

AREA
3SUNSET STRIP –
HOLLYWOOD HILLS WEST

JUST LISTED

— CALIFORNIA CONTEMPORARY



5BR | 5.5 BA | Pool | 4,391 SF | Lot Size 14,967 SF

A quintessential California contemporary residence has been entirely reimagined and rebuilt as a private retreat designed for tranquil enjoyment and sublime entertaining. Awash in light, a open floor plan, with voluminous ceilings, museum lighting, spacious gallery walls, and handsome wide-plank, hand distressed oak floors, flows seamlessly to the outdoor living area, with its custom pool and spa, outdoor kitchen, large grassy yard and generous terraces. Every finish, fixture and detail has been selected and crafted for quality and bespoke sophistication. A home of impeccable design in Laurel Hills, this rare property embodies harmonious living at its very finest.

BROKER'S OPEN & OPEN HOUSE:
TUESDAY, AUG 8 FROM 11AM-2PM
SUNDAY, AUG 13 FROM 2-5PM



SHAWN KORMONDY
323.638.7567
Skor@SkorREG.com



8629 Edwin Dr,
Los Angeles, CA 90046
Offered at : \$4,188,000
www.8629Edwin.com



KW BEVERLY HILLS
KELLER WILLIAMS REALTY

AREA
3

SUNSET STRIP -
HOLLYWOOD HILLS WEST



1317 CORDELL PLACE, PRIME SUNSET STRIP

SOPHISTICATED AND INVITING IN EVERY ASPECT, THIS LOWER DOHENY TRADITIONAL CAPTURES GLAMOUR AND STYLE OF OLD HOLLYWOOD WITH ALL THE CONVENIENCES AND TECHNOLOGY OF MODERN LIVING. LOCATED ON QUIET CUL-DE-SAC, FULLY RENOVATED, EXTRAORDINARY DESIGN AND ATTENTION TO DETAIL - PERFECT FOR INDOOR/OUTDOOR ENTERTAINING. DRAMATIC LIVING ROOM WITH BEAMED CEILING OVERLOOKS STUNNING POOL/SPA, CITY VIEWS, AND OPENS TO PATIO WITH FIREPLACE. STATE-OF-THE-ART KITCHEN, FORMAL DINING ROOM AND SEPARATE WOOD-PANELED MEDIA ROOM/OFFICE. LIGHTING, WHOLE-HOUSE SOUND, SECURITY AND MORE ARE FULLY AUTOMATED WITH CONTROL4 TECHNOLOGY. CHARMING AND RUSTIC WRITER'S COTTAGE WITH CITY VIEWS, STONE FLOORS AND FIREPLACE, AND LARGE BRICK PATIO. TROPHY PROPERTY FOR THE MOST DISCERNING BUYER!
ALSO AVAILABLE TURN-KEY FURNISHED!

WWW.1317CORDELLPLACE.COM OFFERED AT \$4,569,000



GLOBAL
LUXURY

JAMES HANCOCK

"A Name You Can Trust"

(310) 777-6351 james@jameshancock.com



AREA
6
BRENTWOOD



289 S. BARRINGTON AVE #A-107

Gated development on over 4 Acres

Mid-Century Resort Style condominium with 2 large pools. 2 bdrm & 2 bath spacious corner unit with tree-top views, hardwood floors, terrace off master, quiet location in heart of Brentwood, walk to North Barrington shops, bistros, Starbucks. This unit faces south to LA Park Baseball Field and Tennis Courts – Very Private.

Offered at Only \$789,000
By Appointment

Jack Brown
310.429.3781
JackBrown@RodeoRE.com
CalBRE#01079890

JACK BROWN
ESTATE PROPERTIES



RODEO REALTY

Newer Construction - 3 + 2

\$839,000



11715 GOSHEN AVE #103
TUESDAY 11-2 & SUNDAY 2-5PM



Contemporary newer construction 3 bed, 2 bath condo in the heart of Brentwood - close to popular shopping & dining in a very central location. A quiet rear unit with beautiful French oak floors, patio & living room with fireplace. Stainless steel appliances

in the kitchen accented with glass tile back splash. Spacious master has very large walk in closet, a unique modern soaking tub & walk in shower. 2 addl bedrooms that are good size & well-appointed. Roof Deck and Gym along with guest parking.



Dan Nessel
310-365-0195



Charlee Nessel
310-755-8180



3130 Wilshire Blvd Ste 100 Santa Monica CA 90403
www.NesselHomes.com

AREA
10

WEST HOLLYWOOD VICINITY

NORMA PLACE CHARMER

8987 NORMA PLACE, WEST HOLLYWOOD, CA 90069



BROKERS OPEN ON TUESDAY 8/8 - 12-3PM



Charming and beautifully renovated light-filled Spanish on prime street in the Norma Triangle. Main house has 2 beds + 1 ¾ baths (one with tub/shower) and a detached guest unit (possible 3rd bedroom) with ¾ bath. Walled, gated, hedged and extremely private. Front courtyard/patio with relaxing fountain and backyard with gorgeous landscaping. 2nd bedroom has sitting room (or office niche area) that overlooks the front patio/garden, and it has a separate entrance as well. In addition, there are hardwood floors, high ceilings, an open floor plan and French doors in the master bedroom that lead to the backyard. Newer SS appliances, recessed lighting, electric security gate, security lighting, alarm system and more. Minutes from Beverly Hills, shops and restaurants on Robertson Blvd and the Sunset Strip.

Proudly offered at \$1,635,000

www.8987NormaPlace.com



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Represented by
CYNTHIA LAND

CalBRE License #01339977

Estates Director

310.308.6660

STUNNING NEW CONSTRUCTION (2014) MODERN HOME



5136 Melrose Ave, Los Angeles 90038 | \$1,079,000

OPEN TUESDAY 8/8 11-2PM



New Construction: Built in 2014 by renowned Lennar Homes, this stunning 3 BR / 3.5 BA contemporary home w/ a ton of natural light is situated in a private & secure gated community in an A+ central location w/ easy access to Paramount Studios, Larchmont, Koreatown, Miracle Mile & more. Approx: 1834 Sq Ft of pure comfort w/ an addt'l approx: 550 Sq Ft private rooftop lounge w/ epic views of the City & Hollywood sign! Open floor plan featuring a modern Chef's kitchen w/ top of the line cabinets, Caesarstone countertops & premium stainless steel appliances. Off the kitchen, the dining & living rooms connect making the great room perfect for entertaining. All 3 spacious bedrooms are en-suite & the Master Bedroom features a massive walk-in closet & double vanity. Home also features a direct access 2-car attached garage w/ smart car hook-ups; Plenty of storage; Private laundry room; Central Air/Heat; 9 ft. high ceilings; Solid hardwood floors; Alarm w/ automated locks & addt'l bonuses throughout. Must see!

www.5136Melrose.com



310.722.0744 | Tony@TonyBerns.com | TonyBerns.com | Beverly Hills North | CalBre# 01737527

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AREA
21

SILVER LAKE – ECHO PARK

NEW CONSTRUCTION - ECHO PARK



1880 & 1882 Lucretia Ave in Echo Park
Enjoy evening views with music & wine on Tuesday 5-8PM.

Luxury multi-level townhome located at the top of Lucretia Avenue in highly sought-after Echo Park. Standing 3-stories tall, these homes offer panoramic views of Downtown Los Angeles, the Hollywood sign, Echo Park Lake and all the way to Wilshire. Inside you will find designer appointed modern finishes with

up to 3,000 sq ft living space. Each townhome boasts a large bonus room, 5 decks, a private fenced yard and private two car garage. Close to Dodger Stadium, Elysian Park and Echo Park Ave.

Offered At **\$1,550,000**



Bailey Cunning
 310.896.5703

Multiple units available to see.
 August 8th 5-8PM
baileycunning.com



Whitley Hts Mediterranean

AREA
30

HOLLYWOOD HILLS EAST



2023 KENDRA CT
8/8/2017 11-2

Elegant Mediterranean owned by renowned Interior Designer in gated community of five homes in Whitley Hts. Hi ceilings provide loads of natural light. Italian Carrera marble eat-in kitchen. FDR, two master suites, den, office, powder room,

three fireplaces. Front and rear patios for outdoor entertaining, Views of the Hollywood sign, the Observatory and beyond. Great location, close to Hollywood Bowl, transportation, and the finest Hollywood restaurants

Offered At **\$1,995,000**

Ken Church
323-762-2519

118 N. Larchmont
Los Angeles, CA.90004



AREA
93

EAGLE ROCK



1910 EAGLE ROCK CRAFTSMAN

OPEN
TUE 11-2



JOHN AAROE GROUP



1336 Hepner Avenue | Eagle Rock

Offered at \$969,000




STEVE SANDERS

323.828.6471
ssanders@aaroe.com
stevesandersre.com

A visionary remodel and expansion has turned this charming, historic Eagle Rock bungalow into 1,696 square feet of light, bright spacious living. Set on a short, quiet street in the heart of one of the trendiest communities in Northeast LA, the home boasts a sweeping open plan that flows smoothly from the living and dining areas to the modern kitchen with breakfast bar, stainless steel appliances and sleek lighting. Wide glass double doors off the living room area open to a wooden deck, stone patio, and bi-level yard with fruit trees. Gleaming hardwood floors, recessed lighting, and custom wood-framed windows and doors enhance the easy, elegant feeling. Off the hallway are two bedrooms and a full bathroom plus a laundry area with half bath. The master suite has a roomy walk-in closet and a spacious bath with dual sinks and walk-in shower. A garage completes this exceptional find.


TUESDAY

01 Beverly Hills Single Family

1218 BENEDICT CANYON DR		Open 11-2	NEW
\$13,750,000		6+8 MEDITERRANEAN	
REDECORATE, REMODEL, OR REBUILD ON OVER AN ACRE			
<p>Tucked behind a long and stately driveway, this secluded estate rests beautifully on over an acre of breathtaking park-like grounds.</p>			
			
MLS#17-256422 Richard Maslan 310.858.5473 HILTON & HYLAND		HiltonHyland.com	

1150 LAUREL WAY		Open 11-2	NEW
\$7,450,000		3+5 1sty-TRADITIONAL	
RARE OPPORTUNITY TO BUILD ESTATE IN BEVERLY HILLS			
<p>Located on one of the most coveted streets in Beverly Hills, this exceptional offering presents the rare opportunity to design and build a true dream estate. Situated among \$30 million plus homes just behind The Beverly Hills Hotel, the street-to-street lot showcases nearly 20,000 square feet of build-able land and is surrounded by mature canyon trees for a feeling of absolute privacy and solitude. A phenomenal development property for the discerning buyer.</p>			
			
MLS#17-256286 R. Schwartz & M. Umansky 310-383-5949 THE AGENCY		Dryer,Grbg Disp,Fridg,Wshr	


1088 N HILLCREST RD		Open 11-2	NEW
\$11,995,000		4+6 MODERN	
CHIC & SOPHISTICATED MODERN ESTATE IN TROUSDALE			
<p>Behind gates on one of Trousdale's best streets, this beautiful modern estate has been completely rebuilt. Situated on a large 25,000 sf lot with expansive views from Beverly Hills to the ocean. Large motor court, high ceilings thru-out, gourmet kitchen, a luxe master suite overlooking pool and views features a huge walk-in closet + gorgeous master bath with book matched Calcutta slabs. Infinity pool + spa and a great outdoor area for indoor/outdoor entertaining. Smart House Automation System.</p>			
			
MLS#17-253080 Kurt Rappaport 310-860-8889 WEA		Bit-Ins,Dshwshr,Frzr,Rng/Ovn,Fridg	


801 N SIERRA DR		Open 11-2	red
\$12,350,000		8+10 TRADITIONAL	
JUST REDUCED IN BEVERLY HILLS NORTH OF SUNSET			
<p>Poised on over a half acre corner lot North of Sunset sits this stunning Beverly Hills traditional home. The perfectly manicured grounds come complete with a large pool and spa, oversized patio area for dining and generous yard space. Four generous sized bedrooms, large kids den/media room and spectacular wood paneled library complete the second story. Gated for utmost privacy with motor court and 5-car garage.</p>			
			
MLS#17-228858 Rochelle Maize 310-968-8828 NOURMAND & ASSOCIATE		Bit-Ins,Dshwshr,Dryer,Phone Sys,Rng/Ovn	

1118 TOWER RD		Open 11-2	NEW
\$9,995,000		5+6 2sty-CONTEMP MED	
GORGEOUS NEW SPANISH CONTEMPORARY			
<p>This 5bed/6bath smart home by SODA blends Spanish & Contemporary w/ superior craftsmanship & is integrated w/ Nest Thermostat, Gemini Security System, Lutron lighting & speakers. First floor includes a formal living room ensuite to a dining area & chef's kitchen w/ walnut cabinetry & high-end appliances. Second floor has 3 junior suites, walk-in closets, & balconies. In the master, French doors open to a balcony overlooking the landscape. The backyard has a pool/ spa, patio, elevated terrace, & BBQ</p>			
			
Rosenfeld/Giese/Lafoon 310-595-5915 MERCER VINE		Open House 8/8 11-2pm & 8/13 2-5pm	

570 CHALETTE DR		Open 11-2	red
\$7,095,000		5+6 CONTEMPORARY	
TROUSDALE ESTATE PRICE REDUCTION			
<p>Contemporary, single-story home in desirable Trousdale. This home includes high ceilings, marble floors & hand-painted finishes throughout the living, dining, and family rooms. Remodeled chef's kitchen with highest quality appliances, and a center island with breakfast bar. The large master suite has a remodeled bath & sitting area. All the guest rooms & master suite lead out to a sumptuous backyard w/ a pool, spa, fire pit, fountain & views spanning from the city to the ocean.</p>			
			
Doris Safizadeh 310-888-3369 NOURMAND & ASSOCIATE		Dessert Served	

1119 SCHUYLER RD		Open 11-2	NEW
\$9,995,000		4+4 1sty-TRADITIONAL	
FABULOUS SINGLE STORY HOME ON 30,262 SF LOT SELLER MOTIVATED			
<p>Beautiful single story home on lower Schuyler on large 30,262 sq ft lot with private park like setting and endless mature trees. Sitting directly across the street from one of Beverly Hills largest and most iconic properties. Wonderful move-in condition with open spacious living room opening to the pool and majestic grounds and setting. Wonderful kitchen w/breakfast room, formal dining, terrific master w/ doors opening to the pool area and beautiful kids bedrooms. Beverly Hills School District.</p>			
			
MLS#17-251450 Ginger Glass 310-927-9307 COLDWELL BANKER		Bit-Ins,Dshwshr,Dryer,Frzr,Grbg Disp	


503 N PALM DR		Refresh. 11-2	red
\$6,650,000		6995000 5+6 2sty-CONTEMP MED	
NOW THE BEST VALUE IN THE FLATS!			
<p>TRUST SALE! IMMACULATE & SPACIOUS 2STY GATED CONTEMP. MEDITERRANEAN ESTATE IN A MOST CONVENIENT LOCATION. RENOVATED/EXPANDED IN 1997. FLEXIBLE PLAN FOR ONE OR MANY. 3 LG BDRM SUITES (INCLUDING A GENEROUS MASTER W/FP/HUGE WALK-IN) + SOLARIUM/GYM UP. 1BD + TWO ROOM/2 BA GUEST UNIT DOWN. 2 SEPARATE OFFICES DOWN + BIG VAULTED-CEILING FAMILY RM W/BAR. SUNNY CENTER-ISLE KITCHEN/BRKFST AREA OPENS TO RESORT-LIKE YARD W/PATIOS/PL/SPA/WATER FEATURE. DIRECT-ENTRY 2 CAR GARAGE & SUPERB OFF-STREET PARKING.</p>			
			
MLS#17-235632 MICHAEL J. LIBOW 310-285-7509 CBRB - BH S		WWW.503PALM.COM	

605 N ARDEN DR		Lunch 11-2	NEW
\$9,995,000		5+6 2sty-MEDITERRANEAN	
GRAND UPDATED MEDITERRANEAN ESTATE ON PRIME ROAD			
<p>GLAMOROUS, UPDATED, & SPACIOUS 2STY MEDITERRANEAN WITH AUTHENTIC DECO-ERA DETAILS. DRAMATIC ENTRY WITH SWEEPING STAIRCASE LEADS TO SUNLIT ROOMS WITH WOOD & STONE FLOORS. 4 GENEROUS BEDROOM SUITES + FAMILY AREA UP. MAID'S QUARTERS DOWN. SEPARATE LIBRARY & FAMILY ROOM. FABULOUS CENTER-ISLE KITCHEN WITH NEW APPLIANCES. KITCHEN & FAMILY ROOM OPEN TO RESORT-LIKE GROUNDS WITH POOL, PATIOS, SPORT COURT, AND ELEVATED VIEWING TERRACE. PERCHED ABOVE THIS MOST DESIRABLE QUIET ROAD FOR MAXIMUM CURB APPEAL.</p>			
			
MLS#17-257416 MICHAEL J. LIBOW 310-285-7509 CBRB - BH S		WWW.605ARDEN.COM	


510 ARKELL DR		Open 11-2	red
\$5,995,000		6495000 4+5 MID-CENTURY	
MOST DESIRABLE AREA OF BEVERLY HILLS "TROUSDALE"			
<p>Classic California living with this light-filled home in a tranquil hillside location with lush vegetation. Floor-to-ceiling windows & airy open plan layout allow light to stream throughout & provide a seamless flow between indoor & outdoor space. Large master suite with generous closet space. Living & family rooms have woodburning fireplaces. Spacious dining room and kitchen with breakfast area. Entertain your guests in the verdant backyard with pool and serene view. Ample parking.</p>			
			
MLS#17-228016 Janet Rivani 310-560-5558 NELSON SHELTON		OPEN SUNDAY AUGUST 13th FROM 2-5 PM	


TUESDAY

01 Beverly Hills		<i>Income</i>
462 S BEDFORD DR	Open 11-2	NEW
\$2,850,000	2sty-MID-CENTURY	
	FIRST OPEN HOUSE. BOTH UNITS ACCESSIBLE	
Downstairs unit is a wide-open floor plan with natural light coming through a wall of glass. French stressed Oak floor, remodeled kitchen w/center island, stainless steel appliances, recess lighting, new bathrooms. Upstairs unit has a large patio deck and sliding dual-pane glass doors off the large dining room. Central heat and air, both units with washer and dryer in unit. Each unit has its own 2-car garage with 6 car total parking. Close to Beverly High school and Roxbury park.		
MLS#17-241652	Dshwshr,Dryer,Grbg Disp,Fridg,Wshr	
Christophe Collet COLDWELL BANKER RESI	310-739-2466	

01 Beverly Hills		<i>Lease</i>
605 N ARDEN DR	Lunch 11-2	NEW
\$27,000	5+6 2sty-MEDITERRANEAN	
	GRAND UPDATED MEDITERRANEAN ESTATE ON PRIME ROAD	
GLAMOROUS, UPDATED, & SPACIOUS 2STY MEDITERRANEAN WITH AUTHENTIC DECO-ERA DETAILS. DRAMATIC ENTRY WITH SWEEPING STAIRCASE LEADS TO SUNLIT ROOMS WITH WOOD & STONE FLOORS. 4 GENEROUS BEDROOM SUITES + FAMILY AREA UP. MAID'S QUARTERS DOWN. SEPARATE LIBRARY & FAMILY ROOM. FABULOUS CENTER-ISLE KITCHEN WITH NEW APPLIANCES. KITCHEN & FAMILY ROOM OPEN TO RESORT-LIKE GROUNDS WITH POOL, PATIOS, SPORT COURT, AND ELEVATED VIEWING TERRACE. PERCHED ABOVE THIS MOST DESIRABLE QUIET ROAD FOR MAXIMUM CURB APPEAL.		
MLS#17-257732	WWW.605ARDEN.COM	
MICHAEL J. LIBOW CBRB - BH S	310-285-7509	

702 N ROXBURY DR		Open 11-2	632R1	NEW
\$25,000	5+7	2sty-MEDITERRANEAN		
	OUTSTANDIN BEVERLY HILLS FLATS RENTAL			
Recent (1994) construction. Excellent center hall floor plan with large rooms. Cheerful natural lighting. Spacious step down living room, formal dining room, paneled library, large family room with access to rear amenities. Kitchen with chef's center island. Exceptional master apartment with office/sitting room, access to rear terrace, double closets, and double baths. 3 additional 2nd floor family bedroom suites each with closet and bath. 3-car attached garages, gated motor court. Pool and spa.				
MLS#17-254922	Blt-Ins,Cent Vac,Dshwshr,Dryer,Frzr			
Barry Scott COLDWELL BANKER BHN	310-278-8033			

10000 SANTA MONICA BLV		Refresh. 11-2	NEW
\$24,500	2+3	MODERN	
	ESTATE PENTHOUSE RESIDENCE AT TEN THOUSAND		
Brand new, modern 2 bed, 2.5 bath corner penthouse residence with floor-to-ceiling glass, 14-ft ceilings, hardwood flooring, sweeping views from Beverly Hills to downtown LA. Exclusive access to 75,000 sq ft of amenities featuring indoor & outdoor pools, spa, fitness center, tennis court, yoga, TRX, and Pilates studios, indoor/outdoor theaters, a lounge with complimentary breakfast daily and a full bar. Hospitality-style service by a house staff of over 70; lifestyle and wellness concierges.			
TEN THOUSAND LEASING	310-556-0001		


02 Beverly Hills Post Office		<i>Single Family</i>
1404 DAWNDRIDGE DR	Open 11-2	NEW
\$12,750,000	6+7 MEDITERRANEAN	
	8,600sqft estate features views of Century City and the Pacific Ocean. Majestic entry hall with grand sweeping staircase. Perfect for entertaining, the public rooms include a vast living room w/ fireplace, large formal dining room adjacent family room with bar and library. Spectacular indoor/outdoor flow with walls of glass that open to pool, outdoor living room and covered dining room.	
MLS#17-255152	Blt-Ins,Dshwshr,Elvtr,Rng/Ovn,Fridg	
Mauricio Umansky THE AGENCY	424-230-3701	

1404 DAWNDRIDGE DR	Open 11-2	NEW
\$12,750,000	6+7 MEDITERRANEAN	
	"STYLE AND SUBSTANCE"	
Sited up a long private driveway, sits a glamorous Italianate Villa. Minutes to the Beverly Hills Hotel, this approx. 8,600sqft estate features views of Century City and the Pacific Ocean. For more information, please visit www.DawnridgeDrive.com.		
MLS#17-255152	Drew Fenton HILTON & HYLAND	
310.858.5474	Co-Listed w/ Mauricio Umansky	

9212 HAZEN DR		Open 11-2	NEW
\$11,350,000	5+5	TRADITIONAL	
	ELEGANT, PRIVATE & GATED TRADITIONAL TENNIS COURT ESTATE		
An ultra private, gated Traditional tennis court Estate designed by renowned Trip Haneisch. Tucked away on an approx. 50k sq. ft. lot filled with lush landscaping for the utmost privacy. A bright & spacious family room features elegant details, coffered ceilings & walls, bay windows, built-in bookshelves & fireplace. The ultra-chic kitchen has marble counter tops/back splash & a cozy breakfast nook with room for the entire family. A grand formal dining room is perfect for dinner parties.			
Branden & Rayni Williams HILTON & HYLAND	310.691.5935	WILLIAMS & WILLIAMS	

1350 SHADYBROOK DR		Open 11-2	NEW
\$5,495,000	5+6	MODERN	
	PRIVATE MODERN OASIS ON CUL-DE-SAC IN LOWER BENEDICT CANYON		
Recently extensively remodeled in a European style w/no expense spared:50 slabs of rare stone throughout, custom Poggenpohl glass kitchen, Miele appliances, Dornbracht faucets, indoor movie theatre w/built in screen & Sub Zero beverage center. Fleetwood doors & windows connect the open concept kitchen & living area to the outdoor living space. Infinity edge pool w/25ft cascade water wall & fire feature. Crestron system controls lights, shades, fireplaces, AC, pool, water features & sound system.			
MLS#17-257272	MARC NOAH SOTHEBY'S		
310.968.9212	WWW.1350SHADYBROOK.COM		

2552 BENEDICT CANYON DR		Lunch 11-2	NEW
\$3,750,000	3+3	ARCHITECTURAL	
	PROGRESSIVE CARAVAN LUNCH SERVED		
See Full Page Ad. Progressive maps available with each participant. Progressive Open House featuring 10 nearby properties. Join us for lunch catered by Fundamental LA. Refreshments, Desserts, Cupcakes, Cookies and Coffee too!			
MLS#17-249572	Di Prizito Rey COLDWELL BANKER		
310-266-2777	2552BenedictCyn.com		

1433 SUMMITRIDGE DR		Open 11-2	red
\$3,180,000	4+4	CONTEMPORARY	
	SPECTACULAR CITY, OCEAN AND CANYON VIEWS		
Remodeled 3-story 4 bdrm, 4 bth home located in the prestigious BHPO. Gourmet chef's kitchen featuring SS appliances, center island & breakfast bar. Open floor plan w/ bamboo hardwood flooring & spacious living room w/ wood burning fireplace and French doors leading to the huge covered deck. Spacious master bdrm w/ spa-like master bath. This home has the perfect flow for indoor/outdoor entertaining. 2nd level down includes another kitchen w/ washer & dryer, which could be rented out separately.			
MLS#17-229804	D. Kramer A. Buss HILTON & HYLAND		
310.691.2400	www.DavidKramerGroup.com		

TUESDAY

2753 DEEP CANYON DR	Open	12-12	red
\$2,750,000	2890000	5+4	
TRADITIONAL			
THE BEST PRICED HOUSE IN DEEP CANYON			
An inviting open floor plan features a step down living room, formal dining room, upgraded kitchen with top of the line stainless steel appliances that opens to the family room. Walls of glass open to a stunning yard with pool overlooking the canyon. Both living room and family room have fireplaces. Upstairs master with sitting area and 3 more bedrooms. An additional family rm/screening rm is up stairs. Use of 4 community tennis courts, 24 hr security and desirable Warner school.			
MLS#17-219040			
Afa Shafa		310-424-1122	
JOHN AAROE GROUP		Blt-Ins,Dshwshr,Grbg Disp,Hood Fan	

9713 OAK PASS RD	Open	11-2	rev
\$2,795,000	4+4	CONTEMPORARY	
CONTEMPORARY HOME BEHIND THE PRIVATE GATES OF OAK PASS ROAD			
Updated Contemporary situation behind the private gates on Oak Pass Road. Enjoy stunning sunsets and views from most of the rooms. Large living and dining room share a central fireplace. Up to date kitchen, stainless steel appliances. TV/Media room with French doors opening to balcony. Large master suite with walk in closet. Hardwood floors and high ceilings.			
MLS#17-238916			
Jeff Hyland		310.278.3311	
HILTON & HYLAND		Available For Lease \$15,000/mo	

2029 COLDWATER CANYON DRIVE	Lunch	11-2	592F3	red
\$2,500,000	2675000	3+5	1sty-CAPE COD	
LUXURIOUS GATED MINI ESTATE				
Circular driveway in front, and a rare second entrance in back provide discrete access & parking. Completely redone with quality materials/finishes throughout. Gourmet kitchen includes Subzero refrig., Wolf range, Miele Espresso maker, wine storage. Master Suite features steam shower/spa tub and walk-in closet. 2nd Bedroom has its own bathroom. Den/guest room. Studio/guest over garage. The lush green outdoor area includes a pool/spa, tall hedges, outdoor kitchen with Viking grill, pizza oven.				
MLS#SR16727136CN				
Mark Berger		323-697-5983		
KELLER WILLIAMS RE		Range,Hood,Refrigerator,Washer&Dryer		

13425 JAVA DR	Open	11-2	rev
\$2,495,000	3+3	ARCHITECTURAL	
PROGRESSIVE BROKERS OPEN			
Mid-century modern home with spectacular 180-degree jetliner views of the valley lights and mountains. 3 bedroom, 3 bath house has a top floor master suite with views, sitting area, oversized walk-in closet, master bath and large terrace. Great flow from the public entertaining rooms to the pool which over looks the panoramic views. The home is very private situated on a rustic cul-de-sac street but in close proximity to the city, hiking trails and the studios.			
MLS#17-221784			
J.Babajian/M.Rabbani		310-623-8800	
RODEO REALTY - BH		www.13425javadrive.com	

1590 BENEDICT CANYON DR	Refresh.	11-2	rev
\$5,800,000	6+8	ARCHITECTURAL	
GRAND CONTEMPORARY HOME			
Enter through a glass pivot door into a great for entertaining floor plan with grand scale living room, 24 feet high floor-to-ceiling fireplace and a modern lounge/family room with fireplace and glass folding doors that open to the beautiful backyard with sparkling spa and pool. The first floor offers an admirable dining room with butler's area and wet bar that continues to a fully-equipped kitchen with stainless steel appliances, dual refrigerators complimented by Center Island.			
MLS#17-228518			
Vangelis Korasidis		310.247.1500	
COLDWELL BANKER RESI		BBQ,Cbl,Dshwshr,Dryer,Micro,Other	

2261 BOWMONT DR	Open	11-2	rev
\$2,195,000	3+3	TRADITIONAL	
THE PERFECT BEVERLY HILLS RETREAT			
This beautifully updated retreat features an open floor-plan with new hardwood floors throughout, formal dining room, eat-in kitchen with sky light and new appliances, and lush grounds with plenty of outdoor entertaining space. This light & bright home is surrounded by mature trees, landscaped grounds and an expansive front lawn that sets a serene backdrop- perfect for indoor/outdoor Southern California Living. Just minutes from the heart of Beverly Hills, in Warner Avenue school district.			
MLS#17-253722			
Rochelle Maize		310-968-8828	
NOURMAND & ASSOCIATE		Dshwshr,Dryer,Frzr,Micro,Rng/Ovn,Other	

2511 BENEDICT CANYON DR	Open	11-2	rev
\$4,195,000	5+7	CONTEMPORARY	
PROGRESSIVE BROKERS OPEN			
Private entrance off Benedict Canyon, into an open floor plan with soaring two story ceilings, including a spectacular brand new kitchen equipped with top of the line appliances. Near the dramatic front entrance is an en suite bedroom which perfectly doubles as a home office. The bdrm wing features 4 en suite bdrms, a large laundry room and a luxurious master suite with two spacious his and her bathrooms and walk-in closets. With a two car garage and 5 additional parking spaces.			
MLS#17-243032			
J.Babajian/K.Olson/A.kir		310-623-8800	
RODEO REALTY - BH		www.2511benedictcanyon.com	


2282 COLDWATER CANYON DR	Open	11-2	rev
\$1,995,000	5+4	CONTEMPORARY	
CHARMING MIDCENTURY, BEST VALUE IN COLDWATER CANYON			
Urban sophistication and suburban tranquility together in one property, this home presents a tremendous opportunity to remake a true Midcentury in their own image. Possessing excellent bones and ideal flow between entertainment and private spaces, the property takes the excellent light and natural "feel" to their fullest. Lush surroundings frame the backyard and pool where the rest of the city feels hundreds of miles away.			
MLS#17-248552			
Ari Afshar		310-738-5180	
COMPASS		AriAfshar.com/Coldwater	

2870 BENEDICT CANYON DR	Open	1-2	rev
\$3,392,000	4+4	2sty-MID-CENTURY	
DESIRE BEGINS HERE			
Very quiet and private Mid-Century designed to embrace panoramic canyon views from nearly every room. Just minutes from the best nightlife and restaurants Beverly Hills has to offer, it's a gorgeous gated retreat nestled among verdant hills, perfect for entertaining and indoor/outdoor living. Hardwood floors, clean lines, skylights and an open floor plan imbue the rooms with serenity and luminous beauty. Beautiful pool, patio, lush grounds, and detached gym. A truly harmonious oasis.			
MLS#17-228868			
S Apelian/J Rey		323-804-3400	
CB BEVERLY HILLS S.		www.StephenApelian.com	


2121 EL ROBLE LN	Open	11-2	rev
\$1,898,000	2+4	2sty-CONTEMPORARY	
TONS OF LIGHT WITH TREE TOP VIEWS			
Nestled in the topography of Beverly Hills, this idyllic property boasts seclusion amongst lush foliage while moments from the city's premier shops and restaurants. A wealth of natural light compliments the homes minimalist design that features subtle yet bold finishes. The great room, defined by a cathedral ceiling with exposed beams, flaunts oversized windows and tree top vistas, with direct access to back deck. An additional downstairs Rec Room is ideal for a studio, office or bedroom.			
MLS#17-229746			
Rick Ojeda		31-902-7676	
PARTNERS TRUST BH		VIEW DECK & BONUS STUDIO/OFFICE SPACE	

TUESDAY


02 Beverly Hills Post Office *Lease*

2743 ELLISON DR		Refresh.	11-2	NEW
\$1,999,000	3+4	CONTEMPORARY		
				
<p align="center">LOADS OF LIGHT AND MODERN FINISHES!</p> <p>Beautifully remodeled warm contemporary w/maple paneled ceilings, open living room w/wood burning fireplace, open floor plan all with large sliding glass doors opening to backyard, pool and great entertaining space and grassy area. Gorgeous master bath, bamboo wood floors throughout, bright sunny/private backyard with panoramic views above. Exquisite details using limestone, porcelain tile, recessed lighting throughout, stainless appliances and all new electrical, plumbing and insulation.</p>				
MLS#17-238726		Ari Afshar 310-738-5180		
Ari Afshar COMPASS		AriAfshar.com/Ellison		

03 Sunset Strip - Hollywood Hills West *Single Family*

7107 MACAPA DR		Lunch	11-3	NEW
\$7,499,600	5+8	3sty-ARCHITECTURAL		
				
<p align="center">CUSTOM DESIGNED ARCHITECTURAL WWW.7107MACAPA.COM</p> <p>Nestled in highly desired Hwd Hills w/ explosive city lights & mountain views. A work of art! Refined design aesthetic includes: interior open courtyard, floating open tread staircase, floor-to-ceiling automated pocket door systems, built in custom cabinetry, amazing home theater-screening room. Nearly 6000 sf, 5 bedrooms, massage room, maids suite, 8 baths. Situated on a private 17,500 sf lot with panoramic views, zero-edge pool, outdoor kit/bar, spa & state-of-the-art home automation system.</p>				
Omega Group-Todd Michaud 310.429.8191		www.OmegaGroup.LA		
KELLER WILLIAMS HH				

8629 EDWIN DR		Open	11-2	NEW
\$4,188,000	5+6	2sty-CONTEMPORARY		
				
<p align="center">BRAND NEW RENOVATION- CALIFORNIA CONTEMPORARY RESIDENCE!</p> <p>A quintessential California contemporary residence has been entirely re-imagined and rebuilt as a private retreat designed for tranquil enjoyment and sublime entertaining. Awash in light, an open floor plan, with voluminous ceilings, museum lighting, spacious gallery walls, and handsome wide-plank oak floors, flows seamlessly to the outdoor living area, with custom pool & spa, outdoor kitchen, large grassy yard and generous terraces. Located in Wonderland School District.</p>				
MLS#17-256984		Shawn S. Kormondy 323-638-7567		
KW BEVERLY HILLS		Blt-Ins,Dshwshr,Grbg Disp,Hood Fan,Micro		


1427 QUEENS RD		Open	11-2	NEW
\$3,885,000	4+4	3sty-MEDITERRANEAN		
				
<p align="center">BEAUTIFUL MEDITERRANEAN ESTATE</p> <p>Elegant designer done Mediterranean with contemporary influences. Street to street lot makes for easy access and parking. Gourmet chef's kitchen w/ Sub Zero, Viking range, large center island, Caesarstone and custom cabinetry throughout. 5 decks and patios, screening room, hard wood floors throughout. Luxurious master retreat w/ explosive views, steam shower & private outdoor garden terrace. Property secured by hedging and gates w/ camera system. Custom pool for warm Summer days and nights.</p>				
Jim Noonan 310-801-8182		Other		
COLDWELL BANKER BHN				

3751 MULTIVIEW DR		Open	11-2	NEW
\$2,695,000	4+5	2sty-CONTEMPORARY		
				
<p align="center">COMPLETELY RENOVATED CONTEMPORARY CALIFORNIA BUNGALOW</p> <p>This 4bed/5bath home presents master craftsmanship offering an elegant lifestyle. An open floor plan blends indoor/outdoor living, as the home's windows & skylights bathe every room in natural light. The gourmet kitchen includes cutting edge appliances & broad Calacatta counters. In the spacious master suite, French doors open to views of the surrounding landscape. Three junior suites encompass the basement level. Outside, a large deck leads to a pool/spa & looks out to views of the L.A. skyline</p>				
Rosenfeld/Naoe/Schiowitz 310-595-5915		Open House 8/8 11-2pm & 8/13 2-5pm		
MERCER VINE				

2015 OUTPOST DR		Open	11-2	red
\$3,595,000	4+5	FRENCH NORMANDY		
				
<p align="center">THE BEST VALUE FOR A TRUE ESTATE IN THE HILLS!</p> <p>Impressive French Normandy compound walled and gated. The high walls and lush landscaping create a private park-like setting. Dramatic stp-dn living rm featuring high ceilings, a large stately fireplace, hardwood floors, formal moldings, and tall glass-paned French doors opening to terraces and lawns. Professional chef's gourmet kitchen. Major master ste. Incredible theater/family rm The grounds are remarkable with a full kitchen, a 60 ft long private pool and separate gym/office/studio.</p>				
MLS#17-241318		Neal Baddin 323-793-7405		
COLDWELL BANKER RESI		BBQ,Blt-Ins,Dshwshr,Frzr,Grbg Disp,Other		

2655 BYRON PL		Open	11-2	red
\$3,395,000	5+5	2sty-TRADITIONAL		
				
<p>Wonderful traditional home, recently updated by Pali Haus with character design throughout, and ample natural light. This two-story home is split with four bedrooms, three bathrooms, and laundry on the upper level. The master bedroom has city views, an oversized built-out closet, and dramatic en-suite bathroom. The downstairs is appointed with wainscoting and the indoors flows seamlessly to the outdoors.</p>				
MLS#17-236474		Paul Blair 3109233467		
THE AGENCY		BBQ,Dshwshr,Dryer,Hood Fan,Rng/Ovn,Pool		

7814 WILLOW GLEN RD		Open	11-2	red
\$2,500,000	6+6	TRADITIONAL		
				
<p align="center">PLEASE STOP BY GREAT VALUE</p> <p>This home has a magnificent floor plan. Dramatic two story entry with circular staircase. Main level is designed for entertaining with an excellent flow. Living room with fireplace, large dining room leading to courtyard with fountain, outstanding gourmet kitchen with large pantry, exceptional breakfast room, and family room with fireplace and generous size family room. The upstairs boasts five spacious bedrooms with four baths.. Also for lease for \$12,500. A must see !</p>				
MLS#17-230982		Diane Sharp 3107400414		
KELLER WILLIAMS BEVE		Quality built gorgeous home!		

2450 SOLAR DR		Open	11-2	rev
\$15,900,000	5+7	CONTEMP MED		
				
<p align="center">LOCATED IN PRESTIGIOUS CELEBRITY ENCLAVE OF NICHOLS CANYON</p> <p>With approximately 15.3-acres of endless possibilities and incredible one-of-a-kind views of the city, ocean, and hills; this rare estate is incomparable to anything on the market. Once behind private gates, a circular drive leads to a dramatic, two-story foyer. The property comes with schematic design plans for an absolutely stunning, seven bedrooms, ten bathroom modern home. Once built, this has the opportunity to be one of the most prominent landmark properties in the Hollywood Hills.</p>				
MLS#17-210708		J.Babajian/A.Kirman 310-623-8800		
RODEO REALTY - BH		www.2450solarldr.com		

1317 CORDELL PL		Open	11-2	rev
\$4,569,000	3+3	1sty-TRADITIONAL		
				
<p align="center">ALSO AVAILABLE TURN-KEY FURNISHED!</p> <p>Capture the glamour & style of Old Hollywood w/ all the conveniences & technology of modern living. Located on quiet cul-de-sac, fully renovated, extraordinary design & attention to detail-perfect for indoor/outdoor entertaining. Dramatic LR w/ beamed ceiling overlooks stunning pool/spa, city views, & opens to patio w/ FP. State-of-the-art kitchen, FDR & separate wood-paneled media room/office. Charming & rustic writer's cottage w/ city views & patio. www.1317CordellPlace.com</p>				
MLS#17-221366		James Hancock 310-777-6351		
COLDWELL BANKER RESI		Bring or Send Clients!		

TUESDAY

6846 PACIFIC VIEW DRIVE	Open	11-2	rev
\$2,900,000	4+4.5	3sty-VILLA	




CHIC NEW BUILD EUROPEAN VILLA

Completed New Build European Villa on corner lot. Featuring 4 bedrooms "en suite" / 4.5 baths, bonus media room, wood floors, crown moldings, eat-in cook's kitchen with Viking appliances and formal dining separate. This home has a great flow with many rooms accessible to the walled and gated outdoor patios/verandas. The main living area flows out to a very large paved patio with planters and climbing foliage on the walls, water feature and then step down to a redwood deck surrounding your pool

MLS#17-244100
Rick Beck 310-990-7925
KELLER WILLIAMS - BH

Blt-Ins,Grbg Disp,Hood Fan,Rng/Ovn,Fridg

110 N MAPLETON DR	Open	11-2	NEW
\$22,500,000	6+12	FRENCH	



Le Chateau Rose, offered for sale for the first time since it was designed and built by a founder of Architectural Digest, the neo-classical architecture was inspired by the Petit Trianon, Marie Antoinette's summer palace in Versailles France. Italian marble and cherry wood floors, tennis court, pool and jacuzzi, waterfalls and fountains, paneled library, skylights, 6 bedrooms, 12 baths, wine cellar, media room, staff quarters with it's own kitchen, all on an acre of land.

MLS#17-255114
Lindsay Rae Galbraith 213-453-2020
SOTHEBY'S INTERNATIO

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

1276 SUNSET PLAZA DR	Open	11-2	rev
\$2,195,000	3+3	TRADITIONAL	




GREAT BUY IN SUNSET STRIP!

Charming traditional home on lower Sunset Plaza Drive - a great location just seconds away from trendy restaurants and shops on Sunset Blvd. This home has been beautifully maintained and combines charm and quality. Warm formal living room, separate dining room and chef's kitchen with a breakfast area. A cozy den that opens to an outdoor living and dining areas. Upstairs has a master suite with two large walk in closets and bath plus 2 additional bedrooms and bath! Take it to the next level!

MLS#17-242342
Mann/Marshall 310-740-1812
COLDWELL BANKER RESI

N of Sunset

425 PARKWOOD DR	Open	11-2	NEW
\$14,995,000	5+7	TRADITIONAL	



HOLMBY HILLS PAUL WILLIAMS TRADITIONAL ESTATE

Set behind private gates is this romantic 2-story Paul Williams traditional estate, featuring ~6,898 SF, 4 bedrooms plus guest suite & office, and 6 bathrooms. The stunning formal living & dining room, chef's kitchen & media room spare no expense. Luxurious master suite w/ separate his & hers private baths. Enjoy the 39,838 SF lot curated with mature trees, sprawling manicured lawn, heated pool & spa, & tons of areas for entertaining.

MLS#17-243356
Sally F. Jones/R. Chanin 310.691.7888
JOHN AAROE GROUP

www.425ParkwoodDrive.com

03 Sunset Strip - Hollywood Hills West Lease

8581 HOLLYWOOD BLVD	Open	11-2	NEW
\$35,000	5+4	CONTEMP MED	



IDYLICALLY LOCATED IN THE HEART OF THE SUNSET STRIP

Idyllically located in the heart of the Sunset Strip, this exquisite mediterranean contemporary estate is designed for ultimate privacy and entertainment. With its gourmet kitchen in the expansive main living space, glass doors open to the outdoor entertainment area. The private master suite includes a large walk-in closet, balcony, and stunning master bath. With the homes close proximity to some of the world's best shopping and restaurants, this epitomizes Los Angeles living at its finest!

MLS#17-256328
Aren Afsharian J. Nash 310.200.9323
HILTON & HYLAND

HiltonHyland.com

1456 STRADELLA RD	Open	11-2	NEW
\$6,950,000	7+8	CONTEMP MED	




GREAT PRICE!! MAGNIFICENT RESERVOIR VIEWS

Spectacular gated home located on one of the best streets of Bel Air. Breathtaking views of the Stone Canyon Reservoir. An abundant amount of natural light fills the home and views of Downtown can be captured from the master bedroom and backyard. Find elegance at every turn. With a marble entrance, scrolling staircase, large living room & stylish formal dining room, this home welcomes gatherings for hosting guests. The 7 bedroom masterpiece also includes a media room and study/office.

MLS#17-255594
Ari Afshar 310-738-5180
COMPASS

AriAfshar.com/1456Stradella

2157 MOUNT OLYMPUS DR	Refresh.	7-9	NEW
\$35,000	4+5	MODERN	



TWILIGHT OPEN HOUSE 7-9PM

Entertainer's modern estate w/panoramic views from Downtown LA to Catalina Island. Custom made wooden 10ft pivot door to a grand, open floor plan w/14ft high ceilings floor to ceiling windows, LED lighting throughout & smart system. Luxurious living area to an open lounge area, w/ floor to ceiling glass sliding windows overlooking infinity pool, Jacuzzi & entertainers back yard. Also available for sale.

MLS#17-243250
Monika Lis 310.994.7906
COLDWELL BANKER RESI

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

1957 LINDA FLORA DR	Refresh.	11-2	NEW
\$5,775,000	6+7		



MAGNIFICENT BEL AIR ESTATE OFFERS COMELETE PRIVACY

Magnificent Bel Air Estate located on a cul-de-sac street with Explosive 180-degree views. Grand entry with vaulted ceilings. Light and bright family room leads extended deck with infinity edge pool and spa, fire pit and built in barbecue - absolute privacy. Grand Master suite overlooks the spectacular views and features an opulent spa bath with Onyx countertops, custom bathtub and steam shower. All 6 baths brilliantly redone. Rare offering w/gated circular drive and spacious 3 car garage

MLS#17-255594
Suzanne and Pamela 818.427-7093
DILBECK / CHRISTIE'S

Sunset to Roscomare Rd to Linda Flora Dr

04 Bel Air - Holmby Hills Single Family

1211 STRADELLA RD	Lunch	11-3	NEW
\$32,500,000	7+10	TRADITIONAL	




BEL AIR TENNIS COURT ESTATE

Set behind gates on over 1.5 acres of lush park-like grounds, this Traditional offers 7BR +10BA of unparalleled quality & craftsmanship. Dramatic two story entry w/ limestone & marble. Large step down living room, formal dining & chef's kitchen w/ center island & finest stainless steel appliances. Master suite w/ fireplace, sitting area & private balconies looking at verdant canyons. Hardwood floors & high ceilings throughout. Amenities include library, night lit N/S tennis court & pool w/ spa.

MLS#17-256058
M. Nourmand S. Frankel 310-666-5822
NOURMAND&ASSOCIATES

Lease Price \$65,000/month

1221 ROBERTO LN	Refresh.	11-2	NEW
\$3,998,000	4+4	1sty-CONTEMPORARY	



GEM BEL AIR VIEW HOME

Re-imagined Rustic, ocean view home: This former celebrity compound comes alive with contemporary high-end finishes, open floor plan and numerous skylights that enhance the natural light and outdoor living for invigorating morning starts through tranquil evening and sunset ends. Nestled in the canyons of Bel Air's most glamorous estates, this home is a hidden gem and vantage point for the city's most spectacular views. Behind the walls, discover an oasis; enchanting and dynamic. Pool. Spa.

MLS#17-256058
MICHAEL HIATT 3104814342
SOTHEBY'S

BelAirViewTopHome.com

TUESDAY

X 1610 LINDAMERE PL		Lunch	11-2	NEW
\$3,495,000	5+4.5	2sty-CONTEMPORARY		




CLASSIC CONTEMPORARY - LUNCH 11-2, WINE/CHEESE 5-8

Dramatic vaulted post/beam ceilings, French door surround, decadent master suite, quiet and private on cul-de-sac off upper Stone Cyn. 5,134 sq ft - 5 beds, one set up as office w private patio & separate entry. 4.5 baths. Large kitchen w radiant floors & high-end appliances. Expansive Living-Dining-Family rooms w FP & organic indoor/outdoor vibe for entertaining. Room for pool. Peek-a-boo of reservoir from upper balcony. Parking for 4, tons of storage. Low PPSF for so much space and style!

Denise Rosner 310-508-9482
KELLER WILLIAMS BH

11222 CHALON RD		Open	11-2	rev
\$9,998,000	5+5	2sty-FRENCH		



SPRAWLING OUTDOORS WITH BIG VIEWS TO THE OCEAN

This French Regency-style estate is dramatically poised above beautiful Bel-Air, offering sweeping panoramic views of LA to the ocean. Radiating elegance and classic charm, it welcomes one into its impeccably-crafted interiors by way of stately columns, high ceilings, and wide, free-flowing hallways. The formal dining and living rooms all spill out onto sprawling outdoor leisure areas that include a stone patio with a reverse osmosis pool and wraparound terrace, enriched by formal gardens.

MLS#17-245524
Segal & Ojeda 310-902-7676
PARTNERS TRUST BH

Elevator, BBQ's, Water Filtration System

10524 SANDALL LN		Open	11-2	NEW
\$2,800,000	3+3	2sty-CONTEMPORARY		




BEAUTIFULLY REMODELED BEL AIR HOME WITH GREAT VIEWS!

This Bel Air home is beautifully remodeled with great VIEWS! There are 3 bedrooms/2.5 baths with a family room. Most rooms have fantastic views and access to the lovely yard and spa. There is a large living room with bar area and views of the canyon. A formal dining room ready for entertaining. The kitchen has been updated with built-ins, sub zero and an eating area.

L. Chorna / J. Fogelman 310-721-5386
COLDWELL BANKER BHN

Other

1780 STONE CANYON RD		Refresh.	11-2	rev
\$3,999,000	4+4	MID-CENTURY		




TRANQUILITY ATOP BEL-AIR

Luxurious retreat that reflects a magical merging of inspiration and architecture. Located down a private driveway with parking for 8 cars, this 4/4 Mid-Cent. Modern home features breath-taking panoramic views of the reservoir, canyon & city lights from multiple vantage points. The grand entryway draws you into a voluminous layout made for entertaining with its open concept accompanied by a formal living room with fireplace, chef's kitchen, & glass doors to the sprawling backyard and pool.

MLS#17-253160
Yawar Charlie 323-547-8900
JOHN AAROE GROUP

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

2727 CASIANO RD		Open	11-2	NEW
\$1,995,000	4+4	SPANISH		



A DIAMOND IN THE ROUGH!

Calling all flippers and developers! A real value for those that have a good eye. Spanish Modern, built in 1970 and never remodeled since. This house has a good basic floor plan but needs work. 4 bedrooms + den + dining room, 3 1/2 baths. The backyard is spectacular with a lagoon pool and basketball court. Large master suite. Floor plan very conducive for remodeling or just spruce it up and enjoy. The orientation to this house is to the rear providing a great flow for indoor/outdoor entertaining

MLS#17-257138
Ron Wynn 310-621-1772
COLDWELL BANKER RESI

10375 TUPELO LN		Open	11-2	rev
\$3,299,950	5+6	MEDITERRANEAN		



STUNNING TRADITIONAL IN BEVERLY GLEN NEIGHBORHOOD


This well crafted newer build home features 5 beds, 6 baths, and approximately 4,608 square feet. Beautiful finishes throughout, large open chef's kitchen, formal living room and tons of natural light. Spacious master suite with impressive master bath. Enjoy the manicured lawn and pool & spa. Situated on a cul de sac, lots of parking and a huge 18,580 SF lot (which includes the 2 adjoining lots in the sale price). Close to great local schools and popular shopping & dining.

MLS#17-243400
Sally Forster Jones 310.691.7888
JOHN AAROE GROUP

www.10375Tupelo.com

05 Westwood - Century City Single Family

10690 SOMMA WAY		Open	11-2	rev
\$24,888,000	5+10	2sty-ARCHITECTURAL		



BEL AIR PROMONTORY VIEW ESTATE.

Enter through private gates into the circular motor court of this dramatic apx. 10K sqft 80's Architectural, which has a huge 2 story atrium, theater, tennis court, pool, pavilion, and covered parking for 8 cars. Set on an apx. 4 acre sun bathed promontory, with breathtaking views in all directions - very private and rare opportunity.

MLS#17-212206
James Respondek 310-255-5411
SOTHEBY'S

X 10607 ROCHESTER AVE		Lunch	11-2	NEW
\$2,198,000	4+3	2sty-TRADITIONAL		




UPDATED & CONTEMPORIZED WESTWOOD TRADITIONAL - TITO'S TACOS!

Bright, luxurious home in 90024. Crisp, clean interior w/ contemp. flair while retaining crown moldings and other features that hint at the home's traditional roots. Updated floor plan w/family room opening onto a private patio & yard: perfect for elegant occasions, or informal get-togethers. Other updates include: French oak flrs, limestone fireplace, chef's kitchen w/ breakfast room. Private master suite with generous closets. Upstairs- apx. 800 sq.feet of bonus room & office. Fairburn School!

Mickey & Elham 310-367-2322
CB-BRENTWOOD

Granite counters, stainless steel appl.

1524 STONE CANYON RD		Open	11-2	rev
\$15,999,000	4+5	2sty-COUNTRY ENGLISH		



GERARD COLCORD DESIGNED COMPOUND W/ GUEST HOME

Gerard Colcord-designed estate featured in Architectural Digest-encompasses nearly 8,772 square feet of livable space including the guest home. Oak plank floors lead to an impressive great room featuring soaring pitched ceiling & brick fireplace. Dotted with Oak and Sycamores, the property features views of Bel Air's rich canyonside. With park-like grounds, full outdoor BBQ & pool/spa leisure area, this sheltered estate commands a tranquil existence year-round, beckoning entertaining & respite.

MLS#17-247866
Segal & Ojeda 310-902-7676
PARTNERS TRUST BH

Tim Mullin

2024 CAMDEN AVE		Open	11-2	0000	NEW
\$1,398,000	2+2	1sty-OTHER			



READY FOR YOU

Beautiful home in 90025 North of Olympic Bl. This property was just renovated yet still retains its original charming touches. Outdoor dining area and pergola with custom mirror and armoire built in 1994. Mature trees, rose arbor and wisteria. Original 1930's Roper stove. Wonderfully redone master bath.

Assaf Raz 310-562-7429
DOGTOWN REALTY


TUESDAY

05 Westwood - Century City Condo / Co-op


1740 MALCOLM AVE, UNIT 101 Open 11-2		NEW
\$1,499,000	3+3 1sty-CONTEMPORARY	
		
BRAND NEW REMODEL HOUSE ALTERNATIVE		
<p>Completely remodeled, house alternative, extra large unit w/ sophisticated design & elegant appointments, West facing 3-beds, 2.5 baths in Westwood - Century City. Open floor plan & abundant outdoor space for perfect entertaining & indoor/outdoor living. One-of-a-kind designer done residence, perfectly laid out on a single story w/ bedrooms on opposite sides of central open living areas, side by side gated parking, A+ plus location minutes from Century City's new Westfield mall & Beverly Hills.</p>		
SAM PLOUCHART 3107523133		
THE AGENCY		

10739 ASHTON AVE, UNIT 203 Refresh. 11-2 632-B3		NEW
\$1,090,000	2+3 2sty-TRADITIONAL	
		
SPECTACULAR SINGLE LEVEL CONDO IN PRESTIGIOUS ASHTON SQUARE		
<p>Your perfect home - single level condo - light & bright w/ views. Formal living & dining w/ custom frplc, hi-ceilings, balcony, wooden flrs. Grt eat-in kitchen w/5-burner stainless stove, sep. oven & microwave. New beautiful cabinets, fabulous granite, farmer sink, side-by-side laundry closet. Lrg master w/frplc, 2 cedar-lined walk-ins, prvt bath w/soak tub, dble vanities, separate shower. 2nd bdrm w/ lrg walk-in & prvt bath. Super maintained prestigious building w/pool, elevators EQ Insure</p>		
Ashley Wrobel 310.395.6028		
KELLER WILLIAMS SM		A.C., W/D, 2 frplcs, wooden flrs, views,


1440 VETERAN AVE #547 Open 11-2		NEW
\$595,000	2+1 CONTEMPORARY	
		
RESORT LIVING IN THE CITY!! (NO SIGNS OR FLAGS)		
<p>Beautiful 2-bedroom (1 BR is a loft BR), 1-bath top floor condo. Faces quieter Kelton. High ceilings, bright, bamboo floors, & balcony w/tree top views. Remodeled kitchen w/SS appliances. Stylishly updated bath w/special features. Pool, spa, gym, sauna, steam room, conference & community room. Inviting, serene grounds. The Colony has recently undergone a major building renovation. Security bldg. w/24-hr security guard & on-site manager. Close to Westwood Village. Across the street from lg park</p>		
MLS#17-256174		
Sheri Weisbender (310) 849-5840		
RODEO REALTY - BH		DW,Refrigerator,Microwave,Stove,GD

1200 CLUB VIEW DR #301 Open 11-2		rev
\$3,540,000	2+3 CONTEMPORARY	
		
BEVERLY WEST RESIDENCES		
<p>Beverly West is an ultra-luxe private, 22-story boutique high-rise overlooking the Los Angeles Country Club with 35 breathtaking, light-filled residences. 360° Views stretch east from Beverly Hills to Hollywood and Downtown, south to Century City and west to the Pacific. Beverly West is the ultimate in Southern California luxury living with amenities ranging from a 24-hour doorman and concierge service, security team, and valet, to a saltwater pool and Pilates studio.</p>		
MLS#17-219178		
Jeff Hyland Bill Simpson 310.994.0455		
HILTON & HYLAND		BeverlyWestResidences.com

06 Brentwood Single Family

192 N TIGERTAIL RD Open 11-2		NEW
\$5,495,000	0+0	
		
CELEBRITY ENCLAVE		
<p>This celebrity enclave, sits behind gates, and is the ideal setting for tranquility and absolute privacy. The exterior provides beautiful Mediterranean notes while the grand interior calls back to the California Arts and Crafts movement. A large kitchen and open first floor make this an ideal home for entertaining. Upstairs in addition to guest suites, the Master covers the entire right wing. The grounds are lush and spacious.</p>		
Joe Babajian 310.623.8800		
RODEO REALTY - BH		

2969 MANDEVILLE CANYON RD Open 11-2 591D6		NEW
\$2,495,000	5+4 2sty-RANCH	
		
MID MANDEVILLE ULTRA SPACIOUS CALIFORNIA RANCH		
<p>Versatile design features 2 bedrms down, convertible to office/den/media rms, and master +2 bedrms up. Impeccably maintained, the living/dining/family rm offers pitched beamed ceilings & clerestory window walls mirroring the verdant yard & outdoor entertaining areas. Lrg gourmet center island eat-in kitchen, laundry room, oak floors, fireplaces, 2car garage w/ xtr storage. Romantic Master ste w/canyon views, hi ceilings, luxe bath, his/hers closets. Private & expansive, your canyon haven awaits.</p>		
MLS#17-253778		
Caplis/Stark/Kronsberg 3107482208		
CB BW / GIBSON		www.2969Mandeville.com

2093 RIDGE DR Refresh. 11-2		NEW
\$1,725,000	2+3 TRADITIONAL	
		
GUARD GATED W/VIEWS		
<p>2 B>R> situated behind gated courtyard w/5 star views of city & golfcourse. 2 sty entry & L.R. updated kit/bkfst area, lg. formal D.R. cozy intimate den, serene master suite. steps from community pl. & spa. option to join pvt. tennis/golf club. like being on a perennial vacation. close to fwy, pvt. schools, conveniences.</p>		
MLS#17-256022		
Reva Tavelman 310)273-1918		
JOHN AAROE GROUP		Blt-Ins,Cbl,Dshwshr,Grbg Disp,Micro,etc

3167 STONE OAK DR Open 11-2		red
\$3,445,000	3650000 6+7 CONTEMPORARY	
		
WESTSIDE'S BEST BUY! HANDS DOWN! REDUCED!		
<p>ATTENTION OWNER USERS/FLIPPERS/DEVELOPERS/ INVESTORS! WESTSIDE'S BEST BUY! Reduced! This trophy view home sits on 2 largely flat lots of 26,000+ sf with a 6,800+sf contemporary home that is ready for move-in, investment, redevelopment or remodel. One of a 9-home gated development is minutes to trendy shopping, and central to most major entertainment studios and business centers. Pool. Spa. Realize today the opportunity to own one of LA's few and coveted exclusive hilltop view estates.</p>		
MLS#17-251154		
MICHAEL HIATT 3104814342		
SOTHEBY'S		BrentwoodBuy.com

536 MORENO AVE Open 11-2		rev
\$7,950,000	5+6 TRADITIONAL	
		
A PERFECT SETTING		
www.536moreno.com		
MLS#17-241606		
Barbara Boyle 310-255-5403		
SOTHEBY'S INT REALTY		Blt-Ins,Cbl,Dshwshr,Grbg Disp,Micro

12616 W SUNSET BLVD Refresh. 6-8		rev
\$4,495,000	4+4 MODERN	
		
BEAUTIFULLY REIMAGINED BRENTWOOD MODERN MASTERPIECE		
<p>4 bd 4 ba 4k+ sqft home feat open flr plan w/ soaring ceilings, hardwood flrs & high-end finishes throughout. Entertainer's dream compound, complete w/ chef's kitchen w/ fine Italian range, large kitchen island, wine cellar, dining area & living rm w/ fireplace. Incredible indoor/outdoor flow w/ pocket sliding doors that lead to your backyard & pool w/ a stunning 2,400 sqft rooftop deck w/ amazing views. An amazing opportunity to own an exceptional property in a great neighborhood.</p>		
MLS#17-246170		
Josh & Matthew Altman 310.819.3250		
DOUGLAS ELLIMAN		TheAltmanBrothers.com 12616Sunset.com


TUESDAY

912 N KENTER AVE		Open	11-2	rev
\$2,757,500	4+4.5	1sty-	CONTEMPORARY	
		STUNNING MID-CENTURY JEWEL BOX WWW.912KENTERAVE.COM		
Private "Kenter Canyon" home sun drenched flat lot w/ zen-like gardens & surrounded by mature trees & nature. This sophisticated home has been beautifully remodeled w/ exceptional taste & designer touches throughout. Open plan dining-family-entertainment space washed oak hardwood floors & walls of sliding glass doors. Gourmet chef's kitchen including oversized center island, beverage cooler & state-of-the-art appliances. Exceptional master bedroom suite. This is a must see property!		MLS#17-238338 Omega Group-Todd Michaud 310.429.8191 KELLER WILLIAMS HH www.OmegaGroup.LA		

06 Brentwood Condo / Co-op

11740 W SUNSET #25		Refresh.	11-2	NEW
\$1,049,000	2+2	CONTEMPORARY		
		SOPHISTICATED & PRISTINE QUIET REAR UNIT		
Sophisticated & Pristine! Spectacular, bright, 2 bd + 2 ba quiet rear corner unit w/ no Sunset noise. Designer perfect w/ vibrant paint colors. LR & dining w/ gorgeous porcelain floor, FP & 2 sets of Fr drs opens to large wrap around balcony. Remodeled kit w/ Caesarstone counters, newer appliances, white shaker cabinetry & coffered ceiling. Mste has hdwd flrs, walk-in. Lux travertine mst ba. Bldg amenities include: pool, gym, conference rm, controlled access & gst pkg. Exceptional & Very Special!		MLS#17-257282 Elyse Arbour (310)893-9388 RODEO REALTY- BRNT Pool,Fitness Room,Conference Room		

11715 GOSHEN AVE #103		Open	11-2	NEW
\$839,000	3+2	CONTEMPORARY		
		NEWER CONSTRUCTION - 3 BEDROOM IN BRENTWOOD!		
Contemporary newer construction 3 bed, 2 bath condo in the heart of Brentwood - close to popular shopping & dining in a very central location. A quiet rear unit with beautiful French oak floors, patio & living room with fireplace. Stainless steel appliances in the kitchen accented with glass tile back splash. Spacious master has very large walk in closet, a unique modern soaking tub & walk in shower. 2 additional bedrooms that are good size. Roof Deck and Gym. Guest parking.		MLS#17-257412 Dan Nessel 3103650195 BERKSHIRE HATHAWAY H Dshwshr,Elvtr,Micro,Rng/Ovn,Fridg		

289 S BARRINGTON AVE #A107		Refresh.	11-2	NEW
\$789,000	2+2	MID-CENTURY		
		ONE OF THE LOWEST PRICED CONDOS IN BRENTWOOD		
GATED MID CENTURY RESORT STYLE DEVELOPMENT ON OVER 4 ACRES WITH 2 POOLS		MLS#17-248456 Jack Brown 310-724-7100 RODEO REALTY - BH Blt-Ins,Cbl,Dshwshr,Grbg Disp,Hood Fan		

07 West L.A. Single Family

2616 TILDEN AVE		Open	11-2	632 C7	NEW
\$1,895,000	5+4	2sty-	TRADITIONAL		
		DREAM HOME WITH CHOICE OF GREAT ELEMENTARY SCHOOLS!			
This warm & welcoming Traditional has the perfect floor plan for enjoying Westside lifestyle. An exceptional great room/kitchen opens to the enormous back yard. Upstairs are 4 bedrooms & 3 baths with a guest bedroom/office downstairs. Elegant master bedroom has vaulted ceilings & opens to a spacious deck with treetop views. Choose between Clover, Overland or Richland Ave. Elementary! Centrally located by the Westside Pavilion & moments to the Expo Line. Over 2700 sq. ft. Such a beauty!		MLS#17-257480 Carla Winnie 310 344-4740 GIBSON INTERNATIONAL www.2616Tilden.com			

07 West L.A. Condo / Co-op

1515 AMHERST AVE #205		Open	11-2	rev
\$649,000	2+2	TRADITIONAL		
		PRIME WEST L.A. LOCATION		
This beautiful well-maintained building has earthquake insurance and a very strong association. There are 17 units and only 4 are rented. This unit has been immaculately maintained with beautiful cabinetry and bookshelves, and has had a single owner since new. This is a rear facing 2 bedroom/2 bath unit with balcony, central air and heat, 2 parking spaces tandem and a large ground-level storage area. Move-in ready. HOA fees are \$440 monthly. Pride of ownership.		MLS#17-255500 Ron Wynn 310-621-1772 COLDWELL BANKER RESI Blt-Ins,Dshwshr,Dryer,Rng/Ovn,Fridg,Othr		

08 Cheviot Hills - Rancho Park Single Family


2854 WESTWOOD		Open	11-2	NEW
\$1,149,000	3+1	TRADITIONAL		
		GREAT 3/1 STARTER HOME IN PRIME WESTSIDE AREA!		
REMODELED 3/1 WESTSIDE HOME WITH COMFORTABLE FAMILY RM & DINING AREA W/GAS FIREPLACE; GREAT FOR ENTERTAINING! CUSTOM KIT CABINETS, BAY WINDOWS, CONVENIENT BREAKFAST BAR, NEW KIT APPLIANCES & HIGH-END LG TROMM WA/DRY. TRACK LIGHTING, HARDWOOD FLOORS & DUAL-PANE WNDWS THROUGHOUT, PARTIAL COPPER PLUMBING, MSTER BD SOUND SYS & ENORMOUS ATTIC STORAGE SPACE & OR BONUS ROOM. 2-CAR DETACHED GARAGE, RV PKNG, LANDSCAPED, GRASSY YARD, PATIO DINING, NEW 60GAL H2O HTR., TRAVERTINE FLRS & GRANITE COUNTERS.		MLS#17-256752 Michael Haddad 310-430-4842 RE/MAX ESTATE PROPER www.MichaelHaddad.com		

09 Beverlywood Vicinity Single Family

1153 BEVERWIL DR		Open	11-2	NEW
\$2,800,000	6+5	2sty-	SPANISH	
		EXTRAORDINARY 6BR+5BA 1920'S SPANISH RESTORED TO PERFECTION!		
Extraordinary Beverly Hills Adj. custom Spanish w/pool & amazing architectural features. Elegant LR w/fp, formal DR, chef's kitchen w/eat-in area, guest rm w/BA & family rm w/ bar & adj BA. 2nd level features 5 BRs w/lrg master suite; 4 BRs w/BAs ensuite. Hrdwd flrs, beamed ceilings, stained glass windows & doors, 2-zone HVAC & more. Prvt outdoor area includes patio, grassy yard & sparkling pool. Beautifully landscaped grounds, 2-car garage & next to BH, Century City & Pico/Beverly shops.		MLS#17-256446 Jeremy Ives 3108581902 COMPASS 1153BeverwilDrive.com		

9135 OLIN ST		Open	11-2	NEW
\$1,249,000	3+2	1sty-	TRADITIONAL	
		STUNNING HOME ON A TREE LINED STREET IN BEVERLYWOOD AREA		
THIS CHARMING, SPACIOUSLY DESIGNED HOME FEATURES 3 BEDROOMS & 2 BATHROOMS. INVITING OPEN LIVING ROOM FEATURES A DECORATIVE FIREPLACE & LEADS TO AN ELEGANT DINING ROOM. SPACIOUS REMODELED KITCHEN FEATURES TOP OF THE LINE STAINLESS STEEL APPLIANCES. MASTER BEDROOM FEATURES LARGE WALK-IN CLOSET. THE PRIVATE BACKYARD FEATURES DROUGHT TOLERANT & NATIVE PLANT LANDSCAPE, FIRE PIT, CUSTOM GARDEN BEDS & COMPOST, AN INVITING OASIS THAT COMPLETES THIS IDEAL HOME FOR ENTERTAINING & INDOOR/OUTDOOR LIVING.		MLS#17-256446 Bellet/Grakal Group 3107701124 KELLER WILLIAMS BH		

1744 S GARTH AVE Open 11-2 **NEW**

1744 S GARTH AVE		Open	11-2	NEW
\$1,229,000	3+2	SPANISH		
		IMPECCABLY UPDATED, STYLISHLY RE-IMAGINED! 3+2 IN CRESTVIEW		
The bright and open-concept living room features a fireplace, soaring high ceilings, picture window and effortless flow to the spacious kitchen with dining area. Large sun-filled cook's kitchen with, center island, and stainless steel appliances create an enjoyable and ideal cooking and entertaining family-friendly experience. Master suite features a stunning master bathroom, with two ample bedrooms. The private backyard is an inviting oasis for outdoor living and entertaining.		MLS#17-256446 Laura Anderson 3236466569 KW LARCHMONT		

TUESDAY

10 West Hollywood Vicinity Single Family

935 N LA JOLLA AVE		Open 11-2	NEW
\$3,885,000	4+5	2sty-MODERN	



CONTEMPORARY STUNNER!

If you are not inclined to settle for one of those cookie-cutter houses that are popping up everywhere, the distinct, contemporary stunner at 935 N La Jolla Avenue is a must-see. No detail has been overlooked in this 4 bedroom / 4.5 bathroom luxe residence. Light streams down from generous 2nd story skylights, while oversized Fleetwood glass doors disappear into discreet pockets, leaving the back of the house wide open to the shimmering pool and spa.

MLS#17-254590 The Sunset Team KW DTLA	310.274.3900 www.935LaJolla.com
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8724 ROSEWOOD AVE		Open 11-2	rev
\$3,350,000	4+4	ARCHITECTURAL	



DESIGN DISTRICT MODERN ARCHITECTURAL AT ITS BEST!

Located in the heart of the West Hollywood Design District, just steps away from iconic dining and shopping options, this new 4 bedroom and 4 bath modern architectural is perfection! The soaring ceilings of the great room and sun-catching two story glass wall make this a truly warm and bright home. Amenities include a Control4 smart home system, Hansgrohe plumbing fixtures, Miele appliances, Fleetwood doors, salt water pool and spa and a fire pit for quiet enjoyment. Welcome home.

MLS#17-242516 Rosalie Klein ENGEL & VOLKERS BH	(310) 261-8878 Modern Smart Home
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8920 CYNTHIA ST		Open 11-2	NEW
\$2,399,000	3+3.5	2sty-CONTEMPORARY	



WEST HOLLYWOOD COMPOUND WITH POOL & GUEST HOUSE

Contemporary compound tucked away behind a private gate in one of the city's most sought after neighborhoods. Blocks away from the shops and restaurants of West Hollywood and the Sunset Strip. Enter through a serene Koi water garden into this secluded oasis, removed from the city. This one-of-a-kind property offers a two-bedroom, two-and-a-half bathroom main house and a stunning one-bedroom, one-bath guest house with full kitchen, pool, spa, and salt water aquarium.

Terek Kelly THE AGENCY	3105922444
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10 West Hollywood Vicinity Condo / Co-op

1100 ALTA LOMA RD #1405		Open 11-2	NEW
\$2,995,000	2+3	1sty-CONTEMPORARY	



EMPIRE WEST REDONE WITH VIEWS TO CATALINA & DOWNTOWN L.A.

FULL SERVICE EMPIRE WEST WITH UNOBSTRUCTED SOUTH & EAST VIEWS. COMPLETELY REDONE WITH 2 EN SUITE MASTERS & 3 HUGE WALK IN CLOSETS. VIEWS SPAN SOUTH TO CATALINA ISLAND & EAST TO HOLLYWOOD HILLS TO DOWNTOWN L.A. OPEN KITCHEN WITH CAESAR STONE COUNTERTOPS & NEW STAINLESS APPLIANCES. NEW FLOOR TO CEILING TELESCOPIC WINDOWS WITH REMOTE COVERINGS LEAD TO LARGE ENTERTAINING TERRACE. BUILDING ALSO INCLUDES ROOF TOP POOL WITH BANQUET ROOM, SECURITY, 24HR RESIDENT & GUEST VALET PKG, CONCIERGE, GYM, TENNIS CT.

Guy Fedele GOLD STAR REALTY	310-770-4444 Blt-Ins, Cbl, Dshwshr, Frzr, washer/dryer
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939 N WETHERLY DR		Refresh. 11-2	NEW
\$1,949,000	3+3	SPANISH	



NORMA TRIANGLE PRIVATE OASIS

Emotional and utterly private retreat nestled within the heart of West Hollywood's storied Norma Triangle. This sun swept classic California Spanish home offers seamless indoor-outdoor living, custom chef's kitchen enwrapped with hand-cut marble stone walls, Italian white marble countertops, professional Capital range with an open flow to the inviting dining space and living room. Beautiful reclaimed wood beams and high ceilings throughout, retreat-like pool and private guest house

Nick Collins THE AGENCY	310-433-4946 pool, steam room, wood buring fire place
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1100 ALTA LOMA RD #606		Open 11-2	NEW
\$1,995,000	2+3	1sty-CONTEMPORARY	




EMPIRE WEST REDONE WITH SOUTH CITY VIEWS AND MUCH MORE!

FULL SERVICE EMPIRE WEST. LIVE IN LUXURY IN THIS 2 BEDROOM & 2.5 BATH SOUTH FACING CITY VIEWS CONDO. ELEGANCE ALL THE WAY IN THIS CONTEMPORARY CONDO. ITALIAN DESIGN KITCHEN WITH ALL THE FINEST APPLIANCES. SPA LIKE MASTER BATH WITH HUGE CLOSET. FLOOR TO CEILING TELESCOPIC SLIDING GLASS DOORS. LUTRON SYSTEM THROUGHOUT, AUDIO/VIDEO. 24HR RESIDENT & GUEST VALET PKG, GYM, TENNIS CT, CONCIERGE, ROOFTOP POOL & BANQUET ROOM, DOG PARK. STEPS FROM SUNSET STRIP & SANTA MONICA BLVD. SHOPS, RESTAURANTS & MORE

Guy Fedele GOLD STAR REALTY	310-770-4444 Cbl, Dshwshr, Grbg Disp, Hood Fan, Lutron
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8987 NORMA PL		Open 12-3 592H6	NEW
\$1,635,000	2+3	SPANISH	



NORMA PLACE CHARMER

CHARMING AND BEAUTIFULLY RENOVATED LIGHT-FILLED SPANISH ON PRIME STREET IN THE NORMA TRIANGLE. MAIN HOUSE HAS 2 BEDS + 1 3/4 BATHS (ONE WITH TUB/SHOWER) AND A DETACHED GUEST UNIT (POSSIBLE 3RD BEDROOM) WITH 3/4 BATH. WALLED, GATED, HEDGED AND EXTREMELY PRIVATE. FRONT COURTYARD/PATIO WITH RELAXING FOUNTAIN AND BACKYARD WITH GORGEOUS LANDSCAPING. 2ND BEDROOM HAS SITTING ROOM (OR OFFICE E NICHE AREA) THAT OVER-LOOKS THE FRONT PATIO/GARDEN, AND IT HAS A SEPARATE ENTRANCE AS WELL.

Cynthia Land RODEO REALTY INC.	310-308-6660 Blt-Ins, Cing Fan, Dshwshr, Dryer & Frzr.
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1248 N LAUREL AVE, UNIT 303		Open 11-2	NEW
\$1,299,000	3+2	CONTEMPORARY	



INCREDIBLE 3RD FLOOR UNIT AT THE MILANO!

Rare 3rd floor listing in The Milano. First time on the market. Sweeping, unobstructed views & 1,740 sf of living space. Quiet street with close proximity to the best restaurants & shops in West Hollywood. High ceilings, Bosch kitchen appliances, quartz countertops, gas range, bamboo flooring, 2 walk-ins, laundry room, gas fireplace, outdoor terrace & 2 balconies. Bathroom has dual sinks & frameless glass waterfall showerhead with separate tub. 2 tandem parking spaces, & storage unit in garage.

Sally F. Jones/J. Smith JOHN AAROE GROUP	310.691.7888 www.1248Laurel303.com
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829 N ORLANDO AVE		Open 11-2	rev
\$5,250,000	4+6	SPANISH	



CANDY AND WINE = A WINNING COMBINATION

Magnificent, best in class new modern luxurious Spanish home. Entertainer's delight on the best street in the West Hollywood area. This is the best of the best from the highly acclaimed Stewart-Gulrajani Design Team. Quality and craftsmanship are abundantly clear. Privately gated and hedged. Warmth and charm with the high ceilings and richly arched walls. Inviting open and spacious gourmet kitchen and family room that overlooks the saltwater pool and spa.

Paul Wylie LAMERICA REAL ESTATE	323-515-9585 Blt-Ins, Dshwshr, Dryer, Grbg Disp, Micro
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1420 N LAUREL AVE #402		Open 11-2	NEW
\$1,249,000	2+2.5	ARCHITECTURAL	



GORGEOUS 2-STORY PENTHOUSE W/ STUNNING VIEWS. PRIME WEHO!

Chic 2-Story WeHo Penthouse (Townhouse) Built in 2005 With Panoramic Views & 2 Outdoor Terraces! The Bright 2 Bedroom Suite + 2.5 Bath Front Unit Has South, West, & North Exposures. It Features Sleek High End Designer Details, Fixtures, & Stainless Steel Appliances. The Modern Gourmet Kitchen Boasts Caesarstone Counter Tops & Imported Cabinets, Hardwood Floors in Living Room & Dining Area. Landry Inside Unit. 2 Parking Spaces Side by Side. Prime location in West Hollywood

ST. JAMES + CANTER BERKSHIRE HATHAWAY	310.291.1029 WWW.STJAMESCANTER.COM
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TUESDAY

906 N DOHENY DR, UNIT 302	Open	11-2	NEW
\$749,000	2+2	3sty-CONTEMPORARY	



BEAUTIFUL WEST HOLLYWOOD CONDO

2 bedroom 2 bathroom that is overflowing with natural light and spectacularly designed. Conveniently located in between the Sunset Strip and Santa Monica Blvd in the quiet, desirable neighborhood of "The Norma Triangle." This unit boasts an updated kitchen with newer appliances, dining room, spacious living room with gas fireplace, private balcony overlooking the garden and pool, an expansive master suite that features a large walk-in closet, and a gorgeous guest suite.

Ivan Estrada 323-574-2317

111 CLUBHOUSE AVE	Refresh.	1-2	NEW
\$1,790,000	2+2	1sty-CALIFORNIA BUNGALOW	



UPDATED VENICE BEACH BUNGALOW

Venice Beach bungalow in a prime area steps to the sand and short walk to Abbot Kinney & Main St. Bright and open floor plan creating a seamless flow from the living area to the kitchen. Brand new custom cabinets and counter tops, stainless steel appliances, and center island w/extra storage. Bedrooms are bright and airy as well as the additional office off of the living room. Central heating and A/C with nest system, tankless water heater, recessed lights, alarm system and much more.

Jonathan Pearson 310-907-6517
HALTON PARDEE

Built-ins, Range, Washer/Dryer

851 N SAN VICENTE #205	Open	11-2	rev
\$799,000	2+2	MEDITERRANEAN	



BEAUTIFUL 2BD/2BA CORNER UNIT AT "THE DESMOND" IN PRIME WEHO

Beautiful & spacious 2BD/2BA corner unit at "The Desmond" in prime West Hollywood. Ideal for entertaining featuring a gracious floor plan, 2 master suites on opposite sides, 2 private balconies, 9' ceilings w/ crown molding throughout, hardwood floors, granite countertops, SS appliances & fireplace in living room. Abundant closet spaces & storage, in-unit laundry, 2 s/s parking spaces. Quiet & private, conveniently located walking distance from prime restaurants, shopping, nightlife.

MLS#17-255534
ST. JAMES + CANTER 310.291.1029
BERKSHIRE HATHAWAY

WWW.STJAMESCANTER.COM

13 Palms - Mar Vista Single Family

3425 GREENWOOD AVE	Open	11-2	NEW
\$2,500,000	4+4.5	2sty-MODERN	



WELL DESIGNED ARCHITECTURAL


One of a kind home w/high ceilings, concrete floors & a floating staircase. The mstr suite features wood ceilings, a walk in closet, a bathrm w/modern finishes & floor length windows. There's 3 add'l bedrms, 2 of which have walk in closets & bathrms. The kitchen has tiger wood cabinetry, Subzero Miele appliances, Caesar stone countertops & a dumbwaiter. Nestled in a cul-de-sac in sought after Mar Vista, secluded w/tree-top views, this home is like nothing you've seen & everything you desire.

MLS#17-257316
Sherri Noel 310-994-8721
KELLER WILLIAMS-SANT

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

11 Venice Single Family

218 CARROLL CANAL	Open	11-2	NEW
\$5,000,000	4+4	ARCHITECTURAL	



Prime Silicon Beach Venice Canals! Fabulous Architectural home, downstairs studio with full bath opens to canal-front patio and the canal. Second floor open kitchen and living room with high ceilings and French doors leading out to a large patio over looking the canals, two home offices suite. The third floor Master Suite also canal-front, patio and luxury bath with steam shower. Two more bedrooms with a private deck and a fabulous rooftop deck with ocean and city views. Endless Pool.

MLS#17-257456
Magnus Hellberg
PARTNERS TRUST BH

3450 CABRILLO BLVD NEW

\$1,350,000	2+2	TRADITIONAL
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FIXER IN MAR VISTA


People often say, "Cabrillo Blvd is the best street in all of Mar Vista." Come see for yourself. The location is excellent. North of Palms, West of Centinela, close to many other properties recently developed new homes. This is the perfect opportunity to either build your own home, or to add on to the existing. Great middle of the block location. Very private! Nice flat lot. Loads of potential. It is the original 2 bedroom/1.5 bath home being sold as-is.

MLS#17-257534
Ron Wynn 310-621-1772
COLDWELL BANKER RESI

Rng/Ovn

14 Santa Monica Single Family

30 24TH AVE	Open	11-1	NEW
\$2,289,000	3+2		



VENICE BEACH BUNGALOW HIDEAWAY OR DEVELOPER'S OPPORTUNITY!

This whimsically designed 30's home sits back on its lot w/ 2nd story 2 BDM + 1 BTH, quaint livingrm w/built ins, hardwd flrs.. This home features stainless kitchen & sunlit turret dining perched over lush yard w/walk-street views. 1st level, w/sep entrance is perfect guest/artist studio. Rare 3 car garage, sep laundry and storage for, surfboards & bikes. Vintage flair, modern amenities, this pied-a- terre is moments to surf, sand, & Abbot Kinney shops.

MLS#17-252700
Golda Savage 310-770-4490
BULLDOG REALTORS INC

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

621 21ST PL NEW

\$4,550,000	4+4.5	2sty-TRADITIONAL
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GORGEOUS AND BRIGHT TRADITIONAL NORTH OF MONTANA

Welcome home! This traditional style home features the ideal floor plan! 4 bdrms upstairs, 4.5 baths in the main house. Open floorplan with high ceilings & generously sized rooms. Updated kitchen features breakfast area & opens to family room with sitting area & large entertaining bar. All 4 bedrooms are en-suite. French doors lead out to a secluded garden with a vine covered arbor, BBQ area, patio & lawn. 2-car garage with attic & attached guest room with half bath. Franklin school district.

John Hathorn 310-924-4014
PARTNERS TRUST SM

Blt-Ins,Other

1009 PALMS	Open	11-2	NEW
\$1,895,000	5+4	1sty-ARCHITECTURAL	



DESIGNED FOR SMART LIVING!

Rare opportunity to own a unique Venice residential duplex offering luxurious options beyond rental income. Efficient living space w/ enormous capability for owner user, extended family or work from home professionals. The front home has 2 beds & 2 baths w/ large rooftop deck while the back house highlights 3 beds & 2 baths. Both homes have wood flooring, Bosch appliances, Carrera marble countertops, central AC/Heat, recessed lighting, tank less water heater & integrated speaker system.

MLS#17-257450
Laurie Woolner 3106990980
POWER BROKERS INTERN

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

2410 HILL ST NEW

\$1,999,000	5+2	2sty-TRADITIONAL
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OPPORTUNITY KNOCKS! GREAT LOCATION!

Location! Potential! Charming! Hardwood floors, fireplace, formal dining room, large garage with extra driveway parking. Great find on a coveted tree lined street of Sunset Park. Large lot with existing 5 bed with tons of upside potential. Just minutes to the beach. Excellent schools. All you would want from living in one of a kind beautiful Santa Monica!

MLS#17-256136
Monte Hartman/Brad Cole 310-301-9424
RE/MAX

Stop by for Lunch!

TUESDAY

2553 3RD ST	Open	11-2	rev
\$2,390,000	3+3	CALIFORNIA BUNGALOW	



MAJOR PRICE REDUCTION! OCEAN PARK BEACH HOME & GUEST COTTAGE

Main house upgraded, bright & airy, 2 + 2 w/hrdwd flrs, French drs & windows throughout. Flexible open flr plan kitchen, Chef stove, dining/living rm opens to deck w/ Ocean Views. 1st flr mstr includes built-in closets, bath w/shower & make-up vanity. Den office, laundry, & patio, Spa Tub, shower & dbl sink. Upstairs bedrm skylights & walk in closet. Guest Cottage 1+1 has hrdwd flrs, vintage stove, laundry, front porch w/Ocean Views. Close to Main ST. cafes, boutiques, & beach. Delivered vacant.

MLS#17-232596
 Golda Savage 310-770-4490
BULLDOG REALTORS INC

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

938 18TH ST #3	Open	11-2	NEW
\$1,055,000	2+3	SPANISH	



FANTASTIC TOWNHOUSE IN PRIME WILSHIRE-MONTANA

Bright, open townhouse in highly sought-after Wilshire-Montana area of Santa Monica! This 2BD, 2.5BA in a small, friendly complex is a 5 minute walk to Montana Ave. shops, retail, cafes and restaurants. Updated bathrooms throughout, as well as updated kitchen with new stainless steel appliances, recessed lighting, quartz countertops and wine fridge. Direct access to the unit though breezy private patio from 2 side-by-side parking spaces with room for storage.

MLS#17-257530
 Brian Maser (310) 314-7700
MASER CONDO SALES

Cntl AC, In-Unit Wash/Dryr, Stnls Appls

14 Santa Monica Condo / Co-op

515 OCEAN AVE #SPHD	Open	11-2	NEW
\$5,800,000	3+4	7sty-MODERN	



FABULOUS PENTHOUSE IN THE PARK PLAZA ON OCEAN AVENUE

Enjoy over 3150 square feet in this stunning Penthouse. Walk into this dramatic home with ocean views and tree top/city views from the living area. Wrap around windows to the west and to the east give a wide open feeling. Three bedrooms, four baths, separate dining room, large kitchen, private den, huge living area, lots of closets, very high ceilings, spacious rooms, floor to ceiling windows and a huge balcony. 24 hour concierge, valet, on site management, pool, gym and more.

MLS#17-253050
 Kaaren Kurtzman 310-500-1627
JOHN AAROE GROUP

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

2909 ARIZONA AVE, UNIT 15	Open	11-2	631/G6	NEW
\$995,000	3+2.5	2sty-TRADITIONAL		



NEW LISTING! LARGE & PRIVATE INDOOR/OUTDOOR SPACE!

Fabulous front corner TH sited on lovely tree lined street. Exceptional indoor/outdoor space features a private patio & garden accessed through French doors in the LR, perfect for al fresco dining & entertaining. Updated kitchen w/ stainless steel appliances. Three bedrooms w/ large windows & treetop views. Master suite & 2nd bedroom w/ vaulted wood ceilings, 3rd BR w/ Murphy bed. Hardwood floors throughout, inside laundry, and side by side parking. This is a definite, not to be missed property.

Elizabeth Puro 310-418-5427
TELES PROPERTIES


Refrigerator, Stove, Washer/Dryer

212 MARINE ST #209	Open	11-2	NEW
\$1,900,000	1+2	4sty-CONTEMPORARY	

Back on the market and ready to sell. Bring your buyers to this beachy loft in Santa Monica.

MLS#17-256456
 Stephany Chen 6263780855
TELES PROPERTIES, IN

1255 10TH ST #202	Open	11-2	NEW
\$899,000	2+2	CONTEMPORARY	



OPEN 11 - 2 AND TWILIGHT 5:30 - 7PM

Custom remodel of kitchen with attention to detail, from the custom soft-close cabinets, to the 66-bottle built-in wine refrigerator. White quartz counters and high-end SS appliances, storage galore and elegant lighting. This single-level condo features wide plank hardwood flooring throughout and a new master bath with mosaic marble tile floors and glass-enclosed tub. Guest bedroom with en suite half-bath. Private balcony, inside laundry, elevator building, EQ insurance. HOA incl cable and HBO.

Regina Vannicola 3106252061
KELLER WILLIAMS-SM

Cbl, Dshwshr, Dryer, Elvtr, Grbg Disp, Other

201 OCEAN AVE #1703B	Open	11-2	NEW
\$1,690,000	1+1	CONTEMPORARY	



AMAZING OCEAN TOWERS CONDO JUST TWO FLOORS BELOW PENTHOUSE

Spectacular high end condo with phenomenal 100% pure ocean views from every room. This luxurious 1-bedroom unit features nice size living room, dining area, and a balcony which goes the entire length of these. Floor to ceiling and wall to wall glass allows one to capture endless whitewater views which span all the way to Point Dume and beyond. Ocean Towers is the finest luxury building and features 24-hour doormen, valet, fitness center, pool, and spa.

MLS#17-247012
 David / Anna Solomon 424.400.5905
THE AGENCY

www.201Ocean1703B.com

14 Santa Monica Lease

207 PALISADES AVE	Open	11-2	NEW
\$14,500	4+4	2sty-TRADITIONAL	



REMODELED PALISADES PARK HOME FOR LEASE - AVAILABLE NOW!

Irresistible Country Traditional Nestled behind Birch trees and rose gardens. Gorgeous formal living and dining room, Great-room, Den/4th bedroom, Gourmet kitchen with chef's appliances and black granite surfaces. Quality remodel with dark walnut floors, crown moldings and wainscoting, beamed ceilings, custom built-ins, including music system, designer baths, HVAC and security system. Large garden with free-form stepping-stone patio areas. Large 2 car garage. Please see Private Remarks.

MLS#17-245742
 J.Caplis/S.E.Douglas 3107482208
COLDWELL BANKER BW

www.207Palisades.com

1928 IDAHO AVE	Open	11-2	NEW
\$1,290,000	3+2.5	2sty-CONTEMPORARY	



THE BEST LIFESTYLE SANTA MONICA HAS TO OFFER


Rare opportunity to own architectural townhouse with private direct access from tree-lined Idaho Ave. Just blocks from coveted Franklin Elementary School and Montana Ave shops and restaurants. Two story interior atrium brings natural sunlight through out both living/dining and bedroom areas.

MLS#17-256764
 John Paul Brozyna 310-4442-1604
COLDWELL BANKER RESI

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

15 Pacific Palisades Single Family

15515 VIA DE LAS OLAS	Open	11-2	NEW
\$8,450,000	4+5	MID-CENTURY	



2 LOTS/OCEAN VIEW MID CENTURY

Mid-century jewel on 2 flat lots totaling 16,693 square-feet. This mid century 4 beds/ 5 bath bluff home is gorgeous as is or create your own estate. Enjoy coastal living and awe-inspiring panoramic ocean views while being just moments from the newly developed Palisades Village. The development possibilities are excellent as the site consists of two legally zoned and separate view-laden lots.

MLS#17-248052
 Mike Deasy/Sara Clephane 310-909-4648
DEASY PENNER & PARTN

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

OPEN HOUSE STATUS

Automatic Status: The MLS™ will automatically assign NEW or REV

NEW New, automatic status
NEW* New, not yet listed
RED Reduced
REV Review, automatic status
BOM Back on Market

TUESDAY

1422 MONTE GRANDE PL	Open	11-2	NEW
\$3,295,000	5+6.5	2sty-CONTEMP MED	




ELEGANT RESORT-STYLE LIVING

Set on a small cul-de-sac on a 15k+ sq ft lot. Beautiful w/ large-scale rms for entertaining. Soaring cells & thick wd beams. Perfect flrpln allows each room to flow into the other seamlessly, eventually connecting to the resort-like yard complete w/huge pl, spa, tiled patio & bbq surrounded by lush planters & massive tiled wall fountain and a pl bath. The fam rm is the heart of the house with a bar/pool rm & kit/breakfast just off to either side, plus the formal living & dining rms.

Refrigerator, dishwasher, micro, range

Michael Edlen 3102307373
CB - PAC PAL

1085 RAVOLI DR	Refresh.	6-8	red
\$3,499,000	4+3	1sty-CALIFORNIA BUNGALOW	



TWILIGHT OPEN 6:00-8:00PM, WINE AND CHEESE TO BE SERVED!

This beautiful home comes with stunning panoramic mountain views overlooking Will Rogers Historic park and Polo Fields! The home sits on the rim of Ravoli, a quiet cul-de-sac in the Riviera. The entire home is flooded with natural light, and looks onto the breathtaking sunsets at night. The yard offers a putting green, a hot tub off the master, as well as fountains, a fire pit, and a beautiful pergola to dine under. This home is not to be missed!

MLS#17-219688
Laura Brau 310-650-4156
PARTNERS TRUST BRENT

<http://www.1085ravoli.com/>

642 SWARTHMORE AVE	Open	11-2	631A6	NEW
\$2,995,000	2+2.5	3sty-CONTEMPORARY		



ARCHITECTURAL CONTEMPORARY

Located close to the heart of the Village, this gorgeous custom Contemporary residence boasts soaring ceilings & walls of glass looking out across the tree tops to the canyon & beyond. A dramatic entry invites you inside where a dining/living rm. combo creates a seamless living space ideal for entertaining or savoring quiet time at home. The entire top floor hosts the massive master w/huge closet & sumptuous bath, 2nd bedroom w/own separate entrance, en-suite bath and inviting deck. Fenced Yard.

WWW.642SWARTHMORE.COM

Pekar/Ellis Real Estate 310.496.5955
GIBSON INTERNATIONAL

15914 TEMECULA ST	Open	11-2	rev
\$3,895,000	5+4	TRADITIONAL	



QUINTESSENTIAL EL MEDIO BLUFFS HOME

Located in the highly sought after Pacific Palisades El Medio Bluffs, this elegantly remodeled home is 3,654 sq. ft on a spacious 8,360 sq ft lot. Nestled on Temecula St. only a short walk to ocean bluffs. Entrance has a private gated courtyard with fireplace and warm entrance to formal living room. Kitchen and living room have 14ft ceilings, French-doors to extra large grassy backyard. This home has a traditional feel with exceptional modern elegance.

MLS#17-254552
Jancula | Montano 3107409719
COMPASS

www.mywestsidehome.com

341 N GRENOLA ST	Open	11-2	NEW
\$2,795,000	4+2	2sty-MID-CENTURY	




PHENOMENAL BLUFFS LOCATION!

Spacious, split level 4 bedroom, 2 bath home set on a large, gorgeous 8,276 sq. ft. flat lot, overlooking the bluffs with partial ocean/Santa Monica Bay views from the upstairs master bedroom as well as the front of the home. Features include hardwood floors through out, doors leading to outdoor spaces, large family room, wonderful entertainment spaces and chefs kitchen. Convenient location near Marquez Elementary School, restaurants and shops.

MLS#17-256288
Bill Stimming 3109540563
KELLER WILLIAMS RLTY

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

773 N SWARTHMORE AVE	Open	11-2	rev
\$3,600,000	4+5	SPANISH	



RAISING THE BEAM...AND STANDARD IN NEW CONSTRUCTION

Brand new custom construction in the coveted Palisades Village area with walking distance to the new Caruso Development, planned theater, restaurants, and Farmers Market. Magnificent Southern California living in this stunning new Spanish Revival home. Abundant and resplendent mature landscaping.

MLS#17-244964
Paul Wylie 323-515-9585
LAMERICA REAL ESTATE

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

15 Pacific Palisades Condo / Co-op

746 SWARTHMORE AVE	Open	11-2	NEW
\$2,650,000	3+2	1sty-MID-CENTURY	



DEVELOPMENT OPPORTUNITY IN PACIFIC PALISADES VILLAGE

An incredible opportunity to build and develop an expansive home in a prime Pacific Palisades Village location. This rare development lot comes complete with pre-BMO plans for a nearly 7,000 SF contemporary, tri-level farmhouse. The proposed residence features 6 bedrooms and an entertainer's level that opens to the pool, complete with a theater, gym and elevator. Minutes from the beach, award-winning schools, world-class restaurants, shopping, the park and new Caruso Downtown development.

Dishwasher, Garbage Disposal, Other

Brian Bleak | Eric Lavey 310-428-1112
B. HATHAWAY L AGENCY

17220 PALISADES CIR	Open	11-2	NEW
\$1,300,000	3+2.5	2sty-CONTEMP MED	



SOUGHT AFTER TOWNHOUSE

Great opportunity to own a Villa townhouse. End unit tucked away from the street with only one common wall and over 2700 square feet. Attractive front patio leads to a spacious first floor with generous living room with fireplace, dining room, family room/office and eat-in kitchen. The second floor features a generous master with a large bathroom, fireplace and balcony. Two additional bedrooms and bathroom complete the living space. Direct access two car garage with laundry and storage area.

MLS#17-256558
Aberle-Convey/Saenz 310.230.2459
COLDWELL BANKER-PAC.

www.17220PalisadesCircle.com

16926 DULCE YNEZ LN	Open	11-2	NEW
\$2,595,000	4+3.5	1sty-MID-CENTURY	




WOW! GREAT HOME ...GREAT VIEWS... GREAT VALUE

There are incredible ocean and queens necklace views from this one story home on the perfect quiet cul de sac just around the corner from the Marquez School. The large open living room has a wall of windows and doors that lead to a generous patio, perfect for entertaining or for just sitting out and enjoying the peaceful vistas. The home has 4 bedrooms and 3.5 baths as well as a den with built ins, a formal dining room and a bright sunny kitchen that also opens out to the patio & garden.

stove, refrigerator, washer, dryer

Dolly Niemann 310-230-3706
BERKSHIRE HATHAWAY H

18147 COASTLINE DR #8	Open	11-2	red
\$1,175,000	2+2	CONTEMPORARY	



UPDATED OCEAN VIEW PENTHOUSE

Rare opportunity to purchase fully remodeled, sophisticated and modern penthouse unit with stunning 180-degree ocean views. Large private deck covers the entire width of this penthouse. Open floor plan with French Oak hardwood floors and a built-in surround sound system. State of the art kitchen. Special private setting with flowering garden and patio. Fabulous location steps to the beach, yet conveniently just ten minutes from Santa Monica, makes this your perfect beach pad.

MLS#17-240762
Marta Samulon 310-496-5996
GIBSON INTERNATIONAL

Blt-Ins,Cbl,Dshwshr,Grbg Disp

TUESDAY

15 Pacific Palisades Lease

900 EL MEDIO AVE	Open	11-2
\$8,000	4+2.75	2sty-CONTEMPORARY

NEW

EXCEPTIONAL PALISADES LEASE OFFERING.....

This 4bd 2.75ba Contemporary home with a lrg park-like yard has been tastefully upgraded. 3 bd, 2 ba up w office/nursery off Mstr bd + 4th bd & ¼ ba down. Fresh paint and new neutral carpets compliment the wood floors. Open flr plan includes a LR, DR & family room w doors that open to the expansive backyard. Add'l features include an upstairs laundry room, central a/c & heat, updated kitch w granite counters and stainless appliances, direct 2 car garage entry, abundant closets and built-ins.

Brett Duffy
BERKSHIRE HATHAWAY

3102303716

Range, Dishwasher, Disposal, Built-ins

212 ADERNO WAY

Open	11-2
\$6,400	2+2
	1sty-CONTEMPORARY

NEW

UPPER BEL AIR BAY CLUB AREA LEASE!

Lovely private setting on quiet upper Bel Air Bay Club area of the Palisades. One story home w/architectural details. Nice & light space w/open feeling & large living room w/all glass windows that boost of the natural fruit trees & gardens that surround this property. Quaint den area w/fireplace. Kitchen opens to beautiful spacious redwood deck to enjoy outdoor dining & relaxing. Large sun room/gym w/wonderful natural light. Master w/walk in closet. Hardwood flooring. Easy beach access.

Nicole Howard
GIBSON INTERNATIONAL


310-617-7257

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

15 Pacific Palisades Residential Manufactured/Mobile Home

3 COPRA LN	Open	11-2
\$449,000	2+2	

NEW



MLS#17-257200

Scott Walker
KELLER WILLIAMS-SANT

2 BR and 2 BA home in desirable Tahitian Terrace. Large open concept floor plan with tremendous light throughout. Gourmet kitchen with multipurpose corian counters, custom cabinetry, stainless steel appliances and center island w/ breakfast bar. Also features laminate flooring, large bedrooms, lots of windows and closets, updated bathroom, custom built ins, laundry in unit, storage shed, 2 car parking. Also includes a heated pool, hot tub, gym, guest parking and a clubhouse.

Frzr,Grbg Disp,Rng/Ovn,Fridg,Wshr

18 Hancock Park-Wilshire Single Family

441 S PLYMOUTH	Open	11-2
\$3,550,000	4+4	TRADITIONAL

NEW

ELEGANT AND MUCH LOVED HOME

This elegant and much loved home built in 1971, follows in the great tradition of style and warmth in Windsor Square/Hancock Park. With 3,864 square feet of living space situated on a 11,700 Sq. ft lot this home boasts four bedrooms & four baths which consist of a large master suite overlooking a tile lined sparkling pool at the west side of the home and finally a comfortable maids room and bath off the kitchen. Great thought to detail, quality & class went into the design of this special home.

Bob Day
COLDWELL BANKER HPS

(323) 860-4221

Dshwshr,Grbg Disp

621 S MCCADDEN PL

Open	11-2
\$3,500,000	5+5

NEW

621 S. MC CADDEN PL. \$3,500,000 OPEN HOUSE SUNDAY 1 - 5
GATED GRAND 2 STORY BEAUTIFULLY UPDATED WITH OLD WORLD CHARM
GRAND LIVING ROOM/GRT ROOM FORMAL DINING 5+5 POOL BEAUTIFUL YARD PRIVACY

Dee Crawford

310-259-4428

17-257744

KELLER WILLIAMS BH

161 S CITRUS AVE

Open	11-2
\$1,590,000	2+3
	SPANISH

rev



MLS#17-253488

Naomi & Leah
COLDWELL BANKER HP

(323) 860-4245

SELLER MOTIVED! PRICED TO SELL!

This inviting home features a large living room with coved ceilings and ornate gas fireplace mantel, dining room with arched windows and crown moldings, powder room & 2 bedroom suites, including spacious master with large closets & luxurious master bathroom. Deluxe gourmet kitchen boasts Viking appliances & breakfast area, extending to a spacious family room, overlooking a tranquil, resort style back yard with sitting patio, salt water pool with cascading waterfalls & separate spa. A true Oasis!

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

5136 MELROSE AVE

Refresh.	11-2
\$1,079,000	3+4
	CONTEMPORARY

rev

STUNNING NEW CONSTRUCTION (2014)
WWW.5136MELROSE.COM

New Construction: Built in 2014, this stunning 3 BR / 3.5 BA contemporary home w/ a ton of natural light is situated in a private gated community in an A+ location w/ easy access to Paramount Studios & Larchmont. Approx: 1834 Sq Ft of pure comfort w/ an add'l approx: 550 Sq Ft private rooftop lounge w/ epic City VIEWS! Open floor plan w/ huge Chef's kitchen, dining & living all connecting making it perfect for entertaining. 2 Car Garage, Hardwood flrs, High ceilings, Prvt Laundry rm, Must see!

TONY BERNS
CB BH NORTH

3107220744

Great Invest Opp / No Rental Restriction

19 Beverly Center-Miracle Mile Single Family

479 S HOLT AVE	Open	11-2
\$3,575,000	4+5	2sty-MODERN

NEW

BEVERLY HILLS ADJACENT MODERN!

Minimalist architectural new construction home that sets the standard in excellence. Adjacent to Beverly Hills & designed for the most-discerning of buyers, one will find top-of-the-line designer fixtures and finishes throughout the home's luxurious 4 bedrooms and 5 bathrooms. Fleetwood doors allow the living space to flow outdoors, where you will be greeted with a jaw-dropping backyard featuring a pool, spa, and outdoor seating area w/ a fire pit.

MLS#17-254622

The Sunset Team
KW HOLLYWOOD HILLS

310.274.3900

www.479holt.com

112 N EDINBURGH AVE

Open	11-2
\$3,385,000	4+5
	SPANISH

rev

NEW CONSTRUCTION WITH AMAZING WALKABILITY

Brand New Casa de Arbolea is an exciting fusion of warm rich Spanish architecture and modern amenities. This stunning home boasts an expansive open floor plan with high ceilings. The outdoors has a pergola trimmed with bougainvilleas looking out to the saltwater pool & Beautiful arches, beamed ceiling, natural finish wide-plank oak floors and smart home wired. Ideal for anyone who likes to entertain & cook, the kitchen has been designed with all exceptional beauty and utility.

Paul Wylie
LAMERICA REAL ESTATE

323-515-9585

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

534 N SIERRA BONITA AVE

Open	11-2
\$2,795,000	4+5
	SPANISH

rev

NEW CONSTRUCTION, AMAZING BACKYARD

Magnificent Southern California living at its very finest! World class lifestyle Situated in the vibrant Melrose District, close to popular shops and restaurants. This stunning custom new home features high ceilings, natural light, open floor concept, 4 ensuite bedrooms of which the master bedroom boasts a fireplace, large dressing room with custom cabinetry and beautiful master bath with custom vanity, free-standing tub and spacious shower with frame-less door.

MLS#17-227410

Paul Wylie
LAMERICA REAL ESTATE

323-515-9585

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

OPEN HOUSE STATUS

Automatic Status: The MLS™ will automatically assign NEW or REV

NEW New, automatic status

NEW* New, not yet listed

RED Reduced

REV Review, automatic status

BOM Back on Market

TUESDAY

X 357 N EDINBURGH AVE		Lunch	11-2	rev
\$2,100,000	3+5	1sty-SPANISH		



LUNCH SERVED. SPANISH CHARM MEETS MODERN LUXURY.

LUNCH SERVED. Spanish Charm meets Modern Luxury. Gorgeous Classic Spanish in Prime Beverly Grove. Renovated pristine home. 3BR + 3.5 BA Plus permitted bonus/guest room with bath. Spanish architectural details with modern amenities. Open floor plan. Cathedral ceilings. Huge picture window. Batchelder like fireplace. Formal dining room.. Hardwood floors throughout. Updated kitchen and baths. Kitchen with Viking stove, fridge. Extra long driveway for additional parking. Must see.

MLS#17-243280

Mary Chiu 310-428-1488
RE/MAX ESTATE PROPER

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

2329 LAKE VIEW AVE		Refresh.	11-2	NEW
\$1,349,000	3+2.25	2sty-ARCHITECTURAL		



STRIKING STEVEN HILL ARCHITECTURAL


Take in the modern, minimalist exterior w/vaulted ceiling and open staircase as you enter the home. An open, upgraded kitchen includes a unique blend of stainless steel and wood cabinets w/a farm sink and Miele dishwasher. A spacious master features a cedar lined, walk-in closet and your own fireplace to bask in the warm heat on a cool fall evening. As you exit the master onto the balcony, you find yourself in a serene, expansive outdoor setting w/sweeping views of the San Gabriel Mountains.

Courville/Fung/Megan C. 323.315.7463
JOHN AAROE GROUP

Cent HVAC, Dishwasher, NEST, Farm Sink

19 Beverly Center-Miracle Mile Condo / Co-op

5525 W OLYMPIC #303		Open	11-2	NEW
\$795,000	3+2.5	3sty-CONTEMPORARY		



STUNNING NEWER CONSTRUCTION 3 BR IN MIRACLE MILE

Newer construction 3 bedroom townhouse-style condo in Miracle Mile. Three floors with open-concept kitchen/living room on middle level, with bedrooms above and below. Home features sound-reducing double windows, solar shades, in-unit laundry room, multi-zone central air/heat. 2 car tandem garage parking, huge common patio area, hardwood floors, recessed lighting and custom cabinetry. Appliances & washer/dryer included.

MLS#17-257148

Walker Spanier Group 3107096807
KELLER WILLIAMS-SANT

Scott Walker and Neil Spanier

X 2100 ROSELIN PL		Lunch	11-2	rev
\$859,000	4+2	2sty-COTTAGE		



SILVERLAKE COTTAGE WITH VIEWS

Awaiting the right buyer to take this property to the next level and make it a really special place. Previous owner sealed off the stair leading to downstairs so upstairs there are two bedrooms and a full bath, living room with fireplace and kitchen with open eating area. Downstairs is accessed via a separate entrance and contains two bedrooms, a three quarter bath, a kitchenette and what could be used as a living room. One could re-connect the space or.... Possibilities abound.

MLS#17-251960

Garry Scoby 213-706-8107
BERKSHIRE HATHAWAY

21 Silver Lake - Echo Park Condo / Co-op

749 S CLOVERDALE AVE #PH2		Open	11-2	red
\$1,099,000	2+3	ARCHITECTURAL		



REDUCED! LORCAN O'HERLIHY, AIA. PENTHOUSE W ROOFTOP & VIEWS!

REDUCED! Award-winning Lorcan O'Herlihy 2BD+2.5BA+1808SF penthouse w/ private rooftop deck. Entertain in this open 2-story condo feat. an updated modern kitchen, wide oak hardwood floors & tons of natural light. Upstairs, 2 master bedroom suites, designer bathrooms & walk-in closets. Spectacular private rooftop deck with 360 degree city views. In unit laundry, 2 secure parking spaces, and low HOA dues. Discover one of LA's most convenient and central neighborhoods within minutes of everything.

MLS#17-243390

ST.JAMES-CANTER 310.291.1029
BERKSHIRE HATHAWAY

www.749CloverdalePH2.com

1880 & 1882 LUCRETIA AVE		Refresh.	5-8	NEW
\$1,550,000	4+4	ARCHITECTURAL		



NEW CONSTRUCTION IN ECHO PARK

Luxury multi-level townhome located at the top of Lucretia Avenue in highly sought-after Echo Park. Standing 3-stories tall, these homes offer panoramic views of Downtown Los Angeles, the Hollywood sign, Echo Park Lake and all the way to Wilshire. Inside you will find designer appointed modern finishes with up to 3,000 sq ft living space. Each townhome boasts a large bonus room, 5 decks, a private fenced yard and private two car garage. Close to Dodger Stadium, Elysian Park and Echo Park Ave.

MLS#17-255336

Bailey Cuning 818-285-5108
WISH SOTHEBY'S INTL

Enjoy evening views with food & wine!

22 Los Feliz Single Family

8642 GREGORY WAY #201		Open	11-2	rev
\$1,000,000	2+2	TRADITIONAL		



LUXURIOUS HOME NEIGHBORING BEVERLY HILLS

Dark hardwood floors span the length of the home leading to the open living rm complete w/a stone fireplace, a large dining area & a wet bar. The gourmet kitchen, w/breakfast bar, serves as the focal point of the home. Featuring quartz countertops, a Thermador 6 burner stove & a built-in Miele espresso machine. You will also find a large farmhouse sink, a wine refrigerator & a built-in wine rack. HOA fees incld pool, gym & EQ Insur. This one of a kind, updated home should not be missed!

MLS#17-232172

Sherri Noel 310-994-8721
KELLER WILLIAMS-SANT

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

21 Silver Lake - Echo Park Single Family

3241 LOWRY RD		Open	11-2	594	NEW
\$2,499,000	4+4	2sty-MEDITERRANEAN			



LOS FELIZ MEDITERRANEAN ESTATE


Grand Mediterranean Estate in Los Feliz. This classic 1926 residence combines all the beautiful appointments and traditions of Los Feliz architecture with modern amenities and convenience. This is the home every Buyer looks for. This lovely two story home has three bedroom, three bathroom and an expansive, enclosed sun porch. Enjoy privacy and seclusion in an updated pool and spa. A separate apartment with an updated kitchen and bathroom can serve as a work space or is ideal for guests.

Claudia J. Hipolito 323-697-2360
COLDWELL BANKER LF

Stove, Refrigerator, Washer & Dryer

21 Silver Lake - Echo Park Single Family

1564 MURRAY CIR		Open	11-2	NEW
\$1,599,000	3+2.5	TRADITIONAL		



REDONE STUNNER IN SILVER LAKE HILLS!

Nestled in the hills over Silver Lake, sits this re envisioned Prairie/Traditional, redone with all the comforts for today's lifestyle. All new roof, HVAC, flooring, electric, landscaping & more. Lightly defined floor plan includes living room w/ fireplace, dining room/den combo. Open kitchen with breakfast bar & center island, marble counters & farmhouse sink. Luxe master suite with spa like bath, double sinks, marble counters. French doors open to a deck w/hillside views over Silver Lake.

MLS#17-257632

Carter + Orland Estates
KELLER WILLIAMS REAL

www.carterorlandestates.com

X 5692 HOLLY OAK DR		Lunch	11-2	NEW
\$1,985,000	3+2	CONTEMPORARY		



MOTIVATED SELLER! BRING YOUR OFFERS! California Contemporary in the "Oaks" Recently remodeled inside & out, city & canyon views. Spacious backyard with saltwater pool, hot tub, bbq, cabana. Gourmet kitchen has stainless steel appliances, Carrera marble, wine fridge, skylights & outdoor balcony. Large master has incredible city view, huge walk in closet, master bath has dual vanities, soaking tub & shower. The second level 2 bedrooms & an additional living room. Lot is 10,534 of usual land.

MLS#17-256098

Lorraine Getz 310-766-2289
L.A. PROPERTY SOLUTI

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

TUESDAY

4140 PARVA AVE	Open 11-2	rev
\$3,950,000	5+5 CONTEMPORARY	
	DESIGNED BY MARK LIDDELL, OVERLOOKING LOS FELIZ	
Views of the entire city! This Mark Liddell designed property brings an eclectic mix of Modern and Spanish styles with 14' ceilings, light color palette, private ambience, and free-flowing layout. Possessing 5 beds and 5 baths, multiple viewing decks including rooftop, private balconies, waterfall, koi pond and top-of-the-line finishes. Located within the prized Franklin Ave school district, close distance to Griffiths Park and Los Feliz Village.		
MLS#17-246614	AriAfshar.com/Parva	
Ari Afshar COMPASS	310-738-5180	

4027 MINERVA AVE	Open 11-2	NEW
\$925,000	3+1 1sty-TRADITIONAL	
	CLASSIC TRADITIONAL IN OUTSTANDING CULVER CITY NEIGHBORHOOD!	
Comprised of 3 bedrooms and 1 bathroom, this property is just waiting for someone to make it their own - opportunity abounds! As you enter the house you find yourself in the formal living room that is flooded with light and has a wood-burning fireplace. The living room flows seamlessly into the dining area, kitchen and bedroom hallway. There are multiple ways to access the spacious backyard and detached 2-car garage. Amazing property and opportunity, for an amazing price!		
MLS#17-256786	Cing Fan,Dshwshr,Dryer,Rng/Ovn,Fridg,Yrd	
Jeffrey Lemen KELLER WILLIAMS-SM	310-482-2033	

28 Culver City Single Family

5912 STONEVIEW DR	Open 11-2	NEW
\$1,299,000	4+3 MID-CENTURY	
	WWW.5912STONEVIEW.COM	
Remodeled 4-Bd Culver Home with a Pool! Located in Culver City's quiet Blair Hills neighborhood with access to Farragut Elementary! Remodeled kitchen with dark wood cabinetry, quartz counters, stainless steel appliances & center island. Open design, with kitchen and dining area opening to patio via sliding glass doors. Large open living room with sliding doors to the backyard deck and pool. Vaulted beamed ceiling, hardwood floors, two stone fireplaces, central air & heat and updated electrical.		
MLS#17-256990	Open Sunday 2-5pm & Tuesday 11-2pm	
Kelley Miller KELLER WILLIAMS-SM	3109235353	


29 Westchester Single Family

8116 RAYFORD DR	Open 11-2	NEW
\$999,000	3+2 1sty-TRADITIONAL	
	PRIME WESTCHESTER TRADITIONAL	
1st time on the market in 41 years! This lovely 3+2 traditional home is filled w/natural light & quality detail thruout. Bright LR w/large bay windows & frplc, frml DR, original wd flrs, remod kitch w/granite counters & SS applncs, cstm bathrms & laundry rm. Oversized, pvt mstr ste. Addt'l details include central HVAC, newer windows & roof, detached 2-car garage, manicured landscaping & paved & tiled bkyd & side patio. Near the beach, Silicon Beach, LAX, Playa, schools, shops & restaurants.		
Allen Roth JOHN AAROE GROUP	310.387.7087	www.8116rayford.aaroe.site


12059 JUNIETTE ST Refresh. 11-2

\$1,295,000	3+2 TRADITIONAL	NEW
ELEGANT UPDATED HOME WALKING DISTANCE TO PLAYA VISTA		
	Walking distance to Playa Vista and Silicon Beach, this updated contemporary home features an amazing combination of warmth and charm that make it a must see! Natural light fills the open concept layout, perfect for TV nights or large gatherings, while the chef's kitchen is easy to cook for everyone. Kitchen features include premium stainless steel appliances, white Carrara marble countertops, travertine floors, and plenty of storage and counter space. With 2-car garage & separate laundry area.	
Kerry Ann Sullivan HALTON PARDEE	310-907-6517	www.HaltonPardee.com

30 Hollywood Hills East Single Family

2023 KENDRA CT	Lunch 11-2	rev
\$1,995,000	2+3 MEDITERRANEAN	
	WHITLEY HTS. MUST SEE	
Franklin Ave West is closed from Wilcox. Take Yucca. Franklin from Highland is open. Mediterranean owned by Designer in gated community in HPOZ Whitley Hts. Int. style, dramatic hi ceilings, archways, walnut flrs & tile thru out. LR bathed in light, FP and French drs to front patio. Formal DR w/ dramatic ceiling height, entertain in grand fashion w/ scenery thru lrg windows. Gourmet kit. w/ Italian Carrara marble, cstm cabinetry, wonderful pantry provides charming setting in breakfast nook.		
Kenneth Church KELLER WILLIAMS LARC	323-762-2519	Blt ins Fab Klitchen

4047 BLEDSOE AVE Open 11-2

\$1,199,000	3+2 1sty-TRADITIONAL	NEW
UPDATED TRADITIONAL IN THE HEART OF CULVER CITY!		
	Lovingly updated and expanded Traditional on the west side of Culver City. This 3 Bedroom, 2Bath home is clean, bright and well kept with generous sized bedrooms and living spaces. Gorgeous Master Suite, new electrical, new HVAC, private backyard, excellent school district and just 4 miles from Venice Beach!	
Itza Aguilar JOHN AAROE GROUP	626-376-2100	


31 Playa Del Rey Single Family

255 REDLANDS STREET	Lunch 11-2	NEW
\$3,899,999	5+5 2sty-CONTEMPORARY	
	BREATHTAKING SILICON BEACH LUXURY HOME	
A completely renovated MUST-SEE PROPERTY! A 4000sqft. BCH house, filled w/ modern finishing, natural light & expansive 180 degree OCN views of Silicon BCH & Japanese blue tile roof. This home boasts BCH side living at it finest with an elegant open floor plan & large ocean viewing decks on every level; Equipped w/ in/outdoor iPhone integrated Sonos media, this home is perfect for entertaining. Romantic MSTR STE has panoramic OCN views w/private deck. Twilight open house 8/10 - 5:30 to 7:30PM.		
Chandra K. Doshi SMART REALTORS	310-428-6482	BBQ,Blt-Ins,Cbl,Cing Fan,Cent Vac,Other

3833 SPAD PL Open 11-2

\$1,175,000	3+2 1sty-SPANISH	NEW
CHARMING SUN DRENCHED SPANISH HOME NEAR DOWNTOWN CULVER CITY		
	This updated residence's living area is complete w/ a fireplace & the upgraded kitchen is loaded w/ stainless steel appliances, granite countertops & custom cabinets. The large backyard is designed for entertaining w/ a BBQ deck area & jacuzzi that opens off the kitchen. Bonus area that works perfectly for a guesthouse, office, or cabana. Detached garage & large driveway provide ample additional parking. Culver City living at it's finest or a potential development opportunity w/ CCR4 zoning!	
Nancy Osborne HALTON PARDEE	310-907-6517	BBQ,Blt-Ins,Dshwshr,Dryer,Grbg Disp,Othr

36 Metropolitan Southwest Single Family


11715 S MANHATTAN PL	Lunch 11-2	NEW
\$535,000	3+2 1sty-TRADITIONAL	
	BEAUTIFUL 3 BD / 2 BA HOME BUILT IN 2001! COME ENJOY LUNCH	
Large Open Floor Plan Home with just under 1,700SF on a large almost 9,000SF Lot with large grassy backyard on Private Cul-de-Sac. Master Suite with En Suite Bath & Walk-In Closet. Vaulted Ceilings, Wood laminate floors, Central HVAC & Recessed Lighting. Private Cul-De-Sac In The Blooming West Athens Neighborhood Located Close To Freeways, Metro Rail, Schools And Shopping!		
TIA HUGHES RODEO REALTY, INC.	3107200993	OPEN SUNDAY 2-5PM ALSO

TUESDAY


39 Playa Vista *Single Family*

5824 W SEAGLASS CIR	Open	11-2	NEW
\$2,000,000	3+3.5	3sty-CONTEMPORARY	
Playa Vista Phase II. 3-story detached w private elevator. 3 bed, 3 bath, upgrades. Built in 2014			
MLS#17-256624	Blt-Ins,Dshwshr,Dryer,Elvtr,Frzr,Other		
Steven Rukhman	818-438-0796	SRB PROPERTIES	

73 Studio City *Single Family*

3389 WRIGHTVIEW PL	Open	11-2	NEW
\$1,695,000	3+3	1sty-OTHER	
LARGE HOUSE ON LARGE FLAT LOT!			
Sitting on one of the most desirable, quiet cul-de-sacs in Wrightwood Estates, this neighborhood with wide streets and underground utilities is in hot demand for buyers looking for an A plus location south of Ventura Blvd. The private, entertainer's back yard is picture perfect featuring a large pool surrounded by colorful landscaping including lime, avocado and pear trees. Newer chef's kitchen w/ Thermador appliances opens to large dining area perfect for social gatherings.			
			
MLS#17-254526	Lynn Teschner 4242312398		
THE AGENCY	Move In Or Remodel		


87 South Pasadena *Single Family*

1435 OAK CREST AVE	Open	11-2	NEW
\$949,000	4+2		
THIS CHARMING 1950'S HOME IS NESTLED ON A SERENE CUL-DE-SAC			
This hill top property boasts expansive 180 degree views from Downtown LA to the Pasadena foothills. Spectacular bright entry level features parquet oak wood floors leading to the master and guest bedroom, open living room with decorative fireplace, dining room and vintage kitchen that all look over the west facing upper deck. Located within Award winning South Pasadena school district, this is an incredible opportunity to be part of this family friendly hillside neighborhood.			
			
Heather Boyd 310.994.3140	HiltonHyland.com		
HILTON & HYLAND			

93 Eagle Rock *Single Family*

1336 HEPNER AVE	Open	11-2	NEW
\$969,000	3+3	CRAFTSMAN	
1910 EAGLE ROCK CRAFTSMAN, REIMAGINED FOR TODAY!			
A visionary remodel and expansion has turned this charming, historic Eagle Rock bungalow into 1,696 square feet of light, bright spacious living. Set on a short, quiet street in the heart of one of the trendiest communities in Northeast LA, the home boasts a sweeping open plan that flows smoothly from the living and dining areas to the modern kitchen. Living room area opens to a wooden deck & yard with fruit trees. Master suite has a roomy walk-in closet, spacious bath and walk-in shower.			
			
MLS#17-256936	Steve Sanders 323-828-6471		
JOHN AAROE GROUP	Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn,Fridg		


244 Redondo Beach *Condo / Co-op*

2119 DUFOUR AVE #1	Open	11-2	NEW
\$949,000	4+3	2sty-TRADITIONAL	
FRONT UNIT, DETACHED TOWNHOUSE IN REDONDO BEACH			
High ceilings and an open floorplan welcome you to this large, front unit, 4 bedroom, 2.5 bath detached townhouse that is flooded with natural light. Enter the home and find a lrg living room with a fireplace and high ceilings. The 1st level also offers a den with French doors that lead out to an oversized private patio, perfect for indoor outdoor living and entertaining. Upstairs has a master suite with en-suite bath, 3 more bedrooms and hall bathroom. Enjoy the Central AC on warm summer days.			
			
MLS#17-256256	Bryan McElroy 310-849-5072		
GIBSON INTERNATIONAL	Central AC		

WEDNESDAY

WEDNESDAY OPEN HOUSES

33 Malibu *Land*

5330 KANAN DUME	Open	10-12:30	NEW
\$3,900,000	Land		
THREE APN DEVELOPMENT OPPORTUNITY			
Three adjacent parcels of beautiful, serene & private land in Malibu totaling approximately 23.5 acres. Boasting stunning ocean, mountain and canyon views from an ideal location approximately one mile up from PCH. Each parcel has its own pad. Listing price of \$3,900,000 includes all three parcels and they will only be sold together as a package deal. Addresses are 5330, 5340 and 5350 Kanan Dume Rd.			
			
MLS#17-257144	A. Buss D. Kramer 310-487-4437		
HILTON & HYLAND	www.DavidKramerGroup.com		

72 Sherman Oaks *Condo / Co-op*

14544 MARGATE ST #1	Open	11-2	NEW
\$749,000	3+3	CONTEMP MED	
A Delightful townhouse with top-shelf amenities in prime Sherman Oaks! Arched doorways w/ formal dining area intertwines w/ living room/fireplace. Open concept kitchen, breakfast nook, and family room opens onto one of the 5 balconies. Stainless steel appliances, maple cabinets, with granite countertops. Master bathroom w/ spa tub. Downstairs media room for entertaining. Wood flooring, private 2-car garage, laundry, central ac/heat. Close to Kester Elementary, shopping, eating, and entertainment needs.			
			
MLS#17-256802	Leyla Blumenfeld 310-487-2371		
BEVERLY HILLS ESTATE	Dishwsh,Gg Disp,Hood Fan,Micro,Rng/Ovn,		

SUNDAY

SUNDAY OPEN HOUSES


02 Beverly Hills Post Office *Single Family*

2029 COLDWATER CANYON DRIVE	Open	1-4	592F3	red
\$2,500,000	2675000	3+5	1sty-CAPE COD	
Circular driveway in front, and a rare second entrance/parking in back. Completely redone. Gourmet kitchen. Studio/guest over garage. Outdoor area includes a pool/spa, tall hedges, outdoor kitchen.				
MLS#SR16727136CN	Range,Hood,Refrigerator,Washer&Dryer			
Mark Berger	323-697-5983	KELLER WILLIAMS RE		

11 Venice *Condo / Co-op*

700 MAIN ST #23	Open	2:15-5	NEW
\$1,398,000	1+1	3sty-ARCHITECTURAL	
ARCHITECTURAL LIVE/WORK LOFT IN THE HEART OF VENICE, CA!			
This fully furnished and impeccably designed loft has all the luxurious living that Venice has to offer. Polished concrete floors, to ceiling windows allowing natural light to enter. Reclaimed wood ceilings coupled with the upgraded spacious kitchen make for a stunning entertaining space. Step upstairs and you will find a charming roof top deck, where you can take in incredible views and enjoy the ocean breeze.			
			
MLS#17-242720	John (Andy) McMullen 3109202441		
RAD VENTURES	Cbl,Dshwshr,Dryer,Elvtr,Frzr,Other		

28 Culver City *Single Family*

10739 BRADDOCK DR	Open	2-5	NEW
\$1,199,000	2+1	CONTEMPORARY	
Charming 1939 Vet's Park home located just a couple blocks from Farragut Elementary School and the Culver Middle and High Schools. Living room has fireplace and crown moldings. Formal dining room off the kitchen. Two bedrooms and two baths. Detached two car garage with large bonus room (approx 400 sf) attached to the garage. Perfect for home office or studio. Dual glazed windows through most of the house.			
			
MLS#17-256698	Nancy Brooks		
KELLER WILLIAMS-SANT	Grbg Disp		

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No tax return loans may require other forms of income verification and may have a higher interest rate and higher points or fees, than other loans. Not all applicants will qualify.

NATIONALLY RANKED: **Scotsman | Guide media**

National Mortgage News

AS SEEN IN THE **WALL STREET JOURNAL**

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Poker Tournament Fundraiser - October 18th



We're "All In" to Support Los Angeles Charities! The homeless population in Los Angeles is one of the largest in the country - *Join BH/GLAAR in doing something about it!*

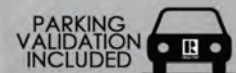
In 2016, BH/GLAAR was able to support over 10 local charities with more than \$15,000 in donations. Help us do more in 2017! BH/GLAAR Charitable Foundation, a **501(c)3** charitable organization, works with local and regional service organizations that support various homeless populations in our area.

Wednesday, October 18, 2017 - 6:00pm - 9:00pm

\$50 Buy-In (includes \$2,500 playing chips, 2 complimentary drinks & snacks)

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The Global Table Exploring Japan - August 10th



Please join our Global Committee on Thursday, August 10th for this exciting lunch as we taste Japanese cuisine, explore the culture and discuss business opportunities that Japan has to offer.

Thursday, August 10, 2017 at 12:00pm
Approximate Cost \$25-\$35 for lunch

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Los Angeles, CA 90025

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*Source: Sam Batayneh ranked 113 in Mortgage Executive Magazine's 2016 Top 200 Mortgage Originators in America list

**Minimum credit score requirements will vary. May qualify for owner-occupied only.

*** 95% Customer Satisfaction: Data Source: Guaranteed Rate's Client Satisfaction Surveys (Averaged 2007-2016)

Applicant subject to credit and underwriting approval. Not all applicants will be approved for financing. Receipt of application does not represent an approval for financing or interest rate guarantee. Restrictions may apply, contact Guaranteed Rate for current rates and visit www.guaranteedrate.com/restrictions for more information.

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