, mature trees and room for alfresco dining. Living room with hardwood floors, fireplace and walls of glass. Open kitchen with granite counters, and top of the line appliances. Dining area and wonderful family/media room with large balcony. Powder room. Spacious master suite with walk-in closet, sumptuous master bath and romantic balcony. Serene living in the Hills!

MLS#14-779259  
S.Frankel, Keith Scaduto 310-850-7992  
COLDWELL BANKER-BH N

**Blf-Ins,Dshwshr,Frzr,Rng/Ovn,Fridg**

<b>1853 SUNSET PLAZA DR</b>	Open	11-2	592J4	<b>rev</b>
<b>\$11,250,000</b>		4+6	CONTEMPORARY	




**NEW HOLLYWOOD HILLS CONTEMPORARY**

Panoramic, Unobstructed Views on every floor of this 4 bd/5.5 ba, 5600+sqft masterpiece. No expense was spared with this European Home: Boffi Vanities/Fixtures, Boffi Kitchen w/Miele & Wolf appliances, Surround/In wall Sound System, DomVision Home Automation, In-Wall IPads, DeltaLight light fixtures, Electronic Shades, Gym/Yoga Studio, Sauna, Outdoor Pool/Lounge, Oversized Deck for Entertaining, Theater Room, Dining Room...ALL FACING OUT TO A SPECTACULAR VIEW!!

MLS#14-777229  
Roger Perry 310-600-1553  
RODEO REALTY - BH

**Dshwshr,Dryer,Frzr,Grbg Disp,Micro,Other**

<b>2860 PACIFIC VIEW TRL</b>	Open	11-2	593C1	<b>rev</b>
<b>\$1,585,000</b>		2+2	TRADITIONAL	



**180 DEGREE CITY VIEWS, HUGE GRASSY YARD, LONG DRIVEWAY**

Absolutely Charming 2BD + 2BA home hidden up a Long, Gated Driveway in a Magical Setting with Sweeping City Light Views and a Lush Garden with mature Trees and Beautiful Views. You can even peek at the Hollywood Sign from the Master Bedroom or the brick patio. First time on the market in over 30 years! Ideal artist's hide-away. Quick commute to Warner Brothers, Universal, Disney, Sunset-Gower, and Paramount. Walking distance to Runyon Canyon Park. Move-in condition! Room for a Pool.

MLS#14-769667  
Robert Eilbacher 323-863-5030  
ROBERT EILBACHER

<b>1500 VIEWSITE TER</b>	Open	11-2	592J4	<b>rev</b>
<b>\$5,200,000</b>		3+4	MODERN	



**MODERN MASTERPIECE COMPLETELY REDONE**

Sexy modern masterpiece completely redone w/unparalleled jetliner views from downtown to the ocean. Fully automated smarthouse w/Vantage Home Automation System, security cameras & Siedle Keyless Entry. Walls of pocketed Fleetwood glass doors & dark grey Terrazzo floors seamlessly blend the indoors w/the outdoor entertaining areas, al fresco dining, flat screen TV's, sparkling pool w/waterfall & infinity spa, pool bath & outdoor shower.

MLS#14-775541  
Zach Goldsmith 310.908.6860  
HILTON & HYLAND

**Blf-Ins,Intrcm**

<b>8518 APPIAN WAY</b>	Refresh.	11-2	592J3	<b>rev</b>
<b>\$1,275,000</b>		3+2	ARCHITECTURAL	



**8518 APPIAN WAY**

Charming light & bright Architectural with a fine blend of warm contemporary textures. Set high above the street surrounded by oak trees, private gardens, yard & patios. Spacious 2nd story master suite with incredible views to the San Gabriel Mountains. Formal dining area opens to living room with fireplace and yards. Secluded and private reader's nook with skylight. Bring your fuzziest Buyer's. This is a gem in the Wonderland School District. Great privacy for those who want to get away. L

MLS#14-770327  
Thomas O'Rourke 310.770.0221  
BERKSHIRE HATHAWAY H

**Blf-Ins,Cbl,Dshwshr,Dryer,Grbg Disp,Othr**



TUESDAY

<b>7780 TORREYSON DR</b>	Open	11-2	563A7	<b>bom</b>
<b>\$3,999,000</b>	4+5	CONTEMPORARY		



**BACK ON MARKET. REDUCED \$1 MILLION**

BOM -- At no fault of property. Sited on 1.4ac in one of the premier enclaves of the Hollywood Hills, this gracious gated 4BR/4.5BA home is elevated high above the lane below, establishing an unmatched sense of privacy. The property takes full advantage of the location w/p/spa, lrg flat lawn, mature landscaping & panoramic view of the city lights, Hollywood Sign, Griffith Observatory & mntns. Thoroughly renovated & thoughtfully expanded, this is a property that must be seen to be appreciated


MLS#14-756879

David Kramer 310-691-2400  
HILTON & HYLAND

Co-Listed Billy Jack Carter 323-306-0850

**04 Bel Air - Holmby Hills** Single Family

<b>1630 ROSCOMARE RD</b>	Open	11-2	<b>NEW</b>
<b>\$2,995,000</b>	3+3		



**BOHEMIAN CHIC BEL-AIR HIDEAWAY -- OPEN 11-2 & TWILIGHT 6-8**

Beautifully designed, Bohemian chic Bel Air hideaway. This private and serene property offers 3 bedrooms, 3 bathrooms, eat in kitchen, high ceilings, an abundance of outdoor space and relaxing grounds. Tucked away up a private drive and filled with natural light, the site encompasses almost an acre of lush grounds with ample room for a swimmer's pool. Sophisticated, elegant, and simply breathtaking.

Juliette Hohnen 323.422.7147  
HILTON & HYLAND

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

<b>10371 OLETHA LN</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,439,000</b>	4+3	2sty-CONTEMP MED	



**REMODELED AND UPDATED CONTEMPORARY MEDITERRANEAN!**

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!

Stephen Apelian (323)804-3400  
BEVERLY HILLS SOUTH

[www.10371oletha.com](http://www.10371oletha.com)

<b>677 NIMES RD</b>	Open	11-2	592B6	<b>rev</b>
<b>\$5,950,000</b>	3+3	MID-CENTURY		



**BACK ON MARKET**

Offering approx. ¼ of an acre 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 currently available. Existing structure is a mid-century surrounded by lush greenery, 2 bd, 2 bth & den, Guest rm & bth plus storage. Entertaining deck with kitchenette & built-in lounge area overlooks views of the city & the verdant grounds. Property terraced w/ large flat pad on lower portion of site.

MLS#13-642491

Joseph Babajian 310-623-8800  
RODEO REALTY - BH

<b>11718 FOLKSTONE LN</b>	Open	11-2	591G2	<b>rev</b>
<b>\$1,795,000</b>	3+3	CAPE COD		



**UPDATED HOME BEHIND THE GATES OF THE BEL AIR CREST!**

Home is light and bright, offers vaulted ceilings, sky lights, recessed lighting and hardwood floors throughout. Spacious living room with fireplace, formal dining room, updated open kitchen with granite counter tops and stainless steel appliances that leads to a step down family room. Second floor offers a master suite with balcony, bathroom with dual sinks, stand alone shower and large soaking tub. Backyard has an amazing pool and spa. The perfect home for entertaining!


MLS#14-771049

Steve Sawai 310-899-3584  
COLDWELL BANKER-MONT

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

**05 Westwood - Century City** Single Family

<b>10712 LINDBROOK DR</b>	Open	11-2	632B3	<b>NEW</b>
<b>\$1,725,000</b>	3+3	TRADITIONAL		



**LOCATION! LOCATION! SITUATED IN LITTLE HOLMBY**

Location Location Location. Situated on a quaint tree lined street in Little Holmby sits this great 3 bedroom 3 updated baths traditional home. With access to the best schools, UCLA and village shops this is one of the most desirable areas to live in. This home features an updated kitchen, an original breakfast nook, a formal living room, formal dining room, and a family room that overlooks the grassy back yard.

MLS#14-781867

A Lascano, B Farrugia 424.253.5489  
HILTON & HYLAND

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

<b>733 MALCOLM AVE</b>	Open	11-2	632B2	<b>rev</b>
<b>\$3,450,000</b>	5+5.5	2sty-CONTEMPORARY		



**ENTERTAINER'S PARADISE IN WARNER SCHOOL DISTRICT**

Entertainer's Paradise in Little Holmby! Warner Schools! Remodeled in 2009 by Warren Wagner, this 5 bed/5.5 bath contemporary home, including guest house, is an entertainer's delight. The open floor plan, archways, and natural light bring about an inviting interior. Features include central stereo system in home, patio, and pool areas, solar-powered radiant heated floors, 100+ year-old wood floors shipped from a barn in New England, T-1 lines, an Ipe wood patio, this home is a true dream home!

MLS#14-780195

Oron Maher 310-281-3917  
COLDWELL BANKER-BH S

[www.733MalcolmAve.com](http://www.733MalcolmAve.com)

**05 Westwood - Century City** Condo / Co-op

<b>1920 PELHAM AVE, UNIT 302</b>	Open	11-2	<b>NEW</b>
<b>\$789,000</b>	2+2.5	CONTEMPORARY	



**EXQUISITE LIGHT-FILLED CONDO**

Beautiful 6 unit building, only 2 units per floor, built in 2006. Gourmet kitchen with granite counter tops, travertine floors, KitchenAid stainless steel appliances, 5-burner cook top, convection oven & breakfast bar. High ceilings, recessed lighting & crown moldings. Open floor plan with French doors leading out to large balcony from living room and den. Gas fireplace in living room. Spacious master suite with walk-in closet and master bath with dual sinks & spa tub. Lovely Century City views.

Sharon Rubel 310.420.7896  
COLDWELL BANKER-PAC.

<b>1920 PANDORA AVE, UNIT 3</b>	Open	11-2	<b>NEW</b>
<b>\$699,000</b>	2+3	CONTEMPORARY	



**RECENTLY REMODELED WITH BEAUTIFUL FINISHES**

Beautifully remodeled hybrid town home designed w/ comfortable living in mind. Living room has a marble fireplace, adjoining dining room and wet bar. Large glass slider opens onto a spacious balcony w/views of the tree-lined street. Upgraded kitchen has custom counters, SS appliances, Kohler sink and faucet and laundry nook. Master suite boasts two walk-ins and a remodeled bathroom w/ granite counters, travertine floors and an elegant claw tub. A second bedroom has direct access to a large patio.

Jared Knickmeyer 310.343.3580  
PARTNERS TRUST BH

[www.1920PandoraAve.com](http://www.1920PandoraAve.com)

**05 Westwood - Century City** Lease

<b>1417 WOODRUFF AVE</b>	Open	11-1	632C3	<b>rev</b>
<b>\$5,650</b>	2+4	2sty-MEDITERRANEAN		

Beautiful,totally remodeled,spacious prime Westwood hme.Set back and up from the st,on a knoll for complete privacy. Bright and light with large rooms,high ceilings,crown moldings,French drs &wndws


MLS#14-778057

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


Michael Lerner LERNER REALTY



**06 Brentwood** Single Family

<b>2267 MANDEVILLE CANYON RD</b> Refresh. 11-2 631/D1 <b>\$5,750,000</b> 5+5 TRADITIONAL	<span style="font-size: 2em; color: green; font-weight: bold;">NEW</span>
<b>A PLACE CALLED HOME!</b>	
Be transformed by the idyllic beauty, tranquility, & design of this special home. Set back from the street w/ it's own semi-private drive, this hideaway is an entertainer's delight w/ an open floor plan & multiple outdoor spaces. The separate 2-story GH overlooks the mesmerizing pool & spa. Meticulously decorated by a well-known Texas designer, the materials & finishes create an ambiance & warmth that gives you the feeling of complete bliss, delight, & peace. You won't want to leave!	
	
Jan Spak 310-291-2484 RODEO REALTY	

<b>12146 LA CASA LN</b> Open 11-2 631-F1 <b>\$2,895,000</b> 4+4 2sty-CONTEMPORARY	<span style="font-size: 2em; color: green; font-weight: bold;">NEW</span>
<b>BRAND NEW RENOVATION OF A CIRCA 1969 BRENTWOOD CONTEMPORARY</b>	
Exceptional, brand new renovation of a Brentwood Contemporary. Wonderful home for entertaining, with living room seamlessly flowing into light-filled kitchen great room. Gourmet kitchen with Thermador appliances. Master suite with serene private backyard views. Fourth bedroom doubles as office. Large, flat grass backyard for play and dining al fresco, with scenic sun-dappled hillside above with old-growth California oaks and towering pines. A wonderful, carefully restored Brentwood home.	
	
Todd Baker 310-801-1475 COLDWELL BANKER	
<a href="http://www.BrentwoodLaCasa.com">www.BrentwoodLaCasa.com</a>	

<b>13561 BAYLISS RD</b> Open 11-2 631-C3 <b>\$1,985,000</b> 3+3 MID-CENTURY	<span style="font-size: 2em; color: green; font-weight: bold;">NEW</span>
<b>IMPECCABLY MAINTAINED MID-CENTURY</b>	
Recently updated, floor to ceiling windows highlight nearly every room of this mid-century modern architectural. The spacious kitchen is a chef's dream. The home also boasts living, formal dining, and indoor laundry rooms. The master suite features walk-in closet and newly remodeled en-suite bath. 3 beds and 3 baths, over 3,000 sq ft of living space on a 35,760 sq ft lot truly make this Brentwood Hills charmer a must see.	
	
Smith & Gunn 310-500-1373 PARTNERS TRUST BW	
Alarm System, Range/Oven, Dishwasher	


<b>1223 N KENTER AVE</b> Open 11-2 631E1 <b>\$1,750,000</b> 3+2 1sty-MID-CENTURY	<span style="font-size: 2em; color: green; font-weight: bold;">NEW</span>
<b>CLASSIC MID-CENTURY HOME</b>	
Classic mid-century home with spectacular ocean and canyon views plus large outdoor end to end patio with spa. Nestled among A-list actors and musicians this post & beam home offers the new owner the opportunity to put their own stamp on the clean kitchen and baths. Prestigious Kenter Canyon Elementary school is right down the road as well as Crestwood Hills Park, hiking and biking trails. Pretty awesome for under 2m! 3 side by side parking spaces, copper plumbing and updated electrical	
	
MLS#14-781355 Stacey Valnes (310) 390-6280 VALNES BELL REALTORS	
Dshwshr, Dryer, Grbg Disp, Fridg, Wshr	

<b>11333 BOLAS ST</b> Open 11-2 <b>\$1,595,000</b> 3+2.5	<span style="font-size: 2em; color: green; font-weight: bold;">NEW</span>
<b>TURNKEY, BRAND NEW BRENTWOOD GLEN STUNNER</b>	
Beautifully remodeled home in coveted Brentwood Glen/Kenter school district. . 3 bedrooms, 2.5 baths plus detached office/ play room and pool. Completely rebuilt in 2013. All house speakers, designer done, custom closets, security system and pre-wired. All new appliances. <a href="http://www.11333Bolas.com">www.11333Bolas.com</a>	
	
Shelby Roos 818-481-8841 WEA	

<b>429 N KENTER AVE</b> Open 11-2 631F2 <b>\$3,995,000</b> 4250000 5+6 2sty-TRADITIONAL	<span style="font-size: 2em; color: red; font-weight: bold;">red</span>
<b>BEAUTIFULLY RENOVATED BRENTWOOD TRADITIONAL</b>	
Home by architect Gerard Colcord north of Sunset. Full complement of entertainment rooms including living, dining and family. Updated kitchen. Five beds + 6 updated baths. Three handsome fireplaces. Huge bonus room. Original details. Luxurious pool and landscaping. Large parcel. Minutes from Kenter Canyon Elementary. Kitchen, baths and finishes by designer Tom Boland; landscape by Carlos Antillon.	
	
MLS#14-770741 Bret Parsons 310-497-5832 JOHN AAROE GROUP	
<a href="http://www.429NorthKenter.com">www.429NorthKenter.com</a>	

<b>2600 WESTRIDGE RD</b> Open 11-2 591C7 <b>\$2,595,000</b> 2795000 5+5 2sty-TRADITIONAL	<span style="font-size: 2em; color: red; font-weight: bold;">red</span>
<b>HUGE PRICE REDUCTION OF \$200,000 FROM ORIGINAL PRICE!!</b>	
Elegant, gated, home with vus. 2 mstr stes. Fplc lrg mstr. 2 add'l beds & bath upstrs. Mds & bath down. L/R with vaulted ceiling and frplc. Lrg. frml dining room off kitch. Grmt kitch, granite crt tps, SS appls. Hrwd flrs. Brfst area. Resort-like yard huge swimmer's pl & spa. Covered patio & open decking. Outdoor kitch with bit-in BBQ Outdoor fplc. Total privacy. 3 car garage, direct entry. A/C & many more features. A must see! THIS IS A PROBATE REQUIRING COURT CONFIRMATION.	
	
MLS#14-766669 Judy & Warren Handler 310-873-4115 RODEO REALTY- BRENTW	
Cbl,Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn	

<b>1181 MCCLELLAN DR</b> Open 11-2 631H5 <b>\$1,400,000</b> 2+2 TRADITIONAL	<span style="font-size: 2em; color: red; font-weight: bold;">red</span>
<b>MAJOR REDUCTION - 2 + 2 GEM IN BW FLATS</b>	
A tree house in the woods in the flats of BW. Behind the walled garden is a one story hm that hasn't been on the market for years. It is a 2 bed home w/2 fireplaces. The kitchen opens to the stunning living rm & dining rm w/red brick floors & high ceilings all open to the tree filled flat yard. This is an opportunity to remodel/build your dream house. This gem is surrounded by trees w/the convenience of walking to restaurants, shops & the farmers market. Probate sale. no court confirm.	
	
MLS#14-765405 Mary Beth Woods 310-571-1358 COLDWELL BANKER-BREN	

<b>13750 RAYWOOD DR</b> Open 11-2 591C7 <b>\$2,275,000</b> 4+3 CONTEMPORARY	<span style="font-size: 2em; color: red; font-weight: bold;">rev</span>
<b>SHOWCASE CONTEMPORARY ON BROAD LOT - CUL-DE-SAC</b>	
Step down to open LR w/FP which flows to dining area & center-island kitch-breakfast /great rm and out via sliding drs to patio, gardens, pool/spa, and sports court. Step up to prvt master ste w/walk-in closet & full ba w/doub vanity +open shwr. 3 generously sized bedrms share a 3/4 bath. Bamboo flrs, 12ft pitched ceilings, skylights+clerestories, recessed lighting, cherry wood & SS apps in kitchen, custom upgraded bathrm fixtures and mosaic & tile finishes, 4 zone a/c, gen. off street prkng.	
	
MLS#14-778499 Joan Caplis 310-748-2208 COLDWELL BANKER-BREN	
<a href="http://www.13750Raywood.com">www.13750Raywood.com</a>	

**06 Brentwood** Condo / Co-op

<b>11500 SAN VICENTE BLV, UNIT 525</b> Open 11-2 631J4 <b>\$1,525,000</b> 2+3 MEDITERRANEAN	<span style="font-size: 2em; color: green; font-weight: bold;">NEW</span>
<b>RARE TOP FLOOR FRONT FACING PENTHOUSE</b>	
RARE! Top floor, front-facing PENTHOUSE at The Brentwood! Ultimate WOW factor in this completely remodeled, designer perfect unit! Grand entry with 13-foot ceilings, skylights, and 180 degree city and mountain views. French doors lead to 4 separate balconies. DuChateau hardwood floors, crown moldings, and Silhouette shades throughout. Dream eat-in kitchen with Miele and GE Monogram appliances, granite countertops, full tile backsplash, floor-to-ceiling custom cabinetry, farm sink. MUST SEE!	
	
Sandy Strick 310-993-0555 COLDWELL BANKER-BH N	
Other	

TUESDAY



TUESDAY

<b>X 622 S BARRINGTON AVE, UNIT 108</b> Lunch 11-2 \$612,000 2+2 5sty-TRADITIONAL		<b>NEW</b>
<b>CHIC AND SOPHISTICATED LIVING IN BRENTWOOD</b>		
Exquisite, sophisticated condo situated just blocks from all Brentwood has to offer. Open floor plan with a touch of modern meets chic and elegant living. Gourmet kitchen includes brand new custom cabinet equipped w/ Bosch appliances, calacatta gold counter tops and back splash. Living room opens up to a large private balcony with the views of trees. Recently remodeled bathrooms offer spa tub in the master bedroom & marbled tile shower. Amenities include pool, gym, guest parking and EQ insurance.		
Sewit Eshetu (310) 962-3069 RODEO RLTY-BRENTWOOD		All built-in, Rang, Oven & Fridge,

<b>11910 MAYFIELD AVE, UNIT 203</b> Open 11-2 631/H5 \$559,000 1+1 1sty-CONTEMPORARY		<b>NEW</b>
<b>REMODELED BRENTWOOD BEAUTY</b>		
EXTENSIVELY REMODELED. DON'T MISS GREAT NEW LOOK. Spacious, bright one bedroom plus den/office, which could be a second bedroom. Rear corner unit has large south facing patio that runs the width of the unit. Dark hardwood floors throughout. Stunning kitchen with Caesar stone counters and stainless steel appliances. Beautifully remodeled bath w/dual vanities. Loads of closet space. building recently painted and common areas updated. Walking distance to San Vicente shops, restaurants.		
Vicki Driscoll 300-500-3091 PARTNERS TRUST BW		dishwasher, stove, refrigerator

**07 West L.A.** Single Family

<b>2550 WELLESLEY AVE</b> Refresh. 11-2 \$979,000 3+2 1sty-SPANISH		<b>NEW</b>
<b>SPANISH CHARMER WITH UPDATED TOUCHES!</b>		
Located on a quiet tree lined street, this charming 3 bd, 2 ba Spanish style home offers countless original architectural details with updated touches! Large front window allows for abundant natural lighting that flows into the updated kitchen. Additional features: fresh paint throughout, coved ceilings, hardwood & bamboo flooring, custom cabinetry, granite counter-tops & a finished garage with Saltillo tile. In a highly desirable area of West LA just one block East of Santa Monica.		
V Aguilar, P Dotzler 310-271-2229 NELSONSHELTON & ASSO		

<b>2543 AMHERST AVE</b> Refresh. 11-2 672A1 \$1,090,000 3+3 TRADITIONAL		<b>rev</b>
<b>STORYBOOK HOME</b>		
Fall in love with this storybook home located on a quiet, tree lined street. This 2 story Cape Cod style home has crown molding, three full baths, hardwood floors, dual-zone central air/heat and space saving built-ins throughout. Plenty of parking with a long driveway and detached two car garage. A lush and private backyard with brick patio area and grassy yard make it easy to enjoy the outdoor California lifestyle.		
MLS#14-776171 Tami Pardee 310.907.6517 PARDEE PROPERTIES		Blt-Ins, Cing Fan, Dshwshr, Dryer, Grbg Disp

**07 West L.A.** Condo / Co-op

<b>1845 FEDERAL AVE #104</b> Refresh. 11-2 632A6 \$739,000 3+3 CONTEMP MED		<b>NEW</b>
		
Newly refreshed 2009 condo. 3 bedroom corner unit shares no walls with neighbors. Expansive patio for entertaining. Brand new carpeting, freshly repainted, crown molding, hand tooled hardwood, tile, and granite counter-tops throughout. SS appliances & included washer/dryer. Huge dual sink master bath w oversized tub & walk-in shower. Amazing designer details. Large, bright, fresh, open unit. Move in condition. Walking distance to amazing Sawtelle food, shopping, and parks.		
Jeffrey Peldon 310-200-1490 KELLER WILLIAMS RLTY		Blt-Ins, Dshwshr, Dryer, Grbg Disp, Rng/Ovn

<b>1712 COLBY AVE #211</b> Open 11-2 632A5 \$369,000 1+1 TRADITIONAL		<b>NEW</b>
<b>CHARMING 1 BEDROOM WEST LA CONDO</b>		
Contemporary and bright condo nestled in a lush courtyard setting in West LA. Plantation shutters and beautiful Hickory plank hardwood floors throughout. Kitchen with stainless steel appliances, recessed lighting, and lots of cabinet space. Spacious bedroom with nice custom closet. Newly painted and completely move-in ready. Great building with a workout room, sauna, extra large spa, low HOA dues, and gated parking.		
Mike Schwartz 310-985-2301 COLDWELL BANKER-MONT		Ceiling Fan, Dishwasher, Oven, Fridge

**08 Cheviot Hills - Rancho Park** Single Family

<b>2854 OVERLAND AVE</b> Open 11-2 632D6 \$750,000 3+1.75 1sty-RANCH		<b>NEW</b>
		
3 bedroom, 2 bath, 1 story ranch style home close to metro line, freeways, shops and restaurants. Living room with fireplace, parquet floors and floor to ceiling picture windows overlooking nice patio area and pool. Country kitchen, dining area and breakfast room. Separate storage room. Alley access to 2 car garage and additional carport parking.		
Peter Whyte 310-777-6304 COLDWELL BANKER-BH N		Excellent Value!

**09 Beverlywood Vicinity** Single Family

<b>8928 W 24TH ST</b> Open 11-2 632H6 \$745,000 2+1 SPANISH		<b>NEW</b>
<b>WELCOME HOME TO THIS REYNIER VILLAGE SPANISH HOME!</b>		
COME HOME TO THE OLD WORLD CHARM OF THIS REYNIER VILLAGE SPANISH STYLE HOME. GRACING THIS LOVELY TREE LINED STREET, THIS HOME HAS SOARING BEAMED LIVING RM CEILINGS, FIREPLACE & HARDWOOD FLOORS. ENJOY A SEPARATE DINING RM FOR CLASSIC ENTERTAINING & AN OFFICE ALCOVE FOR YOUR PRIVATE STUDY. THIS HOME OFFERS 2 BEDRMS & 1 FULL BATH. A KITCHEN W/ ALL THE CONTEMPORARY UPDATES MEETS ALL YOUR NEEDS FOR TODAY'S LIVING. THE BACKYARD OASIS FEATURES A GARAGE STUDIO W/ AMPLE WORKSPACE & BUILT IN CLOSET SPACE.		
Laura Anderson 323.646.6569 KW LARCHMONT		www.LauraAndersonRealtor.com



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TUESDAY

<b>1706 S GARTH AVE</b>	Open	11-2	632J5	<b>rev</b>
<b>\$899,000</b>	3+2	1sty-SPANISH		
	<b>STUNNING SPANISH STEINKAMP HOME LOCATED IN CRESTVIEW</b>			
STUNNING SPANISH STEINKAMP HOME LOCATED IN DESIRABLE CRESTVIEW NEIGHBORHOOD. THIS CHARMING 3 BEDROOM, 2 BATH HOME HAS AN INCREDIBLE OPEN LIVING ROOM WITH WOOD BURNING FIREPLACE, HIGH CEILINGS AND BUILT-IN BOOKCASES. ELEGANT FORMAL DINING ROOM, CHARMING KITCHEN WITH BREAKFAST AREA WITH BUILT-IN CABINETS.				
MLS#14-774081				
Zack Grakal 3107701124		Cing Fan, Dshwshr, Dryer, Grbg Disp, Rng/Ovn		
KELLER WILLIAMS BH				

<b>1030 N MARTEL AVE</b>	Open	11-2	593C6	<b>rev</b>
<b>\$1,695,500</b>	4+5	2sty-CONTEMP MED		
	<b>AMAZING CONTEMPORARY SPANISH WWW.1030MARTEL.COM</b>			
Recently renovated very spacious open floor plan home w/ approx 3200 sq ft on a large 7000 sq ft lot. Beautiful custom finishes throughout, an Italian cook's kitchen, vol ceilings, and 2 fireplaces are but a few of the exceptional amenities this home offers. Home also features an entirely separate 1 bedroom guest unit/apartment w/ private entrance. Hedged & gated, abundant off street parking & 373 sq ft oversized garage. Close to trendy restaurants, shops, parks & city services. A must see!				
MLS#14-774905				
Randy W/Brian Strahl 310.927.6818		www.OmegaGroup.LA		
KELLER WILLIAMS/CB				

**09 Beverlywood Vicinity** Lease

<b>1905 LIVONIA AVE</b>	Open	11-2	632H5	<b>NEW</b>
<b>\$4,995</b>	2+2	1sty-TRADITIONAL		
	<b>IMMACULATE, BRIGHT &amp; CHEERY 1940'S BEVERLYWOOD TRADITIONAL!</b>			
Charming & immaculately maintained w/great flow. Both beds lead to den/office which opens to large, lush yard w/patio. Grand living rm w/bay window & fpl. Formal dining rm w/wainscoting leads to eat-in kitchen w/gas O'Keefe & Merritt stove. Master looks out to garden & has 2 closets & dressing area. Baths w/charming tile work. Laundry rm, refinished hrdwd flrs, fresh paint, newer carpets, center hall, crown moldings & alarm system. Beverlywood HOA w/24 hour armed patrol. Also available furnished				
MLS#14-781803				
Lisa Mansfield 310.481.4313		2 Bd + 2 Ba + Den/Office + Large Yard		
SOTHEBY'S REALTY				

<b>740 N CURSON AVE</b>	Open	11-2	593C6	<b>rev</b>
<b>\$1,099,000</b>	3+2	SPANISH		
	<b>MELROSE VILLAGE RENOVATED SPANISH. PRICED TO SELL!</b>			
Bright, cheerful recently renovated Melrose Village Spanish on the 700 block of Curson: one of the best blocks in the neighborhood! 3 beds, 2 baths, refinished hardwood floors, newer windows, newer HVAC, newer roof & copper plumbing, recently renovated kitchen & baths, newer sliding closet doors in master bedroom, recently landscaped front yard, flat grassy backyard w/ 2 car garage, newer stucco & exterior paint, recently painted interior, & newer water heater. Excellent light.				
MLS#14-777209				
Jimmy Martinez 323-377-0548		www.740curson.com		
PARTNERS TRUST BH				

**10 West Hollywood Vicinity** Single Family

<b>828 N GARDNER ST</b>	Open	11-2	593C6	<b>NEW</b>
<b>\$1,163,000</b>	3+2	1sty-TRADITIONAL		
	<b>SOPHISTICATED GEM IN MELROSE VILLAGE</b>			
Sophisticated and playful Melrose Village home footsteps away from all the best the neighborhood has to offer. An elegant living room with vaulted ceilings and fireplace. Modern chef's kitchen opens to din rm. Built-in speakers and surround sound. A giant master suite opens to the expansive backyard. Ceaser Stone double vanity, jetted tub and shower. The professionally landscaped backyard has two large patios, hardwired speakers, and plenty of room for a pool or to expand. Finished garage.				
MLS#14-781351				
Joan Fitzpatrick 310-428-5626		Blt-Ins, Dshwshr		
KELLER WILLIAMS HH				

**10 West Hollywood Vicinity** Condo / Co-op

<b>851 N SAN VICENTE BLV, UNIT 118</b>	Open	11-2	<b>NEW</b>
<b>\$899,000</b>	2+2.5		
	<b>ELEGANT 2 STORY TOWNHOME IN "THE DESMOND"</b>		
Perfection! Feels just like a home, measuring almost 2,000 square feet, prime town home in The Desmond, one common wall, in the best location in the complex. Lower level: Custom designer kitchen w/Caesarstone counters, island, stainless steel appliances, large breakfast room, living room/dining area, gas fireplace, large terrace overlooks greenery & courtyard & fountain. Upstairs, 2 large Master bedroom suites w/ appointed walk in closets, and beautifully finished large bathrooms.			
MLS#14-781351			
Victor Kaminoff 213.718.7718		www.victorkaminoff.com	
HILTON & HYLAND			

<b>728 N KILKEA DR</b>	Open	11-2	593A6	<b>rev</b>
<b>\$3,595,000</b>	5+5.5	2sty-CONTEMPORARY		
	<b>STUNNING NEW CONTEMPORARY WWW.728KILKEA.COM</b>			
Exceptional cutting edge new construction design in prime West Hollywood location. Expansive open plan with nearly 4700 sq ft, stunning designer finishes. This home features an Italian kitchen with Miele appliances, 5 spacious bedrooms, 5.5 designer bathrooms, private bedroom balconies, and design features expected by today's lifestyle buyer. Outdoor living room, private entertainer's backyard, gorgeous infinity edge pool and spa. This is a must see property!				
MLS#14-781245				
Omega Group-Rande Gray 310.614.2839		www.728Kilkea.com		
KELLER WILLIAMS				

<b>1152 N LA CIENEGA #203</b>	Open	11-2	592J5	<b>NEW</b>
<b>\$849,000</b>	2+3	ARCHITECTURAL		
	<b>GORGEOUS DESIGNER CONDO!</b>			
DESIGNER 2 BEDROOM, 2 1/2 BATH CONDO LOCATED IN THE HEART OF WEHO. FEATURES INCLUDE EXPOSED 15FT CEILINGS, POLISHED CONCRETE FLOORS, GOURMET KITCHEN WITH VIKING APPLIANCES, GRANITE COUNTERS, WOOD BURNING FIREPLACES, WIRED SPEAKERS IN EVERY ROOM & FLOOR-TO-CEILING DOORS FOR THE BEST INDOOR/OUTDOOR LIVING. THIS IS TRULY AN OPPORTUNITY TO OWN ONE OF THE MOST SOPHISTICATED CONDOS IN LA.				
MLS#14-781299				
Josh Flagg/Xander Tarigo		Dshwshr, Dryer, Elvtr, Frzr, Rng/Ovn, Other		
RODEO REALTY - BEVER				

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Get Statistics for ANY Listing Search.


Get statistics that really matter to you and your clients with the MLS Stats option in the Listing Search! It's Easy; Create a Listing Search, click Run Stats, select a Report, then Print or Email to create custom statistics from any Listing Search!

<b>1155 N. LA CIENEGA BLVD #1011</b>	Lunch	11-2	592J5	<b>NEW</b>
<b>\$595,000</b>	1+1	CONTEMPORARY		
	<b>ONE BEDROOM W/UNOBSTRUCTED CITY VIEWS</b>			
Situated in prestigious Sunset Plaza, this 10th floor Contemporary unit features unobstructed views of Downtown LA & Hollywood Hills. Other details include a generously appointed balcony (approx 110 sq ft), open kitchen w/ stainless appliances & granite counters, bamboo floors in living room, new carpet in bedroom, updated bath w/spa tub, central heat, A/C, recessed lighting & storage. This full-service bldg includes 24/7 valet & Concierge, pool, spa, fitness center, rec room & dog-walk area.				
MLS#14-781065				
D.Cilento & E.Nelson 310-663-4100		JOIN US FOR LUNCH 11-2 PM		
NELSON SHELTON				



TUESDAY

<b>1230 HORN AVE, UNIT 511</b>	Open	11-2	592/H5	<b>NEW</b>
<b>\$460,000</b>	1+1	CONTEMPORARY		



**LARGE 1 BEDROOM + DEN 970SQFT!**

This zen like larger 1 bedroom plus den/office (970 sq. ft.) is in the best area of West Hollywood. Horn Plaza sits at the most commanding location above Sunset Blvd. While in close proximity to all the best restaurants and nightlife that Sunset Blvd and West Hollywood offer, you have a respite from the city in this hillside home. Secured underground parking including visitor parking. The unit has been refinished to include new kitchen countertops, wood & marble tile floors, recessed lighting.

Tom Scrocco/Randy Isaacs 310-887-0255  
COLDWELL BANKER - SS

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

**10 West Hollywood Vicinity** *Income*

<b>X 714 N HARPER AVE</b>	Lunch	12-1	593A6	<b>rev</b>
<b>\$1,799,999</b>	MEDITERRANEAN			




**CUSTOM LUXURY DUPLEX**

Exclusive Mediterranean West Hollywood luxury duplex. Each unit consists of 3 BR w/ 2 BA, both units boast open living areas w/ a fireplace. Custom wood work & built ins w/ center island in the kitchen that include stainless steel appliances & granite counter tops. Wood & slate floors throughout. Plenty of closet & storage space. Each unit has laundry, HVAC & its own 2 car garage. Lush landscaping with tranquil patios & backyard space. Can be delivered vacant.

MLS#14-745617  
Rosa A. Garcia 818-671-8891  
DIVISION ONE INVST.

**10 West Hollywood Vicinity** *Lease*

<b>1206 HAVENHURST AVE</b>	Open	11-2	593A5	<b>NEW</b>
<b>\$12,500</b>	3+2	MONTEREY COLONIAL		



**DISTINGUISHED-STUNNING-RARE-PRIVATE-SECURE**

"The Haventon" A true rare offering. This one of-a-kind estate like unit offers classic details with modern upgrades when only the finest of living will do. Rarely available, a grand upper residence with wonderful tree-top views and private entrance along with private roof. Offering historic style architecture with today's highest level of modern luxury standards. This large apartment offers 2 Bedrooms (plus office), 2 Bathrooms, formal Living Room/Dining Room/Rooftop patio, plus a small office

MLS#14-782127  
Dustin Nicholas  
NICHOLAS PROPERTYGRP

Blf-Ins,Cbl,Clng Fan,Dshwshr,Dryer,Other

<b>1204 HAVENHURST AVE</b>	Open	11-2	593A5	<b>NEW</b>
<b>\$5,395</b>	2+2	MONTEREY COLONIAL		



**DISTINGUISHED-STUNNING-RARE-PRIVATE-SECURE**

Luxury patio residence with wonderful courtyard views at the celebrity Haventon building. Offering historic style architecture that is also renovated to today's highest level modern luxury standards. Single level residence includes 2 Bedrooms & 2 Bathrooms, formal Living Room and formal Dining Room. Formal, gated, private entrance.

MLS#14-782115  
Dustin Nicholas  
NICHOLAS PROPERTYGRP

Blf-Ins,Cbl,Dshwshr,Dryer

**11 Venice** *Single Family*

<b>917 NOWITA PL</b>	Open	11-2	671J5	<b>rev</b>
<b>\$3,995,000</b>	4+3	2sty-ARCHITECTURAL		




**SPECTACULAR 4BR/3BA + OFFICE ON PRIME VENICE WALK STREET**

Sophisticated residence - 3,000+ sq ft of living space plus private rooftop deck w unobstructed 360° views. Impressive 2 story entry, open 1st floor illuminated by 16-foot stacking glass wall, extraordinarily landscaped, generous yard w fire & water features. Exceptional interior: white rift oak & walnut cabinetry, solid 5-inch white oak bleached floors & Italian plumbing fixtures. Cook's kitchen: 13-foot island finished w honed statuary marble, Dornbracht faucet, Wolf range & 48-inch Sub-Zero.

MLS#14-775701  
Jennifer Hughes 310-383-7299  
BULLDOG REALTORS

[www.917nowita.com](http://www.917nowita.com)

<b>1005 PLEASANTVIEW AVE.</b>	Open	11-2	671H5	<b>rev</b>
<b>\$2,798,000</b>	3+2.5	ARCHITECTURAL		



**NEWLY STAGED VENICE ARCHITECTURAL**

Design matters and this recently completed new home designed by the Reed Architectural Group stands apart, starting with the exterior walls of glass, punctuated by panels of African Mahogany. Inside, the house exudes sophistication spelled out by the finest materials and the well thought out two-story floor plan. Finished and ready for immediate occupancy.

MLS#14-778823  
Melissa Macfadyen 310-663-8061  
TELES PROPERTIES

Blf-Ins,Dshwshr,Grbg Disp,Hood Fan,Fridg

<b>658 OXFORD AVE</b>	Refresh.	11-2	671J6	<b>rev</b>
<b>\$2,095,000</b>	4+3	CONTEMPORARY		



**ELEGANT SILVER TRIANGLE GEM**

REDUCED-AMAZING VALUE JUST OFF ABBOT KINNEY & SECONDS TO THE BEACH! Beautifully appointed & elegant, nestled in the heart of the Silver Triangle! This 4 Bedroom/3 Bat contemporary home with over-sized lot offers it all. A bonus room/gym/study on the 3rd floor with attached roof deck, perfect to soak up ocean breezes. Live in the heart of everything!

MLS#14-740773  
Tami Pardee 310.907.6517  
PARDEE PROPERTIES

Blf-Ins,Cbl,Clng Fan,Dshwshr,Dryer

**11 Venice** *Condo / Co-op*

<b>X 422 S SOUTH VENICE #2</b>	Lunch	11-2	671H6	<b>red</b>
<b>\$1,495,000</b>	+540000	3+3	ARCHITECTURAL	



**ARCHITECTURAL IN THE HEART OF VENICE BEACH**

Architectural home in the heart of Venice beach! Enter into a spacious open floor plan w/ soaring ceilings and sleek polished concrete floors. The abundant windows are strategically placed to enjoy ocean breezes and ensure privacy, skylights flood the home with light. Two more bedrooms complete the floor, with another set of stairs leading to the gorgeous roof top deck. This is the ultimate in Venice beach living!

MLS#14-755581  
Tami Pardee 310.907.6517  
PARDEE PROPERTIES

Blf-Ins,Dshwshr,Grbg Disp,Micro,Rng/Ovn

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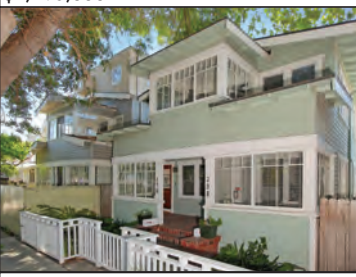


TUESDAY


<b>1046 PRINCETON DR #212</b>	Open	11-2	672A6	<b>rev</b>
\$645,000	0+1	ARCHITECTURAL		
	<b>ASSUMABLE SELLER FINANCING AVAILABLE</b>			
19 of 30 Lofts left, ASSUMABLE SELLER FINANCING Available, Restrictions Apply. Silicon Beach Lofts in the Oxford Triangle of Venice near shopping and entertainment. Work/Live spaces, select units offering SS Appliances, Italian Cabinets, Marble Counter Tops, 9'-30" Bow Truss Ceilings, Private Interior Elevator, Large Windows & Commercial roll up Doors, Skylights, Steel Beams, Large Balcony/Patio. Final CofO issued 2010. Pictures are of Model units, Marina Del Rey post office				
MLS#14-763999				
Lee Johnson	310-892-2244	Blf-Ins,Cbl,Dshwshr,Grbg Disp,Micro,Oth		
SOTHEBY'S INTERNATIO				

<b>4711 LA VILLA MARINA #C</b>	Open	11-2	672B7	<b>NEW</b>
\$729,000	3+2.5	CONTEMPORARY		
	<b>BRIGHT &amp; SPACIOUS CONDO IN PRIME MARINA DEL REY!</b>			
Boasting over 1700 sq. ft, this 3BR multi-level condo offers an open floor-plan & abundant natural light. Warm, inviting living room features high ceilings, a cozy fireplace and opens to a private patio. Remodeled kitchen with updated countertops and cabinets, open dining area and recessed lighting throughout. Bright and spacious master bedroom with en suite bathroom and private balcony with tree-top and pool views. Move-in ready with inside laundry and direct-access 2-car garage. Welcome Home!				
MLS#14-782027				
Dana Cataldi	310-503-6736	www.4711LaVillaMarinaUnitC.com		
PARTNERS TRUST BW				

**11 Venice** Income

<b>238 HORIZON AVE</b>	Open	11-2	671H6	<b>red</b>
\$2,195,000				
	<b>BEAUTIFUL VENICE BEACH CRAFTSMAN</b>			
Exquisite Venice Beach Craftsman Duplex! This impeccably maintained property offers the beautiful décor of a vintage craftsman with today's modern amenities. The interior of both units feature bright and spacious living areas with hardwood floors, recessed lights and open floor plans. Each unit offers its own charm and both are equipped with washer and dryers, SS appliances and offices. This gem is ideally located 2 blocks to Abbot Kinney and the beach!				
MLS#14-769759				
Matthew O'Keefe	Cbl,Grbg Disp,Rng/Ovn			
GIBSON INTERNATIONAL				

**13 Palms - Mar Vista** Single Family

<b>12224 LAWLER ST</b>	Refresh.	11-2	<b>NEW</b>
\$1,985,000	4+3	2sty-TRADITIONAL	
	<b>FEEL THE OCEAN BREEZE FROM EVERY ROOM!</b>		
Located on a quiet cul-de-sac in the heart of Mar Vista Hill sits this impeccably well maintained 4 bd + office, 3 ba home. With jet-liner views of the water, feel the ocean breeze from every room! Updated and expanded in 2001 the home spans over 2,800 sqft and includes abundant natural light, fireplace in the LR, hardwood flooring throughout, the kitchen boasts granite counter tops & large laundry room. The master suite offers a fireplace, huge, relaxing bath room & view to the ocean.			
MLS#14-776449			
E Nelson, V Aguilar	310-271-2229	4 BD, 3 BA + OFFICE, 2,800+sqft	
NELSONSHELTON & ASSO			

**12 Marina Del Rey** Single Family

<b>9016 POINSETTIA CT</b>	Refresh.	11-2	<b>NEW</b>
\$689,000	0+0		
	<b>CHARMING HOME, HISTORIC ROOTS, AMAZING LOCATION!</b>		
Single family home in prime Culver City location. This quaint, move-in condition, bungalow style home has a nicely updated kitchen w/ new stainless appliances, formal dining room, separated bedrooms, fireplace, back yard area, inside laundry, covered parking plus an additional parking spot on a quiet, old fashioned street. Close to Downtown Culver City w/ many popular restaurants & shops, Trader Joe's, farmer's market, movie theaters, Jerry's market & more. A short distance to Metrorail station.			
MLS#14-776449			
Phyllis Sam	310-259-7281	Rng/Ovn, Refrig., Wash/Dryer	
KELLER WILLIAMS RLTY			


**3913-3915 MOORE ST** Open 11-2 672B4 **NEW**

<b>3913-3915 MOORE ST</b>	Open	11-2	672B4	<b>NEW</b>
\$887,500	3+2	SPANISH		
	<b>CLASSIC SPANISH 2+1 HOME W/ STUDIO</b>			
Spanish. MAIN HOUSE: hrdwd flrs, blt -in cabints, LR w cove ceilings, newer windows, colorful tiles, vintage chandeliers, fixtures, French drs open to wd deck & rear yrd, PERMITTED UNIT over garage: studio w/loft, wonderful tile wrk in ktchn & bath, blt-in cabints. 2-cr garage+ 2-car side by side open prking. Landscaped, gated, security. Turnkey beauty. Close to shops, dining, etc. Submit offers on current CAR forms w/proof of funds. Buyer to do his own due diligence re Bldg Prmts, C of O.				
MLS#14-776449				
Phyllis Sam	310-259-7281	Rng/Ovn, Refrig., Wash/Dryer		
KELLER WILLIAMS RLTY				

**12 Marina Del Rey** Condo / Co-op

<b>4312 GLENCOE AVE #4</b>	Open	12-2	672B6	<b>NEW</b>
\$775,000	2+3	CONTEMPORARY		
	<b>EXTENSIVELY REMODELED VILLA VILLETTRI "C PLAN" W/LARGE PATIO!</b>			
Warm & inviting "C Plan" w/2BD+family room/2.5BA, private patio entrance & open floor plan ideal for entertaining! New flooring & LED recessed lighting thruout. Living room w/ vaulted ceiling & fireplace opens to large landscaped patio. Remodeled kitchen open to family room. Large bedrooms w/upgraded en suite baths. 2 car garage, laundry & storage. 4 pools, 4 spas, clubhouse & guest parking. Short bike path to the Marina & beach, & only blocks to a park & the newly remodeled Marina Marketplace!				
MLS#14-781009				
Keller Williams	800-804-9132	Jesse Weinberg & Associates		
JESSEWEINBERG.COM				

**3521 MAPLEWOOD AVE** Refresh. 11-2 672A4 **NEW**

<b>3521 MAPLEWOOD AVE</b>	Refresh.	11-2	672A4	<b>NEW</b>
\$880,000	3+2	CONTEMPORARY		
	<b>PERFECT FOR DEVELOPERS</b>			
Heavy Fixer! Good bones. Great possibilities. Remodel or Rebuild. Has Wood burning fireplace. MUST BE ALL CASH BUYER! One parking space in front & Big Double Garage off Alley. Highly desirable Mar Vista's "Woods" neighborhood. Close to Venice, Marina del Rey, Santa Monica, beaches, restaurants and movie theaters and shopping. Laundry tub in bathroom is excluded.				
MLS#14-781307				
Barbara Gibson	310-823-7028	None		
BG REAL ESTATE				

**3926 KEESHEN DR** Open 11-2 672D4 **NEW**

<b>3926 KEESHEN DR</b>	Open	11-2	672D4	<b>NEW</b>
\$599,000	3+2	TRADITIONAL		
	<b>FIXER UPPER</b>			
Perfect for anyone looking for a project. Nice original floor plan with a small entry with a guest closet and living room with a dining area. Living room has smooth ceilings, hardwood floors, and crown molding. Eating area in the kitchen. Laundry room with side door and small 1/2 bath. All bedrooms are good sized and have hardwood floors. Two car garage that faces rear alley. Quiet residential street near Sunday Mar Vista Farmers Market site and the retail stretch of Venice Blvd.				
MLS#14-781497				
Dannie Cavanaugh	None			
CAVANAUGH REALTORS				

**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

<b>12035 DEWEY ST</b>	Open	11:30-2	672B2	<b>red</b>
<b>\$1,988,000</b>	4+3	CONTEMPORARY		




**\$150,000 PRICE REDUCTION FOR THIS MAGNIFICENT CONTEMPORARY**

MAJOR PRICE DROP (OVER \$150,000!!) Magnificent custom contemporary home which is unique in so many ways! It has dramatically vaulted ceilings, huge windows, 360 degree views, tons of natural light and a huge usable lot at the end of a cul de sac. It boasts spectacular views from the Getty Museum to Downtown without sitting on the edge of a hill. The outdoor space includes both a gigantic deck off of the dining room/kitchens space in one direction and a private grass backyard in the other

MLS#14-768945  
Robert Valandra 310-428-7172  
THE FLYING V REALTY

Rng/Ovn, Fridge,Wash/Dry,Wine Fridge

<b>311 11TH ST</b>	Open	11-2	631- D/7	<b>NEW</b>
<b>\$4,099,000</b>	5+6.5	2sty-MEDITERRANEAN		



**FABULOUS MEDITERRANEAN HOME NORTH OF MONTANA**

Beautiful 2 story home. 5 beds. and 6.5 baths. Open light filled entry with dramatic curved stairway to second floor. Romantic Master suite with his and her baths, walk in closets and deck that opens to grassy back yard, 4 fireplaces, spa tub and steam shower. Large playground downstairs (3rd floor) with wet bar , laundry, room for gym and full bathroom. Walnut cabinetry and custom finishes throughout. This is a great buy at approx. \$698. a square foot for a newer home built in 2004.

Marlene Okullick 310-890-4498  
SOTHEBY'S PP

**13 Palms - Mar Vista** *Condo / Co-op*

<b>5000 S CENTINELA AVE, UNIT 312</b>	Open	11-2	672E6	<b>NEW</b>
<b>\$269,000</b>	1+1			



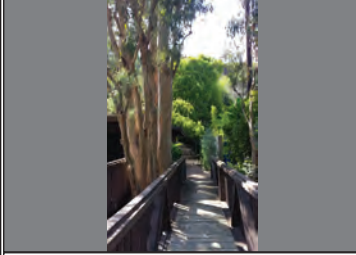
**WWW.5000CENTINELA312.COM**

Enjoy the Benefits of Condo Living! Bright 1 bedroom 1 bath condo in the gated Marina Gateway Complex!

Sherril Noel 310-994-8721  
KELLER WILLIAMS - SM

stove,dshwshr,fridge,microwave

<b>521 E CHANNEL RD</b>	Open	11-2		<b>NEW</b>
<b>\$3,397,000</b>	0+0	ARCHITECTURAL		




**SECLUDED ARCHITECTURAL IN SANTA MONICA CANYON**

Tucked away on a quiet cul-de-sac. Beautiful wooden bridge flows over the Creek providing access to the property. 2 bedroom, office, family room and a separate Casitas sit serenely on over 20,000 Sq.Ft. lot with old growth trees and multiple outdoor entertaining areas.

Isabelle Mizrahi 310.230.3720  
BERKSHIRE HATHAWAY

<b>3677 MENTONE AVE #2</b>	Refresh.	11-2	672F1	<b>rev</b>
<b>\$510,000</b>	2+3	CONTEMPORARY		




**IDEAL TOWNHOUSE NEAR DOWNTOWN CULVER CITY**

Wonderful 2Bed+2.5Ba 2-story townhome in small 6 unit building. Updated condo located on a quiet street near downtown Culver City. Features a remodeled spacious open floor plan, center staircase w/skylight, a new contemporary kitchen w/Ceasarstone counters, high ceilings, dining & living room area w/fireplace, balcony, master suite w/vaulted wood beamed ceiling & windows & lots of light, & guest bedroom suite. New paint & carpet. Low HOA dues. Close to great restaurants, nightlife, & shopping!

MLS#14-779443  
ST. JAMES + CANTER 310.795.1440  
BERKSHIRE HATHAWAY

WWW.STJAMESCANTER.COM

<b>1757 BRYN MAWR AVE</b>	Open	11-2		<b>NEW</b>
<b>\$2,050,000</b>	4+4	2sty-CONTEMPORARY		



**SANTA MONICA CONTEMPORARY VIEW HOME**

State of the art Contemporary View home located at the crest of Sunset Park!! Extensively remodeled, with high end finishes throughout, this stunning property features organic limestone, European white oak flooring, imported Italian tile, architectural stainless steel, 4brdm + 4ba in the main house, as well as a detached guest house with it's own kitchen, bath, and patio. Indoor/outdoor living is easy with the enjoyment of over 500 square feet of elevated decks. Truly a must see!!!!

Cindy Ambuehl (310)573-7063  
PARTNERS TRUST

**14 Santa Monica** *Single Family*

<b>1347 PALISADES BEACH RD</b>	Open	11-2	671D2	<b>NEW</b>
<b>\$7,500,000</b>	4+5	3sty-TRADITIONAL		



**EXQUISITE BEACHFRONT TRADITIONAL**

Gracious three story home on the sand in prime Santa Monica with panoramic views from the Pier to Malibu. Open spacious floor plan on three levels with numerous options for entertaining as well large sized bedrooms. There is a spacious car garage with as well as numerous outdoor patios and decks. A prime beachfront location in the heart of Santa Monica. Please see Private Remarks for showing requests.

MLS#14-760491  
Cory Weiss 310-922-1124  
DOUGLAS ELLIMAN

BBQ,Blt-Ins,Cbl,Dshwshr,Grbg Disp,Other

<b>1903 WARWICK AVE</b>	Open	11-2	631J7	<b>NEW</b>
<b>\$869,000</b>	3+1	1sty-CALIFORNIA BUNGALOW		

3 bd/1ba SFR w/ detached 2 car garage on a large lot. Home is in original condition but, has been very well maintained by original owner. Great bones. Very easy/flexible lay out.

MLS#14-780901  
Erin Kelly 310-422-3035  
RE/MAX ESTATE PROPER

<b>530 E CHANNEL RD</b>	Open	11-2	631C7	<b>red</b>
<b>\$2,995,000</b>	3325000	4+3	2sty-MEDITERRANEAN	



**IN THE HEART OF SANTA MONICA CANYON**

Amazing 2-story Mediterranean styled Villa & Garden in Santa Monica Canyon where a variety of plants, flowers, trees, and tall hedges abound. Romantic & charming, this residence behind gates & walled decks exudes comfort, privacy & elegance. A private pool, a 2-car garage, 4 bedrooms. 3 baths. Indoor Outdoor Lifestyle. Co-listed with KC Soll Sotheby's

MLS#14-768655  
Sanda Alcalay 3102006472  
SOTHEBY'S INTERNATIO

Dshwshr,Dryer,Hood Fan,Rng/Ovn,Fridg

**NEW! The MLS Stats**

Get Statistics for ANY Listing Search.

Get statistics that really matter to you and your clients with the MLS Stats option in the Listing Search! It's Easy; Create a Listing Search, click Run Stats, select a Report, then Print or Email to create custom statistics from any Listing Search!





<b>2817 VIRGINIA AVE</b>	Open 11:30-1:30 671J1	<b>rev</b>
<b>\$1,595,000</b>	3+3 MODERN	



**A SANTA MONICA OASIS...**

A Santa Monica oasis... This remodeled 3 BR/3 BA 1,850 sq/ft stylish Modern home is in the desirable Edison & Grant Elementary school zones, a short walk to the Bergamot Station Metro rail stop opening in 2015, Trader Joes, restaurants, a Library and parks! Warm open floor plan, bamboo floors, vaulted ceilings w/ exposed wood beams & decorative Fireplace in Living Room, multiple skylights, wonderful kitchen make this a perfect home for entertaining. Co-listed with Jackie Cohenca

MLS#14-777549  
Rona Kaufman 310-962-8797  
TELES PROPERTIES, IN

Blt-Ins,Dshwshr,Rng/Ovn,Fridg,Satellite

<b>901 5TH ST #D</b>	Open 10-12 671D1	<b>NEW</b>
<b>\$999,000</b>	2+3 CONTEMPORARY	



**THE ULTIMATE SANTA MONICA LOCATION...**

Darling townhouse just blocks to beach, promenade & Montana shopping. Remodeled & gorgeous w/HW flooring, crown molding, recessed lighting and quality fixtures. Spacious LR/DR +balcony w/tree views. Center island kitchen w/wine fridge, SS appliances, granite countertops +large pantry. Upstairs features 2 bedrooms w/custom closets. Master suite w/prv balcony & large bath w/marble counters +doub sinks. Upgrades include: Newer wndws, shelving, W/D, heating system +central air. What a gem! Hurry!

MLS#14-781627  
Susan Stark 3103457450  
GIBSON INTERNATIONAL

www.9015th.com

**14 Santa Monica** Condo / Co-op

<b>838 10TH ST, UNIT 3</b>	Open 11-2 631/D7	<b>NEW</b>
<b>\$1,150,000</b>	2+2.5 MEDITERRANEAN	



**EXCEPTIONAL TOWNHOME**

Exceptional Mediterranean Townhome built in 2002. Located 1/2 block from Montana Ave on desirable 10th St. This beautiful home features an open floor plan with hardwood floors, crown moldings, custom shades, fireplace, & private patio. Master suite has high vaulted ceilings, walk-in closet, fireplace, and balcony. Side-by-side parking spaces, storage and direct entrance to unit. The building is elegant with mature landscaping and controlled access.

C. Hicks + A. Durbin 310-820-9368  
BERKSHIRE HATHAWAY

www.838tenth.com

<b>901 5TH ST #D</b>	Open 10-12 671D1	<b>NEW</b>
<b>\$999,000</b>	2+3 2sty-CONTEMPORARY	



**THE ULTIMATE SANTA MONICA LOCATION...**

Darling townhouse just blocks to beach, promenade & Montana shopping. Remodeled & gorgeous w/HW flooring, crown molding, recessed lighting and quality fixtures. Spacious LR/DR +balcony w/tree views. Center island kitchen w/wine fridge, SS appliances, granite countertops +large pantry. Upstairs features 2 bedrooms w/custom closets. Master suite w/prv balcony & large bath w/marble counters +doub sinks. Upgrades include: Newer windows, shelving, W/D, heating system +central air. What a gem! Hurry!

MLS#14-781627  
Susan Stark 3103457450  
GIBSON INTERNATIONAL

www.9015th.com

<b>1018 6TH ST, UNIT C</b>	Open 11-2 671/D1	<b>NEW</b>
<b>\$1,095,000</b>	3+2.5 2sty-CONTEMPORARY	



**SPACIOUS TOWNHOUSE-STYLE CONDO IN FANTASTIC SM LOCATION**

Come see this spacious 3 Bed, 2.5 Bath, 1,673 sq ft townhouse-style condo in prime Santa Monica location. Remodeled kitchen with plenty of space and cabinetry and open to the dining/living room area. Private front balcony with space to BBQ and private back patio as well. All bedrooms are upstairs. Direct access to garage. Grassy backyard and patio in the building. 6 blocks from the beach. Walk to shops and restaurants. Only 4 units in building.

Anthony Marguleas (310) 293-9280  
AMALFI ESTATES

Built-Ins,Dishwasher,Hood Fan,Range/Oven

<b>130 MARGUERITA AVE #9</b>	Open 11-2 671-C1	<b>NEW</b>
<b>\$989,000</b>	2+3 TRADITIONAL	



**EXCITING OPPORTUNITY! 2BD TH NEXT TO OCEAN/PALISADES PARK**

Uniquely loc. on one of SM's gracious residential streets, this fabulous boutique complex offers charm, privacy, pool, spa & beau landscaped gardens. Well-designed floor plan, bright rooms, remod. kitchen w/ granite and SS, master w/ view of pool plus large private entertaining patio. Additionally, there are plantation shutters, simulated wood floors, LR fireplace & oversized private garage w/ abundant storage. A rare opportunity to live in a neighborhood setting. Very Special!

MLS#14-781843  
Michele Hall 310-850-1357  
COLDWELL BANKER-BW

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

<b>2960 NEILSON WAY, UNIT 102</b>	Open 11-2	<b>NEW</b>
<b>\$1,079,000</b>	2+2 1sty-CONTEMPORARY	




**SANTA MONICA BEACH LIVING AT ITS FINEST**

Stunning ground floor unit w/an amazing, oversized outdoor patio for entertaining & BBQ's. Nestled among mature trees w/sunlight streaming in, this remarkably private & updated designer unit epitomizes the casual beach lifestyle. Open floor plan w/hrdwd floors, fireplace, updated kitchen, updated bath & designer fixtures. The full service Sea Colony II has it all - 24 hour security, pool, spas, gym, bike paths & of course, the beach.

Patrick Martin 323.353.7200  
SOTHEBY'S INT REALTY

washer,dryer, refrigerator, fireplace

<b>1325 ARIZONA AVE #301</b>	Open 11-2 671F1	<b>NEW</b>
<b>\$849,000</b>	2+3 CONTEMPORARY	



**SANTA MONICA CONDO**

Spectacular front facing, top floor unit. A rare find; there is nothing on the market quite like this! This one owner unit has been lovingly maintained Original owner is now selling. 2 bed and 2 1/2 bath, high ceilings. Lots of glass and natural light! Nice views - no ugly rooftops. Unit is in very good condition. Parquet floors and carpet. It's a 6 unit building, with 2 units on each floor, 2 car side by side parking, HOA dues include earthquake insurance.

MLS#14-781665  
Ron Wynn  
COLDWELL BANKER-MONT

Blt-Ins

<b>2811 ARIZONA AVE, UNIT 2</b>	Open 11-2 631G6	<b>NEW</b>
<b>\$1,069,000</b>	2+2.5	




**2811 ARIZONA AVE #2**

Condo in beautiful Santa Monica. 2 Bedroom 2.5 Bath Condo in Santa Monica. 1,700 Square Feet with private 2 car garage.

Sherri Noel 310.994.8721  
KELLER WILLIAMS-SM

<b>1037 18TH ST, UNIT 7</b>	Refresh. 11-2 631/F7	<b>NEW</b>
<b>\$695,000</b>	2+2 1sty-CONTEMPORARY	



**GREAT LIVING SPACE MUST SEE**

Spacious 2 BD/ 2 BA single level condo north of Wilshire. Features new kitchen with SS appliances and Ceasarstone counters. Great living space with a very open floor plan, hardwood floors throughout, cozy fireplace, and a flower filled balcony. Bathrooms w/ granite and tile, a laundry room with full sized side by side W/D, crown molding, wall sconces and located in the Franklin School District.

Felicia Pincu 310 422 0092  
BERKSHIRE HATHAWAY

W/D., SS DW, Range, Refr, Micro,



TUESDAY

<b>229 BICKNELL AVE #109</b>	Open	11-2	671F3	<b>NEW</b>
\$550,000	1+1	MODERN		



**CLEAN, MOVE IN CONDO IN PRIME OCEAN PK**

Spacious & Unique Downstairs Front Condo w/an Abundance of Natural Light & Ocean Breeze! Easy walk2the Beach, Main St., Farmer's Mkt., 3rd St Promenade & All that West side has to Offer! Unit features one Common Wall, No Stair to Climb, Bamboo Flooring, Gated/Cov Pkg., Over sized Bedrm, lots of closet space & extra storage. Tastefully remodeled for immediate move-in. This classic Californian quiet complex features include pool, common area BBQ & seating area. A true SM gem. HOA fee incl EQ Ins.

MLS#14-780885  
Stuart Banerjee 3103996277  
D.G. REALTY

**Blf-Ins,Dshwshr,Hood Fan,Intrcm,Rng/Ovn**

<b>663 RADCLIFFE AVE</b>	Open	11-2	631/A5	<b>NEW</b>
\$1,995,000	4+2	SPANISH		



**CHARMING SPANISH CLOSE TO THE VILLAGE**

FULLY UPDATED 1925 SPANISH. GATED ENTRY LEADS TO LIVING ROOM. 2 BEDROOMS SHARE A BATH W/ DOUBLE SINKS. MASTER BEDROOM WITH BATHROOM ENSUITE. GOURMET COOK'S KITCHEN W/ VIKING RANGE & CENTER ISLAND. DINING AREA & FAMILY ROOM BOTH W/ FIREPLACE. MOUNTAIN AND CANYON VIEWS. CLOSE TO VILLAGE, BEACH AND MOUNTAIN TRAILS.

Chris Feil 310.230.3752  
BERKSHIRE HATHAWAY

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

<b>1333 14TH ST #4</b>	Open	11-2	671F1	<b>NEW</b>
\$527,000	1+1	OTHER		



Charming large one bdrm (865 sq ft) Santa Monica remodeled condo in quiet 11-unit building. Living room/dining area, large bedroom w/room for an office area. Kitchen has granite counters w/stainless steel appliances, microwave, gas stove/oven, dishwasher, & garbage disposal. Bamboo floors, recessed lighting, spa bathtub, marble shower encl., custom textured glass windows. Large private balcony. Community Washer/dryer. Gated complex with single gated parking space w /storage. Great location!

MLS#14-782047  
Pamela Nittolo 310-606-0034  
BULLDOG REALTORS

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

<b>1716 SAN REMO DR</b>	Open	11-2	631D3	<b>red</b>
\$2,699,000	2895000	3+2.5	2sty-CONTEMPORARY	



**PALISADES RIVERIA - RIM VIEW**


Located on the view rim of the opulent Palisades Rivera is this Cliff May designed light filled contemporary home. Enjoy Indoor outdoor living via wrap around decks with panoramic mountain and canyon views. Large great room with walls of glass, vaulted ceilings and sky lights. Create a fabulous Pied-a-Terre in a serene sylvan setting. Close to \$20 million dollar trophy properties.

MLS#14-732473  
James Respondek 310-255-5411  
SOTHEBY'S INT'L.

**Cbl,Clng Fan,Dshwshr,Grbg Disp,Rng/Oven**

**15 Pacific Palisades** Single Family

<b>418 VIA DE LA PAZ</b>	Open	11-2	631A6	<b>NEW</b>
\$2,500,000	4+3	2sty-RANCH		



**PALISADES BLUFF LOCATION!**

Perfect development opportunity in ideal Palisades bluff location. Property is being sold as-is; there will be NO concessions for repairs. Large flat lot 2 blocks to the bluffs. ABSOLUTELY NO SHOWINGS UNTIL BROKERS OPEN TUESDAY, AUGUST 5TH 11:00 - 2:00. PLEASE DO NOT DISTURB OCCUPANT.

MLS#14-780657  
Lyon and Orsini (310) 496-5999  
GIBSON INTERNATIONAL

**Other**

<b>1451 BIENVENEDA AVE</b>	Lunch	11-2	630G3	<b>rev</b>
\$7,495,000	4+6	ARCHITECTURAL		



**ARCHITECTURAL MASTERPIECE!**

Stunning, Streamlined Modern Home designed by AIA Architect P.K. Thistle situated in the gated community of RIDGEVIEW COUNTRY ESTATES in the PACIFIC PALISADES. This OWNER-BUILT HOME features OCEAN VIEWS, HIGH CEILINGS, ITALIAN MARBLE and SOLID MAPLE FLOORS. This exquisite home built with the finest materials and extensive use of GLASS,STAINLESS STEEL, CUSTOM WINDOWS and DOORS has breathtaking MODERN ART DECO DESIGN.

MLS#14-763233  
Angel Paravash Akhavan 310-721-7817  
COLDWELL BANKER-BH N

**BBQ,Blf-Ins,Cbl,Clng Fan,Dshwshr,Other**

<b>746 SWARTHMORE AVE</b>	Open	11-2	631/A5	<b>NEW</b>
\$2,200,000	3+2	1sty-MID-CENTURY		



**CHARMING MID-CENTURY!**

This charming Mid-Century residence has not been on the market since 1987. Situated on an approx. 75 ft frontage lot. Much sought after Palisades Village location; Park, schools, library, banks, shopping, restaurants. Spacious living room with fireplace, high ceilings and large windows overlooking patio and rear garden in a sylvan setting. Large bright cook's kitchen with abundant storage abuts dining area all open to this magical private setting with canyon views in the background.

Scarlett Nunes 310-488-3888  
COLDWELL BANKER BHN

**Cbl,Dshwshr,Grbg Disp,Gas Dryer Hookup**

<b>1451 BIENVENEDA AVE</b>	Open	11-2	630G3	<b>rev</b>
\$7,495,000	4+6	ARCHITECTURAL		



**ARCHITECTURAL MASTERPIECE!**

Stunning, Streamlined Modern Home designed by AIA Architect P.K. Thistle situated in the gated community of RIDGEVIEW COUNTRY ESTATES in the PACIFIC PALISADES. This OWNER-BUILT HOME features OCEAN VIEWS, HIGH CEILINGS, ITALIAN MARBLE and SOLID MAPLE FLOORS. This exquisite home built with the finest materials and extensive use of GLASS,STAINLESS STEEL, CUSTOM WINDOWS and DOORS has breathtaking MODERN ART DECO DESIGN.

MLS#14-763233  
Angel Paravash Akhavan 310-721-7817  
COLDWELL BANKER-BH N

**BBQ,Blf-Ins,Cbl,Clng Fan,Dshwshr,Other**

<b>16652 CALLE BRITANY</b>	Open	11-2		<b>NEW</b>
\$1,995,000	4+3.75	2sty-CONTEMPORARY		



**SURROUNDED BY NATURE**

Set in The Highlands' Peninsula w/gated privacy & security. Beautiful inside & out, this bright & airy Contemporary enjoys ocean & mtn views from the moment you enter. An open floor plan, soaring ceilings & the veranda w/sweeping views allow for casual everyday living as well as entertaining. Eat-in kitchen off living & dining, plus once bedroom/office & bath on main level. Three bedrooms, three baths + family rm & large grass yard on lower level. Move-in condition. Summit Club membership.

Michael Edlen 310-230-7373  
CB - PAC PAL

**Frig, dishwasher, range/oven**

<b>16625 MARQUEZ TER</b>	Refresh.	11-2	630H5	<b>rev</b>
\$2,900,000	3+3	CONTEMPORARY		



**EXTRAORDINARY DESIGNER MOVE IN, VIEW HOME. OPEN TWILIGHT 5-7**

Intimate. Playful. Boundless: This newly re-imagined and rebuilt contemporary traditional view home is rich in design, detail, and warmth, and truly a special place to call home. Designer done and meticulous high-end finishes, the well-proportioned rooms, balcony and open flow floor plan bring together outdoor and indoor living spaces, free-form gardens, and panoramic ocean vistas for relax living, intimate gatherings and extraordinary entertaining. Palisades coastal living at its best.

MLS#14-779857  
MICHAEL HIATT (310) 481-4342  
SOTHEBY'S

**Security System, SS Apps, Washer/Dryer**



<b>574 MOUNT HOLYOKE AVE</b>		Open	11-2	631A6	<b>rev</b>
<b>\$2,150,000</b>	5+4	2sty-CONTEMPORARY			



**4% SELLING OFFICE COMMISSION!!**

Enjoy indoor / outdoor living in this 5 bedroom 4 bath home with permitted guest quarters. This home has 3 large decks surrounded by glass to maximize the views of the mountains, canyons and ocean! Upstairs master suite has a deck and a remodeled bath with spa tub and mountain views. Front bedroom has a private entrance. Back yard garden with a spa tub. Walk to the Village and all that the Palisades has to offer! Tract 9300

MLS#14-772931  
John Portman 310-459-5886  
PALISADES REALTY

Dshwshr, Dryer, Rng/Ovn, Fridg

**15 Pacific Palisades** Condo / Co-op

<b>16601 MARQUEZ AVE #404</b>		Open	11-2	630H5	<b>NEW</b>
<b>\$529,000</b>	1+1	ARCHITECTURAL			



**OCEAN VIEW PIED-À-TERRER**

Updated throughout with quality and upscale workmanship and materials. Kitchen has Caesarstone counter tops and island, new cabinets with plenty of storage, and radiant heat under flooring. Beautiful bath with rain shower, spacious balcony with ocean and city lights views, community heated pool and gym. In the center of and close proximity to Palisades Village, beach, restaurants, library, park and hiking trails.

MLS#14-781935  
Holly Davis 310.230.7377  
COLDWELL BANKER-PAC.

Blf-Ins, Cbl, Cing Fan, Dshwshr, Dryer

<b>17366 W SUNSET #303</b>		Open	11-2	630G6	<b>NEW</b>
<b>\$375,000</b>	1+1	CONTEMPORARY			



**PACIFIC PALISADES**

Unbelievable opportunity to create stunning condo w/ amazing white water views in Edgewater Towers. Perfect fixer in original condition, just needs updating. Living room and Master view ocean & overlook lg balcony. Unit is perfect for weekend beach retreat or permanent residence. Exclusive resort like grounds offer 9.5 acres of private nature trails, BBQ area, tennis court & basketball hoop, plus exercise gym & 2 salt water pools w/spas. Probate Sale, Court Conf Required.

MLS#14-780263  
Nancy Sanborn 310-777-2858  
BERKSHIRE HATHAWAY

www.SanbornTeam.com

**16 Mid Los Angeles** Single Family

<b>2015 S CURSON AVE</b>		Lunch	11-2	633B6	<b>NEW</b>
<b>\$675,000</b>	3+2	TRADITIONAL			



**STYLISH UPDATED MID-CITY TRADITIONAL**

Stylishly updated Traditional in a very hot area of Mid-City. Enter into a warm and inviting living room with abundant natural light. Recently remodeled dream chef's kitchen with stainless steel appliances. Dining room opens to both the kitchen and family room, with French doors out to a pergola covered patio. Master suite. Hardwood floors throughout. Lovely back yard has fruit trees galore! Very close proximity to everything Culver City has to offer and hip retail redevelopment along Pico Blvd.

MLS#14-781345  
The Carrabba Group 323-899-2900  
KELLER WILLIAMS RLTY

www.MidCityHome.com

**18 Hancock Park-Wilshire** Single Family

<b>311 S IRVING BLV</b>		Lunch	11-2	<b>NEW</b>
<b>\$3,099,000</b>	5+4.5	2sty-CRAFTSMAN		



**GRAND-SCALE WINDSOR SQUARE CRAFTSMAN**

Set on the broad, tree-lined Irving Blvd. in the coveted 3rd Street School District, this Historic Home has been brought into the 21st Century with Numerous Upgrades Throughout. This 5 bedroom/4.5 bath home boasts generous proportions, formal entry, living & dining, west-facing sunroom, upstairs sitting room, gorgeous master suite and enormous 3rd-level finished bonus room. Expansive 13,493sqft lot with room for a pool and plenty of yard to spare!

John Duerler 213-924-2208  
HANCOCK HOMES REALTY

www.HancockHomes.com

<b>500 N GOWER ST</b>		Open	11-2	593F7	<b>red</b>
<b>\$1,650,000</b>	4+4	CONTEMP MED			



**GREAT NEW PRICE!**

Contemporary Mediterranean built completely new from ground up in 1994. One block from Larchmont Village. 2-story entry leads to dramatic step-down open living/dining room with fireplace, wet bar & soaring vaulted ceiling. Gourmet center-island eat-in kitchen with stone counters & access to Zen garden/yard. 1 bed/1 bath and powder room down. 3 beds/2 baths upstairs includes lux master suite with fireplace, walk-in closet, huge deck and office/nursery (possible 5th bedroom). A/C & Security.

MLS#14-761525  
Lisa Hutchins 323.460.7626  
CB - HANCOCK PARK

#1 Agent in Hancock Park since 1994

<b>245 N GOWER ST</b>		Open	11-2	633G1	<b>red</b>
<b>\$1,599,000</b>	+649000	3+3	2sty-COUNTRY ENGLISH		



**EASY ACCESS TO LARCHMONT VILLAGE SHOPS**

Grand scale 2 story in the midst of Larchmont Village/Windsor Square. Best described as an eclectic Colonial Revival with bright colors and open concept! Hardwood floors throughout, redone kitchen with granite, formal dining, den and separate breakfast room. 2 bedrooms down with "Jack and Jill" bath and gracious Master bedroom en suite upstairs plus bonus room. Central air/heat, upgraded electric, fireplace in Living room and Crown moldings. Fenced private back yard. Agents see private remarks.

MLS#14-758261  
Bruce Walker 310-623-8722  
RODEO REALTY - BEVER

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

<b>124 S ROSSMORE AVE</b>		Open	11-2	633F1	<b>rev</b>
<b>\$5,999,000</b>	7+8	2sty-MEDITERRANEAN			



**MAJESTIC MEDITERRANEAN**

Architectural beauty done to perfection in Hancock Park, completely renovated in 2008. 7BR 8BA (6,020 S.F.) in main house + two story (2,000 S.F.) guest house w/ 2BR 2BA including 2 car garage, sweeping rotunda entry w/ spiral staircase, state of the art kitchen w/ top of the line appliances & custom cabinetry leads to lushly landscaped garden. Sparkling swimming pool, gazebo with fireplace. Almost all windows were recently reinstalled w/ double paned glass. Surveillance camera in entire house.

MLS#14-744537  
June Ahn 323-855-5558  
COLDWELL BANKER HPS

Blf-Ins, Dshwshr, Rng/Ovn, Fridg

<b>206 S RIMPAU BLVD</b>		Open	11-2	633F1	<b>rev</b>
<b>\$3,500,000</b>	3+4	MID-CENTURY			



**PANORAMIC GOLF COURSE VIEW!**

Rare Mid-Century with opportunity to create your dream home on a private cul-de-sac. Property appears to be a non-conforming structure to the Hancock Park HPOZ - buyer to investigate. Front door opens to sleek head on view through entry and living room glass doors to view of golf course. Master with en suite bath overlooks pool and course. Large den/family room. 3 beds/4 baths. Sparkling pool and entertainer's patio. Cameras and security. Trust sale - no court.

MLS#14-778895  
Lisa Hutchins 323.460.7626  
CB - HANCOCK PARK

#1 Agent in Hancock Park since 1994



**Do RIGHT by Your Sellers**  
**Put their Property in the MLS**

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



TUESDAY

**18 Hancock Park-Wilshire** Condo / Co-op

<b>358 S GRAMERCY PL #103</b>	Open	11-2	633H2	<b>NEW</b>
<b>\$259,000</b>	1+1	MID-CENTURY		

**CONVENIENT LOCATION NEAR LARCHMONT**

SPACIOUS 1 BED, 1 1/2 BATH CONDO IN THE SAN MARCOS BUILDING. UPDATED BATHS, PLENTY OF CLOSET SPACE, LARGE PATIO, ETC. CLOSE TO BEAUTIFUL LARCHMONT VILLAGE.

**MLS#14-781179**  
James Song/ June Lee 323-841-7773  
COLDWELL BANKER - HP

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

**19 Beverly Center-Miracle Mile** Single Family

<b>138 N EDINBURGH AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$2,888,888</b>	5+5.5	2sty-SPANISH	

**"WELCOME TO MIAMI"**

Welcome to Miami! New Spanish modern, Truly amazing location, Open floor plan, indoor/outdoor flow, chef's kitchen, Miele appliances, White Lacquer cabinetry, 4 bedrooms with a 5th bedroom flex space, 5.5 baths, spa like bath and patio, pool/spa and outdoor cabana for ultimate entertaining. Large lot and lots of parking. Enjoy the best of Southern California lifestyle, while just a stroll away from the best shops, restaurants, and nightlife LA has to offer.

**RC Thornton** 310.210.5315  
KW LOS FELIZ

<b>6311 DREXEL AVE</b>	Refresh.	11-2	633B2	<b>NEW</b>
<b>\$1,495,000</b>	3+3	SPANISH		

**BEAUTIFULLY RENOVATED BEVERLY GROVE SPANISH**

Beautifully Renovated 1920s Beverly Grove Spanish, updated with every contemporary comfort. Three generous bedrooms, including a grand master, spacious den & three stylishly redone bathrooms. Features high ceilings, recessed lighting, hardwood floors, fireplace, a remodeled kitchen, breakfast bar & handsome cabinetry. This home has curb appeal, a wonderful floor plan & a private backyard. A real gem on a charming tree-lined, double-wide street in one of LA's hottest neighborhoods.

**MLS#14-781449**  
Adam Carr 310-600-6987  
JOHN AAROE GROUP

www.6311Drexel.com

<b>464 N FULLER AVE</b>	Open	11-2	593C7	<b>red</b>
<b>\$3,475,000</b>	6+7	3sty-CONTEMP MED		

**NEW MIRACLE MILE CONTEMPORARY SPANISH WWW.464FULLER.COM**

Spectacular new custom designed home features over 6300 sq ft, six bedrooms, six and one-half baths. This home is positioned on an 8551 sq ft corner lot complete with swimmer's pool, spa, water features and huge flat grassy walled and gated yard. Amazing direct entrance lower-level complete with rec room, home theater, and potential 7th bedroom-guest apartment. this one-of-a kind home is located in highly desired Miracle Mile neighborhood.

**MLS#14-769273**  
Omega Group-Rande Gray 310.614.2839  
KELLER WILLIAMS

www.OmegaGroup.LA

**19 Beverly Center-Miracle Mile** Condo / Co-op

<b>141 S CLARK DR, UNIT 523</b>	Open	11-2	<b>NEW</b>
<b>\$659,000</b>	2+2	CONTEMPORARY	

**THE ROB CLARK**

Stunning and private top floor corner condo in the highly sought after Rob Clark building. This two bedroom two bathroom condo features a gourmet kitchen with stone counters and laundry, hardwood floors throughout, stone tiled fireplace, patio, sharing only one common wall and tons of storage. Lush treetop views and abundant natural light throughout. The master suite has a large walk-in closet, custom built-in desk and cabinetry, and en suite bath with glass tiled shower/tub.

**P. Maurice T. Rustad** 310.623.8819  
RODEO REALTY - BH

141Clark.com

<b>5955 W 8TH ST, UNIT 111</b>	Refresh.	11-2	<b>NEW</b>
<b>\$649,000</b>	2+2.5	2sty-TRADITIONAL	

**GORGEOUS TOWN-HOME FULLY UPDATED**

Gorgeous 2 bed and 2.5 bath bi-level townhome located in the heart of the Miracle Mile. As you walk into the spacious open concept living room, you are greeted by gorgeous slate throughout, recessed lighting and an updated fireplace. Kitchen has been updated recently. Located next to the kitchen is a spacious family room. Upstairs there are two dual master bedrooms with cathedral ceilings. As a bonus, there is a loft area that can easily fit a queen size bed, or can be used as an office.

**Ivan Estrada** 323-574-2317  
KW HOLLYWOOD HILLS

www.IvanEstradaProperties.com

**19 Beverly Center-Miracle Mile** Income

<b>826 SCHUMACHER DR</b>	Open	11-2	633A3	<b>NEW</b>
<b>\$1,379,000</b>	Duplex	SPANISH		

**VERY CLEAN SIDE-BY-SIDE SPANISH DUPLEX IN CARTHAY CIRCLE!**

Charming Spanish side-by-side duplex on extra large lot, mid-block on a beautiful tree-lined street in historic Carthay Circle. Both units are large and extremely well maintained 2 bed/1 baths + den, feature only one common wall (in living rooms), and are separated by a lush interior courtyard and patio. Classic arched doorways, ceilings & French windows, hardwood floors throughout, formal dining rooms, laundry rooms, central heat & air in both units, deco baths, updated plumbing & electrical.

**MLS#14-781913**  
Ned Brown (310)270-9288  
TELES PROPERTIES

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

**20 Hollywood** Single Family

<b>1196 N ARDMORE AVE</b>	Open	11-2	593J5	<b>NEW</b>
<b>\$569,000</b>	2+2			

**JOIN US FOR LUNCH!**

This sweet 1907 craftsman bungalow is on a rarely seen quiet Hollywood street in the middle of all the action! Come join me for lunch.

**MLS#14-782105**  
Alison Huddy  
SOTHEY'S INTERNATIO

Cing Fan,Dshwshr,Dryer,Rng/Ovn

**20 Hollywood** Condo / Co-op

<b>6038 CARLTON WAY, UNIT 107</b>	Lunch	11-2	<b>NEW</b>
<b>\$519,000</b>	2+2.5	CONTEMPORARY	

2 BR + 2.5 BATHROOMS, WOOD FLOORS, RECESSED LIGHTS, FIREPLACE IN LR, GRANITE KITCHEN, INSIDE LAUNDRY, SPACIOUS STORAGE UNIT + TANDEM PARKING FOR 2. ROOFTOP LOUNGE AREA W/ BBQ AREA & AMAZING VIEWS.

DISHWASHER, REFRIGERATOR

**Athene Farmas** 310-613-4663 | **ROBERT KATZ & ASSOCI**




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TUESDAY

<b>✕ 6250 HOLLYWOOD #12H</b>	Lunch	11-2	593F4	<b>rev</b>
<b>\$1,970,000</b>	2+3	MODERN		



**BREATHTAKING VIEWS AND LUXURY LIFESTYLE. JOIN US FOR LUNCH!**

Floor to ceiling glass wraps the living/dining rooms and kitchen offering commanding views of LA from your private terrace. Barclay Butera furnished this two bedroom and two and a half bathroom Penthouse with a Hollywood lifestyle in mind. The Residences at W Hollywood offer full-service luxury condo living in the heart of the new Hollywood. Exclusive and private residential-only 24-hour valet and concierge service, spectacular \$1m rooftop park with party deck, pool, fitness center, dog park.

MLS#14-762691  
Ronald Barnes 323-469-8800  
POWERPLAY DEST. PROP

Blf-Ins,Dshwshr,Elvtr,Frzr,Grbg Disp

<b>1681 REDESDALE AVE</b>	Open	11-2	594C6	<b>rev</b>
<b>\$799,000</b>	2+2	MEDITERRANEAN		




**MEDITERRANEAN RETREAT IN THE SILVER LAKE HILLS**

Beautifully remodeled 2 bedroom, 2 bathroom Mediterranean-style retreat in the Silver Lake hills. Breathtaking Silver Lake hills views from the kitchen, dining and living room areas. Recent improvements include gorgeous tile and fixtures in the kitchen and bathrooms. Substantial foundation upgrade to modern earthquake standards. Arched ceilings and hardwood flooring add to this classic 1920's retreat. Perched along a hillside minutes to shopping, restaurants, Silver Lake reservoir and dog park.

MLS#14-778173  
Steve Sanders 323-828-6471  
JOHN AAROE GROUP

Grbg Disp,Rng/Ovn,Fridg

<b>✕ 6250 HOLLYWOOD BL #7A</b>	Lunch	11-2	593F4	<b>rev</b>
<b>\$1,299,000</b>	2+3			



**ICONIC VIEWS ATOP HOLLYWOOD & VINE. JOIN US FOR LUNCH & WINE**

Ne corner suite with a loft-like feel and breathtaking urban views including: iconic Hollywood signage, Capitol Records and Griffith Observatory. Poliform kitchen systems, wine cooler, and large island kitchen perfect for entertaining. The Residences at W Hollywood offer full-service luxury condo living in the heart of the new Hollywood. Exclusive and private residential-only 24-hour valet and concierge service, spectacular \$1m rooftop park with party deck, pool, fitness center, dog park.

MLS#14-738997  
Ronald Barnes 323-469-8800  
POWERPLAY DEST. PROP

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

<b>21 Silver Lake - Echo Park</b>	<i>Income</i>			
<b>1764 SILVER LAKE</b>	Open	11-2	594D5	<b>rev</b>
<b>\$1,389,000</b>	2sty-CONTEMPORARY			




**SEXY SILVER LAKE DUPLEX!**

Location, Location, Location, and one of the sexiest, well designed, Duplex's right in the heart of Silver Lake! Two sprawling, 2bdrm/3bthrm units flooded w/ abundant natural light. Featuring expansive spanish tile and hardwood flooring throughout, skylights, recessed lighting, stylish stairwells and privatized room layout. Walk to dog park, reservoir, all shops, cafes & services. A must see!

MLS#14-774845  
Bruce Barkow 310-623-1315  
KELLER WILLIAMS HOLL

<b>✕ 6250 HOLLYWOOD #10N</b>	Lunch	11-2	593F4	<b>rev</b>
<b>\$1,200,000</b>	2+3	OTHER		



**LAST OF ITS KIND WITH SWEEPING CITY VIEWS. LUNCH SERVED!**

Enjoy spectacular views of Century City and the Hollywood hills in this spacious and light-filled home. 2 bedrooms with separate terraces flank an expansive living/dining room space. The open kitchen is ideal for entertaining guests. The Residences at W Hollywood offer full-service luxury condo living in the heart of the new Hollywood. Exclusive and private residential-only 24-hour valet and concierge service, spectacular \$1m rooftop park with party deck, pool, fitness center, dog park.

MLS#14-732331  
Ronald Barnes 323-469-8800  
POWERPLAY DEST. PROP

Cbl,Dshwshr,Elvtr,Frzr,Grbg Disp,Other

<b>22 Los Feliz</b>	<i>Single Family</i>			
<b>5417 RED OAK DR</b>	Open	10-2	593H2	<b>NEW</b>
<b>\$1,549,000</b>	2+2	1sty-TRADITIONAL		



**CHIC TRADITIONAL IN THE OAKS**


Nestled in foothills of The Oaks, chic traditional w/custom finishes throughout. Formal entry, 1-story home centered around pool w/lrg covered patio & terraced gardens. LR w/fp & lrg leaded glass wndw overlooking frnt yrd. Separate den w/fp & newer sky light leads to patio thru Frnch drs. Chefs kit w/top of the line appl & bfast area. Gracious mstr ste w/sitting area. Both BRs en-ste w/stone & mosaic tile. Updtd sys w/automatic gated drive. Steps to Griffith Park & mins to heart of Los Feliz.

Adam Sires/Mike Nourmand 310.498.1024  
NOURMAND&ASSOCIATES

www.5417RedOak.com

**21 Silver Lake - Echo Park** *Single Family*

<b>1355 N BENTON WAY</b>	Open	11-2	594	<b>NEW</b>
<b>\$769,000</b>	3+1	1sty-CALIFORNIA BUNGALOW		




**HIP, DONE, CHARACTER BUNGALOW IN SILVER LAKE #ITSTHEONE**

Enchanting 3 /1 traditional outside, hip bungalow inside. Lovingly restored while keeping the charming details: hardwood flrs, leaded windows, coved ceilings + terrazzo floors. Upgraded: electrical, roof, water heater, sewerline, sprinklers, Ethernet plus a studio w/double pane windows; sound proofing; 5.1 speaker wiring & HDMI video wiring. Large back yard w/garden boxes; covered patio, finished garage/bonus room & basement storage. Walk to SL and Echo Park fun...for a great price. #rundontwalk

Cari Field 323-251-1034  
KELLER WILLIAMS LF

<b>2059 N BERENDO ST</b>	Refresh.	11-2	594/A3	<b>NEW</b>
<b>\$999,000</b>	3+2	1sty-SPANISH		




**\*\*\*NEW\*\*\***

Beautiful 1923 corner lot Spanish in Los Feliz, just south of Los Feliz Blvd. Updated with period details, Spanish tiles, french doors, refinished hardwoods, Batchelder, AC, solar panels, fenced backyard with fruit trees, patio and fireplace. Light, bright and quiet. Close to shopping & dining.

Eileen Lanza 323.810-7935  
KELLER WILLIAMS

<b>1421 N OCCIDENTAL BLV</b>	Open	11-2		<b>NEW</b>
<b>\$699,000</b>	0+0	CALIFORNIA BUNGALOW		



This is a quintessential 1909 California Bungalow, on a quiet, tree-lined street North of Sunset. You are minutes from everything Silver Lake is known for. The floor plan is an absolute "10," w/ 2 bedrooms separated by full bath, and 2nd bath off of the lg updated kitchen. The 100 yr hardwoods are in pristine condition and all systems are newer w/ driveway parking for 3+, the 2 car garage also has an attached room currently used for storage and is ideal for office conversion.

**Why Advertise? Large Distribution Area**

Westside L.A., San Fernando Valley, Greater South Bay, Beach Cities, Palos Verdes, Glendale, Pasadena, Burbank, Most of LA County!



TUESDAY

<b>2555 ABERDEEN AVE</b>	Open	11-2	594A2	<b>red</b>
<b>\$2,995,000</b>	3299000	4+5	MEDITERRANEAN	




**SPECTACULAR NEW PRICE!**

Amazing reduction on trophy property! Located on one of Los Feliz's most prestigious streets, This beautiful Mediterranean Estate embraces the Montecito lifestyle. Gated, private, completely restored with sensitivity to original character. This home features dark stained hardwood floors, high ceilings and perfect floorplan for family and entertainment. Grand open kitchen with center island and new appliances. Upstairs four bedrooms featuring romantic Master with pitch ceilings and spa like bath.

MLS#14-769059  
Carter + Orland  
KELLER WILLIAMS RLTY

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

<b>3980 FARMOUTH DR</b>	Open	11-2	594B2	<b>rev</b>
<b>\$2,359,000</b>		4+4	CONTEMPORARY	




**LOS FELIZ HILLS STUNNER REDUCED!**

"Chic-ly" Remodeled Contemporary boasting expansive City Light & Mountain Views reduced \$136,000! Two stories of sundrenched, illuminated rooms w/ glass door balcony access off each offering an additional 1000+sqft of tremendous indoor/outdoor harmony. Flowing bamboo hardwood and tile flooring throughout, office/bonus room w/ private patio & fountain, 2 G&W Fireplaces, central stereo control system w/ indoor/outdoor speakers, recessed mood lighting, wet-bar, zen planked deck, etc.. A must see!

MLS#14-753805  
Bruce Barkow (310) 623-1315  
KELLER WILLIAMS HOLL

**28 Culver City** Single Family

<b>4537 EMERALD WAY</b>	Open	11-2	672G3	<b>NEW</b>
<b>\$799,000</b>		3+3	MEDITERRANEAN	



**GORGEOUS MEDITERRANEAN HOME IN GATED CULVER CITY COMMUNITY!**

Gorgeous Home in a gated community in Culver City! This 2-story home has an open living room with hardwood floors and fireplace that opens to the private patio area which opens to the pool & spa. The gourmet kitchen has granite counters, custom cabinets. The master suite has vaulted ceilings, a large custom walk-in closet, French doors opening to a private balcony and a sumptuous master bathroom with a jetted spa tub! 2-car garage, laundry room, powder room, central air & heat, alarm and more!

MLS#14-781495  
Todd Miller 310-923-5353  
KELLER WILLIAMS-SANT

Dshwshr,Dryer,Micro,Rng/Ovn,Fridg,Other

<b>2702 THURMAN AVE</b>	Open	11-2	633A7	<b>NEW</b>
<b>\$649,000</b>		3+2	CONTEMPORARY	



**GORGEOUSLY REMODELED CONTEMPORARY ART DISTRICT HOME!**

Gorgeously Remodeled Contemporary Art District Home! Located near the Expo Light Rail Station and all the shops & restaurants along Washington Blvd in Culver City's Art District. New dark wood flooring, windows, new bathrooms, new Central Air & Heat, new tankless water heater, updated plumbing & electrical systems and new washer/dryer. Gourmet kitchen with large Quartz Island, custom wood cabinets and new S/S appliances. Large open living room & dining area with new fixtures & recessed lights.

MLS#14-781511  
Todd Miller 310-923-5353  
KELLER WILLIAMS-SANT

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

<b>12302 ALLIN ST</b>	Refresh.	11-2	672E6	<b>red</b>
<b>\$1,249,000</b>	+399000	4+3	2sty-TRADITIONAL	



**BEST VALUE IN TODAY'S MARKET!**


STUNNING & SPACIOUS BRAND NEW CUSTOM HOME! TASTEFUL TRADITIONAL STYLINGS W/A MODERN FLAIR. SUNLIT RMS W/HIGH CLNGS/WAINSCOTING/WD FLRS. OPEN SPACE 'GREAT' RM DESIGN FOR ULTIMATE ENTERTAINING. BIG DINING/DEN AREA. SUPERB KITCHEN W/CARRERA MARBLE COUNTERS & TOP APPLIANCES. MASTER SUITE W/LG VIEW BALCONY/FP/LUXE BATH W/JACUZZI TUB/WALK-IN/VAULTED CLNG. OVERSIZED GARAGE W/DIRECT ACCESS. TREMENDOUS LUSH YARD W/FAB PORCH AND LAWNS. CURB APPEAL ON A COVETED QUIET ROAD PROXIMATE TO ALL AMENITIES!

MLS#14-770981  
MICHAEL J. LIBOW 310-285-7509  
COLDWELL BANKER-BH S

[WWW.12302ALLIN.COM](http://WWW.12302ALLIN.COM)

**29 Westchester** Single Family

<b>6342 W 78TH ST</b>	Open	11-2	702G1	<b>NEW</b>
<b>\$1,195,000</b>		3+2	RANCH	



**FABULOUS NORTH KENTWOOD LOCATION**

SITUATED ON ONE OF THE LARGEST LOTS ON THE MARKET IN NORTH KENTWOOD, THIS OUTSTANDING 3 BEDROOM/2 BATH RANCH-STYLE HOME PROVIDES WONDERFUL INDOOR-OUTDOOR LIVING SPACE. THE FORMAL ENTRYWAY LEADS TO AN INVITING LIVING ROOM WITH GLEAMING HARDWOOD FLOORS AND A WOOD BURNING FIREPLACE. FLOOR TO CEILING WINDOWS ALLOW SUNLIGHT TO FILL THE LIVING ROOM AND OPEN OUT TO A PRIVATE AND TRANQUIL BACKYARD WITH A SPRAWLING LAWN AND A WONDERFUL GARDEN WITH LOTS OF PRODUCING FRUIT TREES, SPA & SHED FOR STORAGE.

MLS#14-781199  
Jody Fine/Monica Antola  
BERKSHIRE HATHAWAY

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

**30 Hollywood Hills East** Single Family

<b>6533 CAHUENGA TER</b>	Refresh.	11-2	593E3	<b>NEW</b>
<b>\$3,388,000</b>		4+5	VILLA	



**LEGENDARY 1923 BEAUX ART CLASSIC**

Legendary 1923 Hollywood Hills Estate rumored to have been for built for Theda Bara and home to Rudolph Valentino. European opulence filled with historic details. Gated motor court, privacy, views, Pool, Guest Quarters, 4 Beds, 5 Baths. Formal Living and dining, Chef's kitchen, Media room, Gym. Master plus 2 en suite bedrooms up. Beautifully restored, featured in architectural books and fashion magazines, 1st all electric built home in LA, a rare opportunity to own a piece of Hollywood history.

MLS#14-781809  
Jacqueline Tager 323-697-3040  
SOTHEBY'S LOS FELIZ

[www.6533Cahuenga.com](http://www.6533Cahuenga.com)

<b>6361 QUEBEC DR</b>	Refresh.	11-2	593F2	<b>NEW</b>
<b>\$1,990,000</b>		4+5	CONTEMPORARY	



**KING-SIZE, HOLLYWOOD VIEW HOME!**

TAKE THE ELEVATOR to every level of this newer 4 bed /4.5 bath. Enter the first floor through elegant, Glass/Iron Doors to a formal foyer. (3) private en-suite bedrooms plus, the elegant master bedroom w/views, fireplace, ample walk-in closets and glorious dual bath. The third floor is made for ENTERTAINMENT! A stunning open floor plan with large picture windows that frame the views! Top-of-the-line kitchen with custom, high-end cabinetry. Beautiful outdoor area for BBQs/Parties.

MLS#14-780627  
Roger Perry 310-600-1553  
RODEO REALTY - BH

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

<b>6342 IVARENE AVE</b>	Open	11-2	593F3	<b>NEW</b>
<b>\$1,450,000</b>		3+3	2sty-ARCHITECTURAL	



**EXCLUSIVE PREVIEW. MUST RSVP FOR ACCESS**

Chic, walled & gated mini-cmpnd on prime st in Holly Dell. Open flr plan, LR w/brick fp, formal DR & den/media rm. Drk oak flrs & lrg wndws, gourmet kit w/La Canche range overlooking grdn. European inspired mstr ste w/newly refinshd concrete flrs, & fp. Mstr BA w/xtra lrg shwr & wishbone mrble flrs. Frnch drs to lrg ter w/great views. 2nd BR w/ter access & adj remdld BA. Gst qtrs w/kit, BR, BA & living area. Terraced grdns w/fruit trees & lavender. Atchd grg, sec cams & integrated music sys.

Adam Sires/Mike Nourmand 310.498.1024  
NOURMAND&ASSOCIATES

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<b>3396 TARECO DR</b>	Open	11-2	563D7	<b>red</b>
<b>\$2,195,000</b>	2275000	3+4	2sty-MODERN	




**AMAZING NEW PRICE - SLEEK MODERN CONTEMPORARY**

Sophisticated & chic gated architectural with City lights & Mountain views, private pool & yard framed by lush landscaping. Redefined interior spaces showcase a Custom steel & glass staircase, & Fleetwood walls of glass. Custom Italian cabinetry & fixtures, Silestone counters, Ann Sacks tile & wide-plank Oak floors. Dramatic Living & dining rooms, Modern European style kitchen, light-filled family room, Sumptuous master suite & luxurious master bath. Perfect for entertaining!

**MLS#14-767739**  
Terry Canfield Schmidt 323-854-4607  
BHHS - BEVERLY HILLS

Dshwshr,Dryer,Grbg Disp,Hood Fan,Micro

<b>35 Inglewood</b>	Condo / Co-op			
<b>547 E HAZEL ST #12</b>	Open	11-2	703D1	<b>NEW</b>
<b>\$199,000</b>	2+2	2sty-TRADITIONAL		



**AMAZING OPPORTUNITY IN INGLEWOOD!!**

Charming, bright and airy Townhome with direct access private 2 car garage. Kitchen opens out to the inviting living room and has plenty of cabinets, a sky light and tiled countertops. Upstairs there is a bedroom and spacious, updated bathroom with spa tub and custom tiled shower and flooring. Downstairs is an additional bedroom and bathroom suite. The unit has washer/dryer hook-ups, high ceilings, hardwood flooring and located on tree lined street in close proximity to Edward Vincent Jr. Park

**MLS#14-780727**  
Lisa Mansfield 310.481.4313  
SOTHEBY'S REALTY

2 Bd + 2 Ba + Direct Access Prvt Garage

**31 Playa Del Rey** Single Family

<b>7333 VISTA DEL MAR LANE</b>	Lunch	11-2	<b>NEW</b>
<b>\$3,999,000</b>	5+6	TRADITIONAL	



**PANORAMIC OCEAN VIEW HOME W/ POOL AND ROOFTOP DECK**

Located in the highly desired area of Playa Del Rey Palisades, this 5 level panoramic view property w/pool and rooftop deck is sure to please the most discriminating client. Recently remodeled and impeccably maintained, this home features 5 beds, 6 baths and an office that can also be used as a bedroom. Fabulous indoor/outdoor spaces and views from every level, put this property in a class of its own.

**MLS#PV14158943MR**  
Jane Angel (310) 292-2290  
COLDWELL BANKER B.C.

www.7333vistadelmarLn.com

**62 Encino** Single Family

<b>4943 DENSMORE AVE</b>	Open	11-2	<b>NEW</b>
<b>\$3,195,000</b>	5+5		



**TRUE, LUXURY LIVING IN ENCINO!**

Behind the courtyard & gates hides a luxury estate on over half an acre! 6,700 feet of the finest in everything with an expansive, master suite. 4 additional bedrooms with own baths. The backyard feels like a tropical resort. Co-listed with Kathryn Bishop of Keller Williams. Also open on Fri. Aug. 8 from 11-2 and Sunday Aug. 10 from 2-5pm

**Amy Klein (818) 618-8393**  
RODEO REALTY

www.DensmoreAvenue.com

<b>7047 VISTA DEL MAR LANE</b>	Lunch	11-2	702/A3	<b>NEW</b>
<b>\$3,495,000</b>	6+7	OTHER		



**"SOUTHWEST MEETS THE BEACH"**

Authentic Southwestern style home situated on a large lot w/180° panoramic ocean views located just 1 block from the beach in the Playa Del Rey Palisades. This home is a true work of art and features 5 bedrooms, each with ensuites and large closets, an additional home office, gym, 1200 bottle wine cellar, elevator and more. Bring your clients and they will be impressed with this impeccably maintained Southwestern home.

**MLS#PV14158955MR**  
Jane Angel (310) 292-2290  
COLDWELL BANKER B.C.

www.7047vistadelmarLn.com

<b>4612 LIBBIT AVE</b>	Open	12-3	561	<b>NEW</b>
<b>\$2,750,000</b>	5+5	2sty-SPANISH		



**FAMILY-FRIENDLY ENTERTAINERS' DELIGHT**

Walled & gated estate w/5934sf of beautifully flowing, custom remodeled & light-filled living space. 2-story foyer, huge soaring Great Room, newly remodeled center-isle granite kitchen opening to family rm, spacious downstairs vaulted Master w/"French" doors, room-size closet & luxury BA w/spa tub, steam shower & sauna. Lushly landscaped grounds, play court & prvt bkdyd with pool/spa, patio & lawn. Walking distance to the Blvd. & houses of worship. Easy Westside access. Lanai School District.

**Pat Phillips 818-535-4920**  
RODEO REALTY

Fridge,DW,Dbl.Oven,Microwve,Wrmng Drawer

<b>8219 GULANA AVE</b>	Refresh.	11-2	701	<b>NEW</b>
<b>\$1,299,000</b>	4+3.5	1sty-NEW PROJECT		

Exquisite new East Coast traditional with great style and grace. High ceiling, fabulous great room opening to expansive grounds, wide plank French oak floors, huge open kitchen. Very special!

Alice Plato 310-704-4188 COLDWELL BANKER

**31 Playa Del Rey** Condo / Co-op

<b>8515 FALMOUTH AVE #305</b>	Open	11-2	702C3	<b>NEW</b>
<b>\$679,000</b>	3+2			



**A RARE THREE BEDROOM 2 BATH, IN PLAYA DEL REY, MOVE IN**

Completely gutted and lovingly restored, a rare 3 bedroom is on the corner with double door and formal foyer entry, with dark hardwood flooring. Three fantastic bedrooms with hardwood floors throughout except in two rooms. Gas log fireplace, with marble facade, all the baths have been remodeled. The building is undergoing extensive updating of the common areas, quick access to LAX & it's only 10 minutes to the best sandy beach, Playa Del Rey and LMU. Come and grab this gem!

**MLS#14-779183**  
I. Mia Shin 310-717-7111  
MIA SHIN INC.

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

<b>17331 CUMPSTON ST</b>	Open	11-2	561C2	<b>rev</b>
<b>\$1,899,000</b>	4+4	TRADITIONAL		



**IF YOU THINK YOU HAVE SEEN IT, YOU HAVE NOT!**

Reintroducing! Amestoy Estates tennis Court property, 20k + lot! Centrally located, cul-de-sac home w/eat-in kitchen, wood floors, high ceilings, crown moldings, French doors, two fireplaces, large master suite w/adjoining sitting room & 2 additional upstairs bedrooms w/en-suite baths, spacious great room w/floor to ceiling brick fireplace; wonderful grassy yard, lighted tennis court, pool, pool house w/ changing rooms + shower, sitting & dining patios for ultimate enjoyment of the outdoors.

**MLS#14-760153**  
Sharona Alperin 310-345-9425  
SOTHEBY'S INTERNATIO

Cing Fan,Dshwshr,Rng/Ovn

**TITLE 365**


**BUILD ON TRUST & PERFORMANCE**




TUESDAY

**72 Sherman Oaks** Single Family

<b>14630 GREENLEAF ST</b>	Open	11-2	561J5	<b>NEW</b>
<b>\$1,579,000</b>	3+2	CONTEMPORARY		
				
Stunning California contemporary done to the "nines." This property is best viewed at <a href="http://www.14630Greenleaf.com">www.14630Greenleaf.com</a> .				
MLS#14-781985		BBQ, Blt-Ins, Cbl, CIng Fan, Dshwshr, Other		
Scott Wynne CB STUDIO CITY				

<b>3879 ROYAL WOODS DR</b>	Open	11-2	561/G6	<b>NEW</b>
<b>\$1,249,000</b>	4+3	1sty-TRADITIONAL		
				
<b>QUIET SUNNY TRADITIONAL RANCH</b>				
Shaded by mature landscaping and elevated above the street, this classic traditional ranch in Sherman Oaks is sited on the very QUIET section of Royal Woods east of Sepulveda & west of Woodfield. 4 Bd, 3 Ba (the fourth bedroom is off the kitchen & used as a home office). Hardwood floors and Beamed Ceilings. Comfortable Eat In kitchen. Formal Dining Rm and big living room both open to flat back yard with sunny southern exposure on fun play-yard and patio. Master bedroom & bath remodeled in '07.				
RON HOLLIMAN		310-777-6216		
East of Supulveda, west of Woodfield				
COLDWELL BANKER BH N				

<b>4024 WITZEL DR</b>	Open	12-2	562B6	<b>red</b>
<b>\$1,449,000</b>	1799000	5+4	2sty-CONTEMPORARY	
				
<b>JUST REDUCED MOTIVATED SELLERS MOVING OUT OF STATE</b>				
JUST REDUCED AGAIN! MOTIVATED, SELLERS MOVING OUT OF CALIF. NEW GREAT PRICE! Stylish & Sophisticated 2 sty. Contemp. Prime S.O.. South of the Blvd. Unobstructed City & Mtn Views. Complete remodel 1st flr in 2008'. Newer fully equipped gourmet kitch/ granite., Newer dk wood flrs in main rms & kitch. valtd ceilings, recess lts, Travertine flrs in powder & mastr ba. Great for entertaining true Calif setting. Tropical backyd. Five decks & 1 patio+ 1,500 sq ft of unpermitted space in addition to sq ft above.				
MLS#14-749533		310-432-5727		
Deborah Moore KELLER WILLIAMS BEVE				
Blt-Ins, Cbl, Dshwshr, Dryer, Frzr, Other				

**73 Studio City** Single Family

<b>4158 STANSBURY AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,995,000</b>	3+2	TRADITIONAL	
			
<b>INCREDIBLE GROUNDS ON ESTATE STREET</b>			
S of Ventura, Stansbury Estates-over 24,000sqft lot-the biggest one on Stansbury. Charming 3R+2BA traditional set back on this pretty jacaranda-lined street. Living rm w/ fp has big bay window. Gracious FD opens to tiled country kitchen. Cozy den opens to private brick patio, great for al fresco dinners. Amazing grounds of over 1/2 acre, accented w/ an oasis-like pool+patio, makes you feel like you are on a resort. Enlarge present house or build a new one. Either way, this street will validate your choice!			
Karin & Nnette		818-487-5860	
CB STUDIO CITY			


**OPEN HOUSE STATUS LEGEND**

<b>NEW</b> - new (Automatic Status)	<b>rev</b> - review (Automatic Status)
<b>NEW*</b> - new not yet listed	<b>bom</b> - back on market
<b>red</b> - reduced	

(Automatic Status - The MLS®/CLAW will automatically assign the New or the Review status.)


<b>3736 BERRY DR</b>	Open	11-2	562/J6	<b>NEW</b>
<b>\$1,275,000</b>	3+3	1sty-CONTEMPORARY		
				
<b>ONE STORY CONTEMPORARY W/ SPECTACULAR VIEW</b>				
This stunning hilltop contemporary retreat has been renovated with great style. Perfect for entertaining on the patio adjacent to an eco-friendly lawn surrounded by lush landscaping. Dine al fresco on the pretty balcony overlooking a 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 very pet friendly.				
Lynn Teschner		424-231-2398		
THE AGENCY BH				
SEE FULL PAGE COLOR AD				

<b>4265 DENNY AVE</b>	Open	11-2	563/A5	<b>NEW</b>
<b>\$850,000</b>	2+1	1sty-TUDOR		
				
<b>OPEN TUESDAY, 8-5, 11-2PM &amp; FRIDAY, 8/8, 11-2PM</b>				
Special, updated 1927 French Tudor home. Unique floor plan, w/ public rms opening through French doors into a large yet intimate courtyard with fountain, is the perfect setting for entertaining. Lrg LR w/ coved ceilings & fpic. FDR. Gourmet kit. featured on HGTV w/ stainless steel appliances & breakfast bar. 2 lrg bdrms w/ great closet space. Remodeled bathroom with double sink, tub and separate shower. Private rear yard. Lrg 2 car garage w/ loft storage or conversion possibility.				
Pete Buonocore		323-762-2561		
KW - LARCHMONT				
www.COREGROUPLA.COM				

<b>3637 WOODHILL CANYON RD</b>	Open	12-2	<b>rev</b>
<b>\$2,100,000</b>	4+3.5	TRADITIONAL	
			
<b>PRIVATE GATED CALIFORNIA TRADITIONAL 25,000 SQ.FT.</b>			
Sited on a pvt. knoll in the hills of Studio City. The Open-light filled floor plan seamlessly connects most rooms making this Southern California's lifestyle at its best! Spacious LR w/ Cathedral beamed ceilings, hw flrs, skylites, stone FP, FD, Chef's Kitch w/ ss appliances, breakfast bar, granite cntr tops. Master suite overlooks lush park-like grounds & a grove of mature towering Eucalyptus trees. Writer/bonus room, ample storage & built-ins.			
Elizabeth Summers		818-903-1386	
CB STUDIO CITY			
Viking cooktop and ovens 2 SS outdr BBQs			

<b>4381 LEMP AVE</b>	Refresh.	11-2	562H4	<b>rev</b>
<b>\$2,095,000</b>	4+5	TRADITIONAL		
				
<b>FABULOUS TRANSFORMATION TRADITIONAL WITH MODERN FINISHES</b>				
Fabulous...like new! Traditional on an over-sized lot with spa, pool and casitas. Just finished and impeccably staged! The gray hardwood floor entry leads to a large open living room with fireplace and over-sized dining room with exquisite moldings and details. To the right is the powder room, fourth bedroom and service area. The master suite and two bedrooms up are all en-suite. Further into the home, features the gourmet open kitchen with top of the line appliances with center island and two				
MLS#14-778035		Cbl		
Diane Forbes Halliburton GIBSON INTERNATIONAL				

**73 Studio City** Condo / Co-op

<b>4311 COLFAX AVE, UNIT 216</b>	Open	11-2	562 H5	<b>NEW</b>
<b>\$449,000</b>	2+2			
				
<b>TOWNHOUSE STYLE CONDO</b>				
Beautiful townhouse style unit with 2 bedrooms, 2 baths and a den. Very large unit and spacious. A lot of natural light. 1+1 upstairs, 1+1 downstairs.				
Jim Crane		310-855-4595		
DOUGLAS ELLIMAN				
Refrigerator, stove				



**95 Mount Washington** Single Family

<b>711 LARK CT</b>	Open	11-2	595A3	<b>rev</b>
<b>\$639,000</b>	2+2	1sty-TRADITIONAL		



MLS#14-781509  
Liz Johnson  
TELES PROPERTIES  
323-397-6041


**EVERYTHING (AND MORE) YOU'RE LOOKING FOR! LOCATION?**

How about the top of Mt Washington w/wide angle San Gabriel mountain views, just minutes to the sought after school & center stage for every good hike on the hill? Condition? How about baths updated w/style & care & a true gather-round-the kitchen renovation that invites a casual gathering or quiet morning coffee? Indoor/outdoor flow? How about a welcoming roof top deck & petite & private rear garden open to the den & master & high ceilings, 2 car garage & quiet cul-de-sac!

**Mountain Views!!! Den!!!**

**1284 Highland Park** Single Family

<b>6224 POPPY PEAK DR</b>	Refresh.	11-2	<b>NEW</b>
<b>\$750,000</b>	3+2.25	2sty-FRENCH	




DEIRDRE SALOMONE  
KELLER WILLIAMS LF  
323.788.1674

**THE PRETTIEST GIRL ON THE HILL...**

Sometimes all a girl needs is some r & r, and a little zhuzhing to perk up. And that's just what she got! Still surrounded by green. Still the quiet corner at the top of the hill. Still open. Still so light. And now...she's on fire. Come check her out!

**1333 Ladera Heights** Single Family

<b>5420 REYNIER AVE</b>	Open	11-2	673A5	<b>NEW</b>
<b>\$899,000</b>	3+4	MID-CENTURY		



MLS#14-780373  
Martin Feinberg  
KELLER WILLIAMS-SM  
310.729.6573

**LARGE CORNER LOT IN UPPER LADERA**

Large corner lot in upper Ladera with west facing views all the way to the ocean! Approximately 3,000 SF of living space on 9,000 SF lot. Formal entry opens to king size living room with large corner window facing the coastline. Fireplaces in living room and family room. The family room has vaulted ceiling, step down wet bar and full wall of sliding glass doors that open to wonderful summer yard with full size pool. Convenient ¾ bath and dressing room directly off the pool deck.

**Bit-Ins, Dshwshr, Rng/Ovn**

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