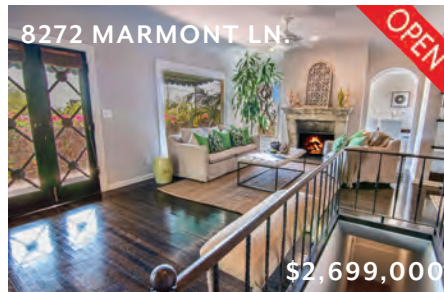
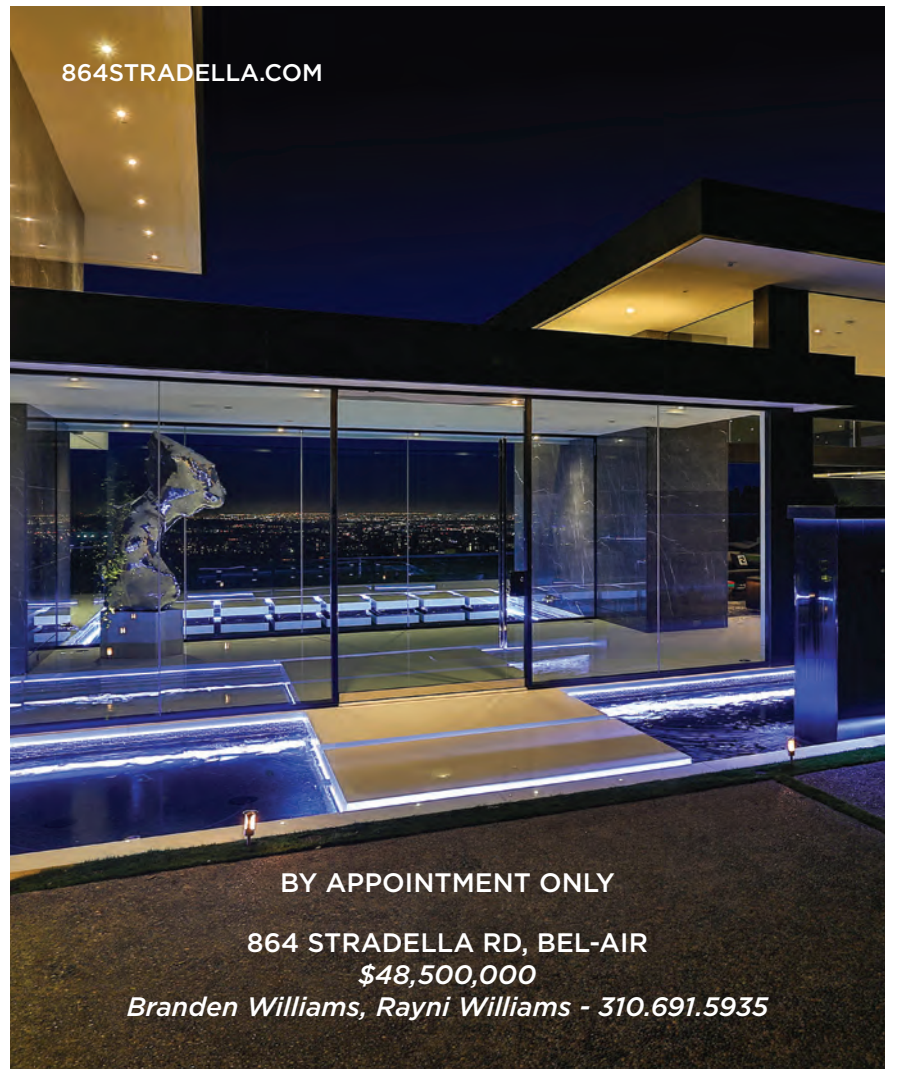




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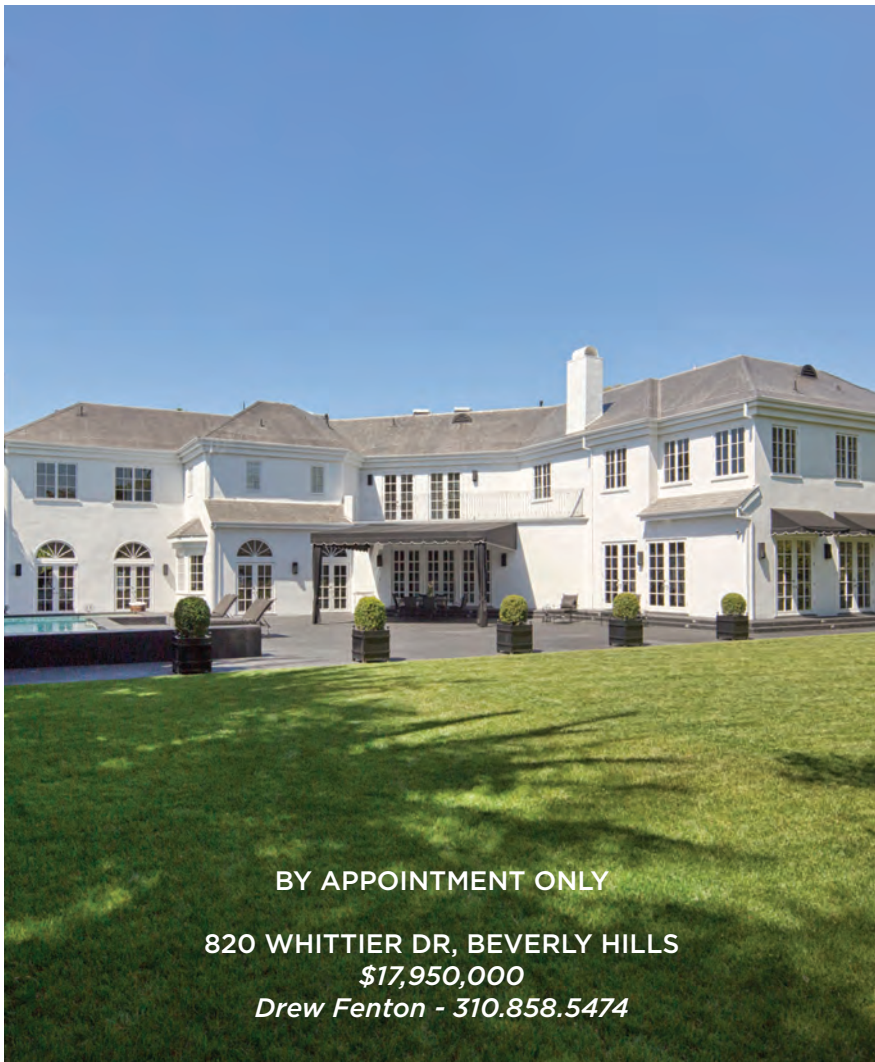
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864 STRADELLA RD, BEL-AIR

\$48,500,000

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BY APPOINTMENT ONLY

820 WHITTIER DR, BEVERLY HILLS

\$17,950,000

Drew Fenton - 310.858.5474



OPEN FRIDAY 12-2

712 JOHN ST, MANHATTAN BEACH

\$11,995,000

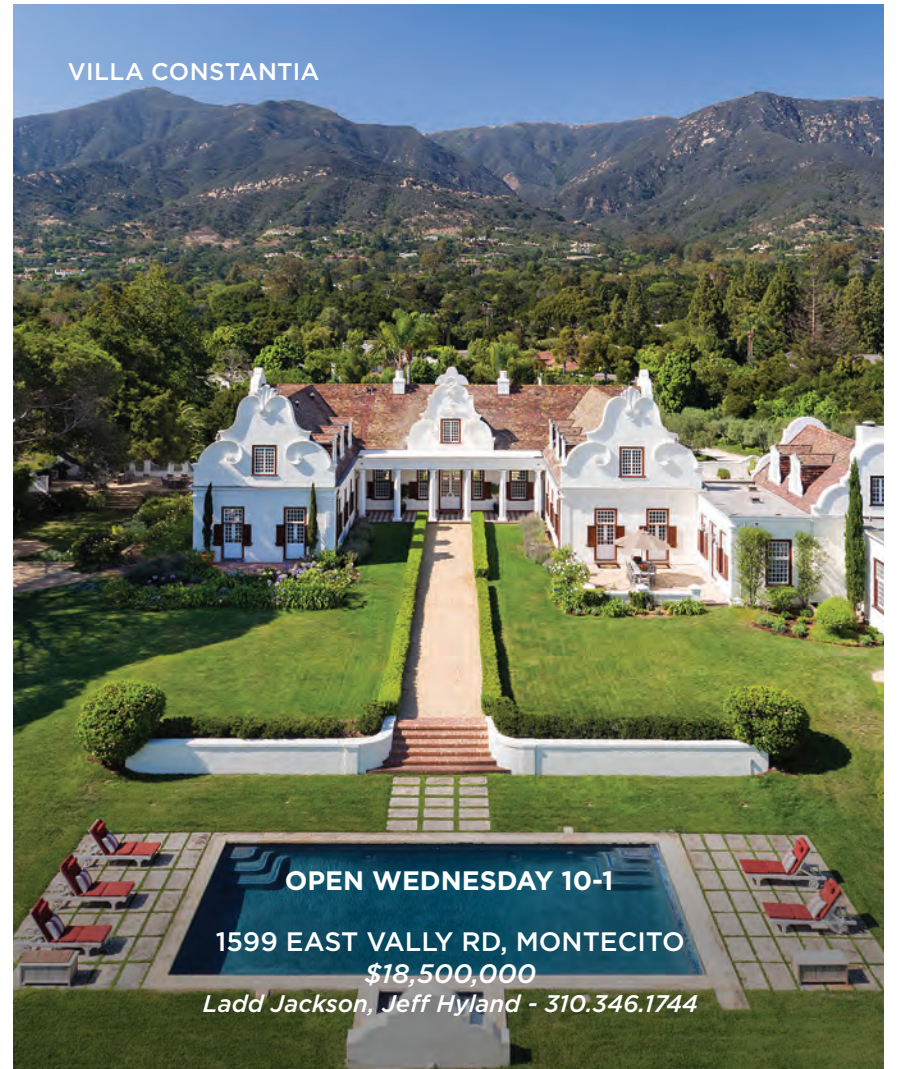
Danelle Lavin - 310.367.7533



OPEN TUESDAY 11-2

**9739 OAK PASS RD, BEVERLY HILLS
\$22,995,000**

Gary Gold, Barbara Robinson, Nichelle Robinson - 310.858.5411



VILLA CONSTANTIA

OPEN WEDNESDAY 10-1

**1599 EAST VALLY RD, MONTECITO
\$18,500,000**

Ladd Jackson, Jeff Hyland - 310.346.1744



BY APPOINTMENT ONLY

**1865 CARLA RIDGE, BEVERLY HILLS
\$11,995,000**

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This stunning 1959 Smith & Williams architectural gem is located on almost 2 acres on one of Pasadena's most premier streets, overlooking the arroyo with panoramic views of Pasadena and the San Gabriel Mountains, at the end of a long gated private drive. From the famed USC School of Architecture and contemporaries of Gregory Ain, Harwell Hamilton Harris, A. Quincy Jones, John Lautner, Rafael Soriano and Thornton Abell, this iconic mid century Smith & Williams features a perfect blend of inside and outside, high ceilings, walls of glass, expansive views from each room, original terrazzo floors and fireplace, a detached office/studio, and Japanese-inspired architectural details. Known for their keen sense of site planning and refined integration of building to landscape, this 3 bedroom 3 bath, one-of-a-kind vintage property retains many original features, including original windows, doors, and abundant architectural details. The sprawling park-like grounds feature mature trees, a pool with rustic boulders in a bucolic setting overlooking a large part of the property once used as a horse corral. Almost untouched, this is rare opportunity to restore an important architectural property.

\$4,750,000

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**999 South San Rafael Avenue – Pasadena
The Clifford Barnes Estate, 1912**

Oak Ridge, also known as the Clifford Barnes Estate, was designed in 1912 by Elmer Grey, F.A.I.A. This park-like private 1.6 acre estate property showcases Grey's talent as an exceptional architect of the first quarter of the twentieth century. Oak Ridge is located in Pasadena's edenic San Rafael Hills, and is sited at the end of a gated long private drive. Here, Grey brings an open breezy modernity to the plan, masterfully combining Eastern Shingle Style and Craftsman elements suitable for a grand two story family residence set within a California garden. As Pasadena's Victorian-era landscape transitioned into a new, modern world, Grey's application of low-pitched, gabled roof and dormers, heavy use of wood rafters, wood-shake siding, and pebble dash stucco exteriors provide a perfect counterpoint against the architectural formality of the late-nineteenth century. Generous common rooms open to multiple outdoor loggias which meld seamlessly with the garden. The residence displays fine fixtures, Grueby tile fireplaces, and fine woodworking throughout, and includes: 6 bedrooms, 5 bathrooms, eat-in kitchen, detached artist's studio, 3 car garage, finished basement/entertainment room, wine room, and a long lap pool. Recently approved Mills Act Contract affords significant tax savings.

\$5,499,000

Crosby Doe & Matthew Berkley





1930's Traditional :: John Byers, Architect \$4,875,000
1809 N Stanley Avenue, Hollywood Hills Barry Gray | 323.822.3200
www.1809Stanley.com



Ritz-Carlton Residences Condo \$1,395,000
900 W Olympic Blvd, Unit 29C, DTLA Wayne Willbur | 213.500.0254
Steven Portigiani | 323.876.2907



Beverly Grove Homes :: Home 144 1/2 \$1,449,000
144 1/2 S Hayworth Avenue, Fairfax Village Lisa Paperno | 323.404.7504
Joshua Gaunya | 310.275.2223



Mid-Century Modern :: A. Quincy Jones, FAIA \$789,900
17122 Nanette Street, Granada Hills Greg Guinto | 818.723.9373



Garden Compound :: Ketti Kupper, Designer \$1,395,000
4208 Camero Avenue, Los Feliz William Baker | 310.867.0847
Brian Linder, AIA | 310.592.5417



Remodeled Corner Unit Condo \$1,875,000
833 Ocean Ave, #105, Santa Monica Jennifer Tucker | 310.702.3198
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Thornton Abell, FAIA, 1965 Estate \$12,995,000
12822 Highwood Street, Brentwood Park Mike Deasy | 310.275.1000
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OPEN TUES 11-2PM

Mid-Century Modern Re-Imagined \$2,475,000
1347 Braeridge Drive, Beverly Hills PO Barry Gray | 323.822.3200
Mike Deasy | 310.275.1000



Ed Fickett, FAIA Mid-Century Modern \$1,995,000
2775 Rinconia Drive, Hollywood Hills Kate Blackwood | 323.791.9442



English Revival Estate :: Arthur R Kelly, Architect \$3,649,000
1920 Laughlin Park Drive, Los Feliz Louise Leach | 213.344.8090
Juan Longfellow | 310.920.3019



Turnkey Norma Triangle Cottage \$1,719,000
9027 Phyllis Avenue, West Hollywood Geoff Clark | 323.459.3845



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\$2,795,000

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- SUNSET STRIP
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Corey Weiss
310.420.8101



SUNSET SQUARE
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Bill & Lynn Lustig
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4149 S. Cloverdale Ave
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BEVELRY HILLS
1960 Coldwater Canyon Dr
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Aaron Kirman
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NEW LISTING

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BEVERLY HILLS
9681 Highridge Drive
\$3,990,000
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3100 BENEDICT CANYON, BEVERLY HILLS
LISTED AT \$21,995,000

OPEN TUESDAY 8/16 11-2PM

Welcome to the Villa Grande Bellezza! Perched high atop a secluded canyon oasis with breathtaking canyon views, this brand new Italian Villa was constructed using the finest materials and displays unparalleled architecture, style and design. With every detail and amenity taken into consideration, this home exudes luxury, quality and splendor with its soaring ceilings, stunning entertaining spaces and an outdoor pavilion with a one of a kind infinity pool.

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16 PALOMA AVENUE, VENICE
LISTED AT \$5,195,000

BY APPOINTMENT

Eric Clapton's former residence and the only home designed in the U.S. by Araya Isosaki, the architect of MOCA. One of a kind architectural masterpiece a few steps from the beach in Venice, with furniture designed by artist Klaus Rinke. Gated/secure and private with 30 ft ceilings in the grand room, 20 ft ceilings in the master bedroom. Additional loft bed space, gourmet kitchen, dining for 10+ people, private patio for entertaining, parking for 4 cars.

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2239 BENEDICT CANYON DRIVE, B.H.P.O.
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3460 GRIFFITH PARK BLVD, LOS FELIZ
LISTED AT \$2,495,000

BY APPOINTMENT

Newly imagined home that still retains its Post and Beam "roots". Gorgeous living room with high pitched roof and accent windows. New kitchen with Viking Suite appliances, large Caesarstone island & butlers pantry. 4 bedrooms, 3.5 baths including wonderful Master bedroom opening to grassy yard. Many upgrades throughout such as beautiful new Oak floors, updated plumbing and electrical, etc. 2 car attached garage with direct entry to house. Entertainers yard.

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dorothycarter@kw.com



2509 SILVER RIDGE AVE, SILVER LAKE
LISTED AT \$1,499,000

BY APPOINTMENT

Gorgeous 4+4.5 Contemporary home with panoramic views. LR with high ceilings & views. Great family rm. Cooks kitchen with ss appl, breakfast bar & DR. Master enjoys expansive views + sumptuous bath with shower, spa tub, double sinks & walk-in closet. Guest bdrm with private bath, home office & powder bath. Spacious yard (rm 4 pool), patio & a small orchard of fruit trees too! Walking distance to 365 Whole Foods. Close to Silver Lake Library, reservoir & more.

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2703 CANFIELD AVENUE, BEVERLYWOOD ADJ
LISTED AT \$1,249,000

BY APPOINTMENT

Charming Traditional-style home in the Castle Height Elementary School District of West Los Angeles. This home offers 3 bedrooms plus a den, 3 bathrooms and over 1,700 square feet of living space. Move-in condition.

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HANCOCK PARK ADJACENT | 723Citrus.com | \$1,299,000

Turn back the hands of time in this Hancock Park adjacent, old-Hollywood Tudor. Originally sold in 1923 to Phil Kahgan, the veteran principal violist of the LA Philharmonic from 1921-1941, it has been owned by his family ever since and never been on the market. The living room features high pitched wood beam ceilings with original stenciling, windows and fireplace. The backyard is a serene courtyard which is surrounded by 8-foot perimeter walls, adding extra privacy, web: 0027491

Beverly Hills Brokerage
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PACIFIC PALISADES | Sense of Tradition 5BD/5f,2hBA | web: 0343900 | **\$6,200,000**
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LOS FELIZ | 4447 Cromwell Avenue 4BD/6BA | web: 0286641 | **\$4,397,000**
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MALIBU | Modern Ranch Ocean View 3BD/3BA | web: 1300185 | **\$2,795,000**
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9501 Gloaming Dr · Beverly Hills **\$18,995,000**
 Tina Eavers | Aaron Kirman, JAG 310.266.0947
 8 bed · 8 bath · 6,377 sf · 435,600 sf lot



2121 La Mesa Dr · Santa Monica **\$17,800,000**
 Sandra Miller 310.616.6213
 6 bed · 7 bath · 9,288 sf · 22,881 sf lot



1106 N Hillcrest Rd · Beverly Hills **\$9,995,000**
 Y Charlie | K Sanchez | E Peskowitz, F Bernstein, WEA 323.547.8900
 4 bed · 4 bath · 4,009 sf · 28,544 sf lot



406 S Sycamore Ave · Hancock Park Adjacent **\$3,790,000**
 Rosalie Klein 323.935.8680
 5 bed · 6 bath · 6,502 sf lot



9512 Tullis Dr · Beverly Hills **\$2,199,000**
 Y Charlie | K Sanchez | A Aldrete, The Agency 323.547.8900
 3 bed · 3.5 bath · 2,188 sf · 4,950 sf lot



1919 4th St, #C · Santa Monica **\$2,000,000**
 Sandra Miller 310.616.6213
 3 bed · 2.5 bath



11924 Whalers Ln · Malibu **\$970,000**
 Guy Reid | Raphael Barragán 310.699.2601
 2 bed · 1 bath · 1,044 sf



318 S Benton Way · Los Angeles **\$815,000**
 Naomi Kalkanoff 310.418.8546
 Unit 1 · 3 bed · 1.5 bath | Unit 2 · 3 bed · 1.5 bath



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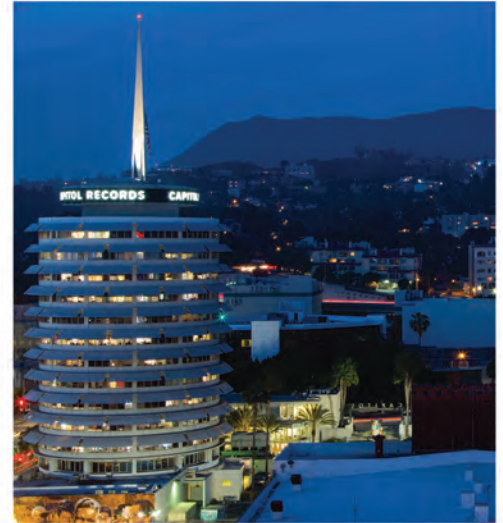
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Hollywood as only a few will ever see it.



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THE GRIFFITH

* Inspired by the iconic Observatory, this fully furnished 3-bedroom and 5-bathroom home spans 5078 SF and features custom bespoke design aesthetics, a new ethos crafted by luxury interior design firm Smith & Firestone Associates. We also partnered with BAM Luxury to create cutting-edge Whole-Home Automation. Vast 1251 SF private terraces with incomparable views of Hollywood's landmarks including the famed Griffith Park Observatory, all framed by fold away NanaWalls. Enjoy 24-hour concierge, valet and ambassador to further elevate the ultimate luxury experience of owning at Above The Penthouses. The Meek Don't Reside Here.

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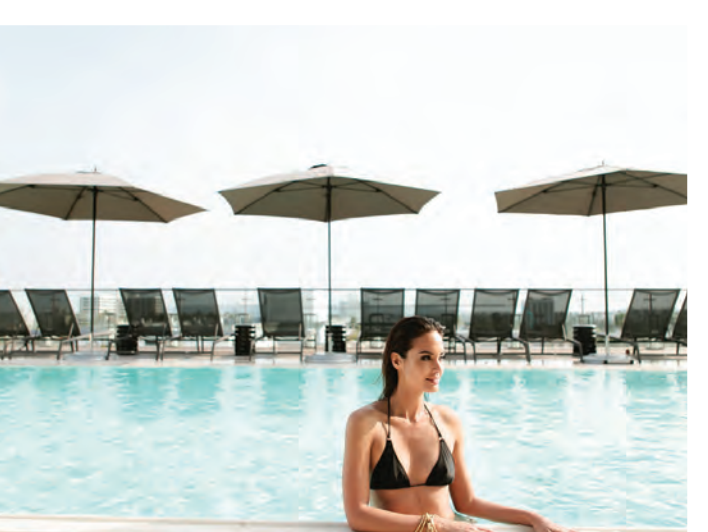
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Kurt Rappaport

(310) 860-8889 | CalBRE# 01036061

Stephen Shapiro

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ONCE IN A GENERATION WORLD-CLASS ESTATE BRENTWOOD | \$49,000,000

Pvt 10-acre compound with city, ocean, & mtn views. Main residence: dramatic gallery entry hall, 7 BRs, 8 full baths, 4 half baths, chef's kitchen, 2-stry library, prof. screening rm, paneled library, a luxe master ste & more. Pool, gym, tennis crt, 35 car garage, staff offices/facilities, security offices, 2 gst houses, & rolling lawns. 1911westridgeroad.com

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SPECTACULAR NORTH BEVERLY PARK ESTATE BEVERLY HILLS | \$33,500,000

Completely private & secluded from the street, set behind iron gates. Over 20,000 sf of living space on almost 4 acres. Mediterranean villa with a grand 2-story entry, large living room, formal dining room, conservatory, grmt kitchen/family room, theater, wine cellar, incredible entertainment facilities, & more. weahomes.com/listing/beverly-park-circle

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Magical 2.63 acres of park-like land on lower Mandeville is this compound of 3 structures, a swimming pool, & a tennis court + flat & rolling lawns. Main house is approx 8,000 sf (5 BRs/6 BAs + 2 powder rms). 3,500 sf guest house, a pool house, & more. brentwoodcompound.com

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Over an acre in the most prime section of Beverly Hills, this world-class estate is the perfect blend of quality, style, & privacy. Includes a 6 BR + 9 bath main house, a guest house, N/S lighted tennis court, and a resort style pool, spa, & gardens. Elevator, 3 car garage, + motor court with parking for 25+ cars. weahomes.com/listing/661-doheny-rd

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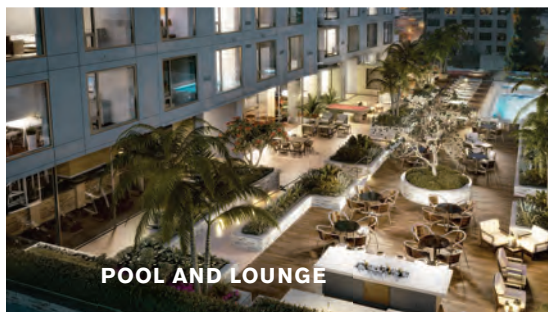
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Re-envisioned Open Floorplan

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Chef's Kitchen with Jenn Appliance Suite

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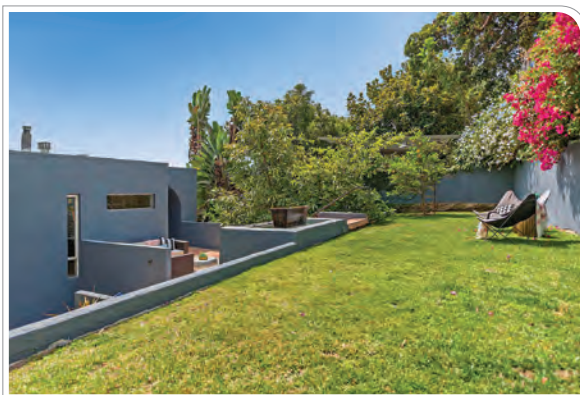
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Sunday 8/14 2-5pm



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Westwood

www.10668eastborne202.com

Stunning move in ready 2 bed 2 bath corner unit located North of Santa Monica Blvd. This condo features, hardwood floors, recessed lighting, eat in kitchen with breakfast bar and loads of cabinet space, living room with built ins, fireplace, and large balcony, dining area with wet bar, built ins and wine storage, master bedroom with large walk in closet, master bath with double sinks, large stall shower, soaker tub and private commode, large second bedroom with walk in closet and side by side laundry. Eastborne Manor is beautifully maintained and professionally managed building featuring secured access, atrium courtyard, private storage and guest parking. All conveniently situated in Westwood, close to movies, places of worship, restaurants, theaters, Westwood Village, Century City and of course UCLA.



Jonathan C. Sands

310.704.6612

Jon@JonCSands.com

CaIBRE# 01258453

OFFERED AT : \$799,000

For Additional Real Estate Updates Visit:
JonCSands.com



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RODEO REALTY



Price Reduction, Guesthouse + Private Beach, Malibu

31026 Broad Beach Road

2 BED | 2.5 BATH | \$9,500,000

Scott Tamkin
Melinda Tamkin
310.493.4141



New Price, Development Opportunity, Bel Air

601 Perugia Way

5 BED | 6 BATH | \$7,495,000

Jeeb O'Reilly
310.980.5304
Tori Barnao
323.633.1878



Price Reduced, Sunset Strip

1401 Queens Way

3 BED | 5 BATH | \$7,295,000

Gia Casty
310.824.3550



Gated + 3.5 Acres of Private Horse Property, Topanga

21415 Greenbluff Dr

4 BED | 5 BATH | \$3,995,000

Jeeb O'Reilly
310.980.5304
Austin Pick
310.383.6461

The future of real estate has arrived in Los Angeles.



Unobstructed City and Hill Views, Beverly Hills

447 S Spalding Drive

4 BED | 3.5 BATH | \$3,495,000

Melinda Tamkin
310.493.4545



Exquisite Traditional, Beverlywood

9427 Sawyer Street

6 BED | 4.5 BATH | \$2,995,000

Jeremy Ives
310.858.1902



Modern Finishes and Wide Open Floor Plan, Bel Air

1538 Rocsomare Road

3 BED | 2 BATH | \$1,895,000

Jeffrey Saad
Nadia Saad
310.770.7395



Broker's Open Tuesday 11-2pm, Westwood

1339 Holmby Avenue

3 BED | 2 BATH | \$1,895,000

Scott Tamkin
Melinda Tamkin
310.493.4141

COMPASS

Beverly Hills | \$4,495,000



www.12020Talus.com



Luxury Living in “The Summit” Beverly Hills
12020 Talus Place, Beverly Hills
4 Bed | 4.5 Bath | Pool and Spa
Exquisitely remodeled single story home
Located in the exclusive 24-hour gated “Summit”

SUSANNA NAGY

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818.481.1602
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REAL ESTATE



VIEW



BEVERLY HILLS | \$24,000,000

Represented by KATHY MARSHALL (310) 740-1812
CRAIG SHAPIRO (310) 739-4887 | ARAM AFSHAR (310) 702-0583

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FEATURED
Properties

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BANKER** 



ARCADIA | \$2,620,000
 4BD/4.5BA | New Construction | Chef's kitchen |
 Luxurious master suite | 20 ft ceilings
ASH RIZK (626) 393-5695



CHEVIOT HILLS | \$3,335,000
 2721 Club Dr | Remodeled 5 BD/4.5 BA Traditional with
 pool, patio, & sweeping views.
RHONDA GOFF (310) 422-2031



DEL REY | \$1,249,000
 Beautiful remodel from the ground up. 3 bd/1.5 ba
 home in desirable Del Rey neighborhood.
JAMES ALLAN (310) 704-0007



DOWNTOWN LOS ANGELES | \$1,675,000
 Perfect for entertaining, open floor plan, has 2 bd, 2
 baths, with views from every room.
IMAN ESHAGHYAN (310) 777-6200



ENCINO | \$898,000
 Single sty 3+3 ranch style Trad. well maintained hm.
 Close to shops, restaurants, frwy.
BEVERLY NUNEZ (818) 535-7656



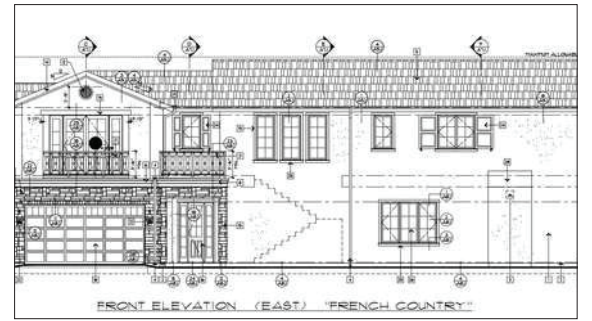
HANCOCK PARK | \$2,849,000
 This 4+4.5 Spanish was gutted & remodeled w/new 2nd
 story + garage & salt water pool & spa
LISA HUTCHINS (323) 460-7626



HOLLYWOOD HILLS | \$949,000
 Celebrity inspired design. Private hillside residence
 recently remodeled and updated.
CLAUDIA HIPOLITO (323) 906-2425



LOS ANGELES | \$1,399,900
 VIEWS! This 5bd/3ba Mount Washington property
 features panoramic views.
ADY SIMION (626) 607-8652



LOS ANGELES | \$1,235,000
 A "Ready To Issue Permit" Project on approx., 12,049 sf
 lot comprised of 2 lots
BOB WALDRON (310) 780-0864



MONTECITO | \$19,500,000
 Overlooking Montecito's Beach
RANDY SOLAKIAN (805) 565-2208



OXNARD | \$1,795,000
 Mandalay Bay. Manhattan style, 4000 sq ft single level
 with panoramic water views!
ARLENE SHATSKY (805) 377-4206



PACIFIC PALISADES | \$3,350,000
 Ocean View Bluffs Home. Private, one level 4+4 home
 set on huge flat ocean view lot.
MARTA SAMULON (310) 230-2448



Arcadia (626) 445-5500
 Beverly Hills North (310) 777-6200
 Beverly Hills South (310) 273-3113
 Brentwood (310) 820-6651

Calabasas (818) 222-0023
 Glendale (818) 240-1111
 Hancock Park North (323) 464-9272
 Hancock Park South (323) 462-0867

La Cañada Flintridge (818) 790-3334
 Los Feliz (323) 665-5841
 Malibu Colony (310) 456-3638
 Malibu West (310) 457-6550

Manhattan Beach (310) 802-5700
 Marina del Rey (310) 301-3500
 Montecito (805) 969-4755
COLDWELLBANKERHOMES.COM



PASADENA | \$1,928,000
 New home in Brookmere gated community at Johnston Lake. 4BR, 3BA, cascading bkyd waterfall
SCOTT JAMES & CHRIS STILLMARK (626) 327-1836



REDONDO BEACH | \$1,199,000
 4BD/2.5BA | Freestanding Townhome | 4 Block to Waterfront
LESLIE WEBER & TARA BUCCI (310) 463-0995



ROLLING HILLS ESTATES | \$1,975,000
 1 Level home with a circular driveway and a huge flat yard
JANE ANGEL (310) 292-2290



SANTA BARBARA | \$11,500,000
 HopeRanchElegance.com A fine example of old world charm w/ modern day amenities on 8 acres
LINDA LORENZEN (805) 886-1842



SANTA MONICA | \$16,500,000
 Spanish revival oceanfront estate w/pool. Updated kitchen & bath. Also avail. for lease.
DON RICHSTONE & DAVID SOLOMON (310) 457-4264



SHERMAN OAKS | \$1,599,000
 South of the Blvd! 5BR+4BA home on gorgeous park-like grounds with pool and spa!
AIMEE LANE & SHERI WEGAND (323) 868-8450



TARZANA | \$1,269,000
 Welcome to the seclusion on a cul-de-sac 2 story family home w/3 + 2 & 1+1 on first level.
EKATERINA NALBANDOVA (310) 666-8380



TARZANA | \$1,250,000
 Sophisticated and spacious 3+3 on enormous lot. Pool & Spa, BBQ, Fountains & Views.
WILLMA & DAVID HASS (818) 388-4398



THOUSAND OAKS | \$1,269,000
 2 bd, lib/office, 3 ba, gated Sherwood Country Club, panoramic Lake, Mountain, & CC views
ERIN AND BOB (805) 230-3308



WEST HOLLYWOOD | \$485,000
 625 N Flores St 105 | Bright 1BD/1BA unit in prestigious West Hollywood location.
GAVASKA WILLIAMS (310) 447-8500



WESTMINSTER | \$599,900
 8921 Colchester Ave, This turnkey home is nestled on a quiet cul-de-sac, 4BD/2BA, 1,387 SF.
MICHAEL MANES (626) 449-5222



WESTWOOD | \$2,895,000
 New Price! 2356 Kelton Ave | Brand-new 2016 custom built 5+6.5 architectural.
SHAH NOORVASH & PETER GABAYAN (310) 709-7424

Pacific Palisades (310) 454-1111
 Palos Verdes (310) 378-5201
 Pasadena (626) 584-0050
 Playa Vista (310) 862-5777

San Marino (626) 449-5222
 Santa Barbara (805) 682-2477
 Santa Monica Montana (310) 458-0091
 Santa Monica Wilshire (310) 829-3939

Sherman Oaks (818) 995-2424
 Studio City (818) 788-5400
 Venice (424) 280-7400
 Ventura (805) 648-5051

Westchester (424) 702-3000
 Westlake Village (805) 495-1048
COLDWELLBANKERHOMES.COM



A&D ARCHITECTURE & DESIGN

DESIRE HARMONY & BALANCE? TRY FENG SHUI!

by Bret Parsons



What do The Grove, The Americana at Brand, and 2,000 California homes have in common? Katherine Anne Lewis, a 20+ year master practitioner of Feng Shui (pronounced “Fung Shway”). The 4,000-year-old Chinese art of placement creates harmony and balance in one’s home, office, or other structures. The system identifies nine life areas: wealth, fame, love and marriage, family, health, creativity and children, knowledge, career, helpful people and travel. The basic principles include utilizing specific colors and elements to create positive “chi” (energy) to enhance these sectors—improved health, greater wealth, etc. Implement two simple tips right now and “feel” the difference. Each time you open your front door, termed the “mouth of chi,” you want to bring in positive, “health chi”. Therefore, remove the cobwebs, replace burned out lights, and don’t store bikes, firewood or chairs nearby. You’ll walk easily through your front door and feel immediately relaxed. In the bedroom, remove everything from under your bed! Luggage, boxes of clothes, and old tax returns create “closed chi” which translates into feeling tired. Since you sleep 6 to 9 hours, energy needs to flow evenly and easily around you. The practice is not without its critics; however, The Grove is the second most popular tourist destination in California (only after Disneyland) and Feng Shui could very well be a major contributing factor!

www.HarmonyAndBalance.com



Top right: The Americana at Brand, Glendale; bottom left: The Grove, Los Angeles

ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: DESIGNARC



MANDALAY SHORES | \$3,695,000
Beachfront DesignARC, AIA award-winning modern home. 4,000+ sf with spectacular views.
Ariel & Karen (805) 746-2070

ARCHITECT: PAUL R. WILLIAMS



HANCOCK PARK | \$3,559,000
Architect Paul R. Williams. Grand style with sophistication, updated kitchen and bathrooms
Chris Abbott (323) 210-1430

ARCHITECT: YAIR KOSHET



WOODLAND HILLS | \$2,650,000
Guard gated Westchester County! Over 10k sq.ft! 5bd, 10ba. Pool/spa. www.20546Chatsboro.com
Lynne Weiss & Steven Heravi (818) 371-7812



RESIDENTIAL BROKERAGE

TO FIND OR LIST YOUR ARCHITECTURAL DREAM HOME, CONTACT BRET@BRETPARSONS.COM OR (310) 497-5832 FOR A SUPERB ARCHITECTURAL SPECIALIST.



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OPEN TUESDAY, AUGUST 9TH 12-2PM

9694 Oak Pass Road, Beverly Hills

New Price \$25,000,000

Private gated celebrity enclave of "Oak Pass Road" complete compound just under 2 acres designed by previous celebrity ownership. Main house chic modern finishes, light oak floors, large open space, formal living room w fireplace and terrace, dining room, chefs kitchen, professional screening room, luxurious master and baths, children wing, family/ game room, amazing grounds with "paradise pool" and waterfall. Celtics basketball court, airplane hangar size gym, professional boxing ring, 2 story guest house, play yard, putting green - paradise and privacy!



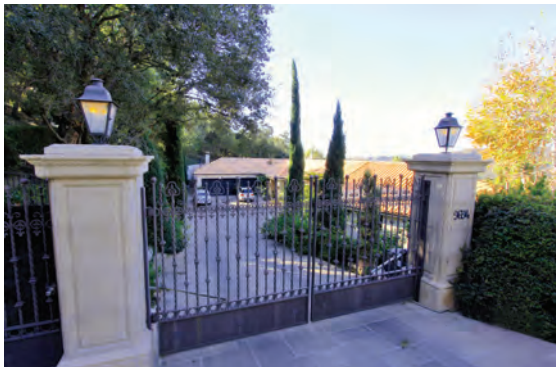
APPROX. 11,500 SFT



7 BEDROOMS



10 BATHROOMS



VALERIE FITZGERALD



Valerie Fitzgerald

301 N Canon Dr Suite E. Beverly Hills, CA 90210 | Phone: 310-285-7515
www.valeriefitzgerald.com valerie@ValerieFitzgerald.com
Cal BRE #00974075

Classic Spanish in Prime Beverly Hills Flats
623 Walden Drive, Beverly Hills
\$6,295,000
Open Tuesday 11-2



Jade Mills
310-285-7508
Homes@JadeMills.com
CaIBRE #00526877

Fara Salamat
310-623-0880
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CaIBRE #00867268



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Fabulous Contemporary Retreat
2239 Benedict Canyon Drive, Beverly Hills PO
\$3,595,000
Open Tuesday 11-2



Jade Mills
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Homes@JadeMills.com
CalBRE #00526877

Rosana Clawson
323-371-2846
Rosana@RosanaClawson.com
CalBRE #01953888



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PRIVATE MEDITERRANEAN OASIS 11AM-2PM

2185 STRATFORD CIRCLE
6 Bedrooms | 7 Bathrooms | 8,887 Sq Ft
\$6,675,000

Majestic beauty and impeccable quality distinguish this palatial Bel Air Crest estate. A magnificent arched entryway with classical columns and leaded glass opens to a breathtaking central hallway with grand double staircases beneath an exquisite glass dome. Designed for luxurious entertaining, this refined residence has coffered ceilings, marble floors and the finest craftsmanship. The refined and gracious living room has an ornate fireplace. There is a spacious formal dining room, large breakfast area and gourmet kitchen. The family room has a wet bar, fireplace and balcony overlooking the pool. The master suite is a sanctuary, with fireplace, views and spa-like bathroom. There are five more en-suite bedrooms (one now a gym), plus media room, game room and elevator. The pool, spa, patio and lush garden are an oasis, with views over canyons, mountains and sunsets. May be sold furnished. A flawless estate of elegant proportions in one of Southern California's most coveted communities.

www.2185StratfordCircle.com



JOYCE REY EXECUTIVE DIRECTOR
(310) 285-7529 | Joyce@JoyceRey.com
JoyceRey.com CalBRE #00465013



STACY GOTTULA LUXURY SPECIALIST
(323) 610-7191 | Stacy@StacyGottula.com
StacyGottula.com CalBRE #01372678



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5BR, 6.50BA COUNTRY FRENCH VIEW VILLA 2342 CANYONBACK ROAD, LA 90049 MOUNTAINGATE IN BRENTWOOD



New X! Never before on Market. Absolutely sensational Country Club, City and Mountain Views throughout. 4400sqft, 5 fabulous ensuite bedrooms, 6.50 baths. Tremendous interior scale & volume with high 25ft ceilings, expansive rooms, huge picture windows and tall doors. Charming large backyard with grassy lawn, entertainers patio and tranquil viewing terrace all overlooking scenic views. Luxurious Master Retreat with big sitting room, 2 spacious baths + walk-in closets. Great Brentwood Value at \$567/sqft

Mountaingate ~ The Westside's park-like enclave of luxury residences with 24HR Security Patrol, Tennis Courts, Community Pool/Spa



**OPEN TUESDAY, AUGUST 9TH
11AM-2PM**

www.2342Canyonback.com

\$2,495,000



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TANIA FERRIS

310-713-8234

TaniaFerris68@aol.com

CaIBRE#00664167

SWEEPING COUNTRY CLUB & CITY VIEW VILLA

24HR GUARD-GATED SECURITY

MOUNTAINGATE IN BRENTWOOD



12540 THE VISTA, LOS ANGELES 90049

NewX!1st time on Market** 24HR guard-gated SEC. Best location! Sensational Golf Course, Mountain & City Views. Beautiful 2BR + DEN, 2.50BA Townhome Villa with nearly 2800sqft. Bright, dramatic interior w/an open expansive flow, grand scale, high ceilings, crown moldings, HW floors, 2 FP's, & large picture windows. Impressive Living Room together with an entertainers formal Dining Room. Big chef's center-island kitchen + eating area. Huge Den w/wet bar. Wonderful Veranda overlooking fabulous vistas leads to a lovely low-maintenance backyard with private SPA. Garden-side Master suite + 2nd BR suite open directly to the backyard. 2-car direct-entry garage.**



OPEN TUESDAY, AUGUST 9TH
11AM-2PM

WWW.12540TheVista.com

\$1,595,000



TANIA FERRIS

310-713-8234

TaniaFerris68@aol.com

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Ewing &
 Associates

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1644 HIDDEN VALLEY ROAD, HIDDEN VALLEY • OFFERED AT \$12,900,000 • APPROX. 24.5 ACRES
 Nicki LaPorta & Karen Crystal • www.1644HiddenValley.com • 805.390.6591 / 805.625.0304



AVALON RANCH, CALABASAS • OFFERED AT \$14,900,000
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Open 11-2pm | Tuesday, August 9th



Chris Pickett
TELES
PROPERTIES
310.800.7103

8080 Laurel View Drive
Hollywood Hills | 4 BR | 6 BA | Pool | 1 Acre+ | \$8,775,000
Above Chateau Marmont

ERNIE CARSWELL
&
PARTNERS
310.345.7500

Ernie Carswell, Bureau of Real Estate #01111566 | Chris Pickett, Bureau of Real Estate #01475927
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Regency inspired with Hollywood history written inside its walls. Oscar winners, Musical Theatre writers, Golden Globe & Emmy nominees, and rock star producers have all called this home.



Open 11-2pm | Tuesday, August 9th



2230 Maravilla Drive

Chris Pickett



310.800.7103

Outpost Estates | 4 BR | 6 BA | Pool | Theater | \$7,350,000

Now expanded and re-envisioned as the new incarnation of Hollywood Regency, this 6000 sq ft view estate provides Theater, Infinity Pool, classic curvature on terraces and living rm windows and perhaps the widest frontage in all of Outpost. Stunningly tasteful.

ERNIE CARSWELL
&
PARTNERS

310.345.7500



6640 WHITLEY TER, LOS ANGELES
Just Reduced to \$2,099,000



3535 MULTIVIEW DR, LOS ANGELES
Proudly Offered at \$2,295,000



MICA RABINEAU
mica@micarabineau.com
www.micarabineau.com
323.816.5868 | bre#:01489710



OPEN TUESDAY 11-2
Refreshments Served



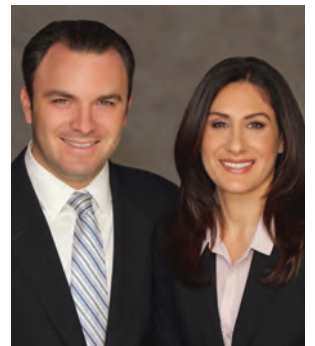
NEW LISTING

2332 Castle Heights Ave | Beverlywood

Offered at \$2,195,000

Elevated above the street, you are welcomed into this bright & inviting 2,813 sq.ft. home (per public records) within the prestigious Beverlywood Homeowners Association. Tastefully remodeled in 2007, this 4 bedroom home features a hotel inspired master suite with two spacious walk-in-closets, sumptuous master bathroom plus 3 additional light-filled bedrooms. Enjoy comforts of spacious gourmet kitchen with professional appliance package, open living areas with vaulted ceiling, walls of windows, skylights and private landscaped backyard. Homeowner has recently installed custom entertainment system.

Don't wait to tour this very desirable turn-key home!



JOEL & DORIT COOPER

310.968.2401/310.990.4655

Joel@JoelCooper.com | Dorit@DoritCooper.com

www.JoelAndDoritCooper.com



BERKSHIRE HATHAWAY | California Properties
HomeServices

QUALITYAGENTS



\$7,995,000 | 1096 Lakeview Canyon Rd, Wstlk Vlg | 8BD/6½BA
Howard Zuckerman | 310.710.8415



\$6,700,000 | 25081 Lewis and Clark Road, Hidden Hills | 5BD/7BA
Marc & Rory Shevin | 818.251.2456/818.251.2476



\$3,359,000 | 629 Radcliffe Ave, Pacific Palisades | 3BD/3½BA
Jody Fine/Monica Antola | 310.230.3770/310.230.3755



\$2,495,000 | 9607 Wendover Dr, Beverly Hills | 4BD/2½BA
Bill Taylor | 818.817.4214



\$2,195,000 | 2332 Castle Heights Ave, Beverlywood | 4BD/3BA
Joel & Dorit Cooper | 310.968.2401

OPEN TUES 11-2



\$2,289,000 | 17980 Rancho Street, Encino | 7BD/4½BA
Amalia Khachikian | 818.380.2165



\$589,000 | 85 Twining Ln, Simi Valley | 3BD/2½BA
Kathleen Finnegan | 818.601.0056

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Pacific Palisades | Pasadena | Santa Barbara | Santa Monica | Sherman Oaks | Studio City | Ventura

EXTRAORDINARY RESULTS



\$2,650,000 | 9390 Lloydcrest Drive, Beverly Hills | 3BD/4BA
St. James + Canter | 310.291.1029



\$4,675,000 | 700 Romero Canyon Rd, Montecito | 4BD/5½BA
Nancy Kogevinas | 805.450.6233



\$1,650,000 | 5860 Carolus Drive, Hollywood Hills | 4BD/3BA
Holly Purcell | 310.890.4023



\$1,699,000 | 19652 Nashville St, Chatsworth | 6BD/7BA
C. Garrett/L. Riha | 818.929.3897/213.503.8697



\$1,500,000 | 2102 Pier Ave, Santa Monica | 3BD/2BA
Ian L Brooks | 310.428.6569



OPEN TUES 11-2

\$545,000 | 540 Kelton Ave #405, Westwood | 2BD/2½BA
Kathy Douglas | 310.820.9320



\$1,888,000 | 878 Rome Dr, Mount Washington | 5BD/3½BA
Moore/Mancinelli | 323.671.1200

conditions, and features of property. Information is obtained from various sources and will not be verified by broker or MLS. Sellers will entertain and respond to all offers within this range. CalBRE 01317331

RICKCHIMIENTI

310.985.3420

rickc@bhhsca.com

www.4842Morella.com

OPEN TUESDAY, 8/9, 11-2

OPEN FRIDAY, 8/12, 11-2



2013 TRADITIONAL

4842 North Morella Ave | Valley Village

Offered at \$1,649,000

- Newly Built Late 2013
- Huge, Rare Corner Lot
- 4 Bedrooms + 4 Baths
- All Bedrooms are Suites
- Formal Entry
- Large Living Room
- Center Island Kitchen
- Top-of-Line-Appliances
- Large, Open Family Room
- High Ceilings Throughout
- Room for Pool/Spa/GH
- Colfax Elementary School

BERKSHIRE HATHAWAY | California Properties
HomeServices





9390 LLOYDCREST DR | BEVERLY HILLS

JUST REDUCED TO \$2,650,000

This “Crest Streets” 3BD/4BA mid-century Architectural home is gated and private. A “zen-like” multi-level retreat featuring a swimming pool and deck area with jet-liner views!



CRISTIE ST. JAMES

Luxury Properties Director
310.291.1029 | stjamesest@aol.com

MARKUS CANTER

Luxury Properties Director
310.704.4248 | markuscanter@bhhsca.com

OPEN HOUSE:

TUESDAY AUGUST 9 | 11 AM - 2 PM

www.9390Lloydcrest.com

WWW.STJAMESCANTER.COM

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Pacific

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INTERNATIONAL REALTY

JAN ERIC HORN 310.710.3636

Specializing in the Sale of Architectural Houses

Mediterranean Villa in Hollywood



2144 ROCKLEDGE ROAD

2144ROCKLEDGE.COM

OFFERED AT \$1,395,000

A classic 1924 Mediterranean Villa nestled amongst the hills in the heart of Hollywood. A gated, 2-story entry sets the stage for a house that oozes character and charm. Features include a large living room, gourmet kitchen, 3 bedrooms, 3 baths, separate bonus room, and views of canyon vistas and city lights beyond. This house occupies a special place in the period architecture of Hollywood and is a unique, one-of-a-kind, romantic home.

JAN ERIC HORN

jan@janhorn.com

310.710.3636

CalBRE# 00620334

**Jan Eric Horn,
Executive Director,
Architectural
Division,
Pacific Sotheby's
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Specializing in the Sale of Architectural Houses

Rare One-Story Hacienda Duplex Karen Hartman, Designer



6135/6137 LINDENHURST AVE.

6135LINDENHURST.COM

OFFERED AT \$1,895,000

Acclaimed designer Karen Hartman has taken a 1920's period Spanish and designed an amazing villa consisting of 2 separate units. Each unit features 2 bedrooms, 1.5 bathrooms, exquisite kitchen, formal dining room, private deck, and shared backyard. Both units feature wood flooring, custom window work, living room with FP, and hand-hewn beams. A separate large studio/office/music room is also included. This is a rare one-story-trophy property oozing character and charm. The house is a soothing and soulful experience. Location is awesome. Literally moments to Beverly Hills, Whole Foods, and the Grove.

JAN ERIC HORN

jan@janhorn.com

310.710.3636

CalBRE# 00620334

Jan Eric Horn,
Executive Director,
Architectural
Division,
Pacific Sotheby's
Int'l Realty

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TAM NGUYEN
tam@rodeore.com
310.691.9346
CalBRE# 01383014

462 S. MAPLE DRIVE #2
BEVERLY HILLS
OFFERED AT \$2,750,000
OPEN TUESDAY 11A-2P

JOSH  FLAGG
310.720.3524 | JOSH@JOSHFLAGG.COM

CalBRE# 01470467



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AARON KIRMAN

President, Aaroe Estates

424.249.7162

aaronkirman.com



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2542

BENEDICT CANYON DRIVE | BEVERLY HILLS

\$2,795,000

2542benedictcanyon.aaroe.site



OPEN
TUE 11-2



JOHN AAROE GROUP



TYLER GREEN
Estate Agent

260.316.9208
aaronkirman.com

AARON KIRMAN
President, Aaroe Estates

424.249.7162
aaronkirman.com

OPEN
TUE 11-2



9681
HIGHRIDGE DRIVE | BEVERLY HILLS
\$3,990,000
9681highridge.aaroe.site



JOHN AAROE GROUP



712

JOHN STREET
MANHATTAN BEACH
\$11,995,000

OPEN FRIDAY 12-2



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Hilton & Hyland
310.367.7533
danelle@hiltonhyland.com

AARON KIRMAN
President, Aaroe Estates
424.249.7162
aaronkirman.com





COREY WEISS
 Realtor®
 310.420.8101
 coreyweiss@aaroe.com



OPEN
TUE 11-2



1612 Durango Avenue, Beverlywood

Offered at \$2,145,000

Built by Whitworth in 1927, the home and grounds have been meticulously restored and updated with great attention to detail. A perfect and seamless blend of modern convenience and old world charm. At over ±3700 sq. ft. boasting 5 beds and 4 baths, no expense was spared. Features include: Chef's kitchen with built-in breakfast nook, original hardwood floors, cove ceilings, formal dining room with Kohler fixtures throughout. Palatial master suite with huge walk-in closet. Oversized master bath with dual commodes, custom double sink/vanity, steam shower, complete with towel warming drawers. A private balcony extending the width of the master provides beautiful views into Downtown and Hollywood Hills. With a commercial grade gas grill, the backyard is private and perfect for entertaining. Room to build a pool should the new owners desire. The casita has a full bath and doubles as an office and or storage. This unit could also be leased out to a tenant. Located blocks from Beverly Hills and central to all of the Westside, this opportunity is not to be missed!

www.1612durango.aaroe.site

JOHN AAROE GROUP

BEVERLY HILLS PENTHOUSE LEASE



430 N. MAPLE DRIVE PH 301 1000 SQUARE FOOT PRIVATE ROOFTOP DECK

This rare two level 3 Bedroom, 3.5 Bathroom unit extends over 3,500 square feet of light & bright living space. Designer finishes, wet bar, and master suite with walk-in closet and spa tub. With great views from every room and only a short walk to Beverly Hills shops and restaurants.

\$12,500/MO. | BY APPOINTMENT ONLY

Rochelle Atlas Maize
rochelle@rochellemaize.com
www.rochellemaize.com
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RM ROCHELLE MAIZE
LUXURY ESTATES



EXCEPTIONAL ENTERTAINER'S VILLA WITH COMMANDING VIEWS



OPEN TUESDAY, AUGUST 9 FROM 11-2 PM
LUNCH AND REFRESHMENTS SERVED



4021 Hopevale Drive | Sherman Oaks
Private Driveway | Gated | Motor Court | Pool | Two Kitchens | 2 Garages | Yard | Mountain Views
5 Beds | 7 Baths | 6,857 ± sq ft | 0.41 acre

Perched privately on almost ½ acre of land overlooking the hills above Sherman Oaks, this gated entertainer's Mediterranean villa with views from every room welcomes you with a private driveway, a 10-car motor court, 2 separate 2-car garages, and a flat yard and pool. It features a 2-story living room with vaulted ceilings, grand wrought iron staircase and a formal dining room with fireplace and French doors. The family room has coffered ceilings and a fireplace, and opens out to a large grassy flat backyard. The chef's kitchen boasts an enormous center island and commercial grade Viking appliances, a butler's pantry, and a dining area. Upstairs is the master suite that opens out to a private terrace and the bathroom is complete with a spa-tub and an extra-large shower with travertine tiles. Three guest bedrooms all with en-suite baths complete the top floor. Downstairs is the perfect indoor entertaining level connected to the 2nd garage with media and game room, a 2nd living room and kitchen with island, an office, and the 5th bedroom that all open out through French doors to the spectacular pool area. **Offered at \$3,249,000**

For more information, text 'JMTeamHomes1' to 85377 or visit 4021HopevaleDrive.com



JAY MARTINEZ
Team Leader | The JM Team
323.377.8332 mobile
jay@jmteamhomes.com

www.jmteamhomes.com

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GILBERT DIRIGE, CPA
Realtor | The JM Team
310.801.0317 mobile
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JOHN AAROE GROUP



PRIVATE OASIS IN BEVERLY GROVE

OPEN
TUE 11-2
SUN 2-5



6685 West 5th Street | Beverly Grove

Hedged and gated oasis in desirable Beverly Grove. This beautiful traditional 3 bedroom, 4 bathroom home features hardwood floors, original detail crown molding, grand living room with fireplace, formal dining room, bright eat in kitchen, surround sound throughout, and a detached two-car garage. The central hallway leads to the 3 bedrooms, each featuring en-suite bathrooms. Upgrades include a freshly painted exterior, refinished hardwood floors, updated master bathroom, and newly landscaped yard. The private front and back yard is perfect for entertaining, and the back yard features a great dining area perfect for al fresco dining. Close proximity to the Grove, LACMA, great shops, and exceptional restaurants.

Offered at \$1,699,000



STEVE SANDERS

323.828.6471
ssanders@aaroe.com
aaroe.com/stevesanders

JOHN AAROE GROUP



1709 RISING GLEN ROAD SUNSET STRIP | \$10,995,000
4 BEDS | 7 BATH | 6,051 SQ. FT. | 19,560 SQ. FT. LOT



1430 ABBOT KINNEY BLVD VENICE | \$9,995,000
3 BEDS | 3.5 BATH | 3,010 SQ. FT. | 2,700 SQ. FT. LOT



OPEN TUESDAY 11-2PM

1085 CAROLYN WAY BEVERLY HILLS | \$8,495,000
5 BEDS | 7 BATH | 4,922 SQ. FT. | 14,211 SQ. FT. LOT



OPEN TUESDAY 11-2PM

435 S. PLYMOUTH BLVD HANCOCK PARK | \$8,450,000
6 BEDS | 7.5 BATH | 8,086 SQ. FT. | 18,010 SQ. FT. LOT



1475 BEL AIR ROAD BEL AIR | \$5,195,000
7 BEDS | 9 BATH | 12,234 SQ. FT. | 39,991 SQ. FT. LOT



462 S. MAPLE DRIVE #3 BEVERLY HILLS | \$3,364,000
4 BEDS | 5 BATH | 3,364 SQ. FT.

BLAIR CHANG
424.230.3703



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NEW LISTING

OFFERED AT \$8,450,000

435 S. PLYMOUTH BOULEVARD | HANCOCK PARK

OPEN TUESDAY 11-2PM

6 BEDROOMS | 7.5 BATHROOMS | 8,086 SQ. FT. | 18,010 SQ. FT. LOT

Located in prestigious Windsor Square, this stately traditional home on a large lot just completed an extensive restoration and addition. Originally built in 1917, the exemplary restoration combines the original details of that period with the modern amenities of today. The grand entry with barrel ceiling looks out to the great room with high ceilings and steel windows and doors. Formal living, family and dining rooms are each highlighted by exquisite detailing, fireplaces and wide-planked oak floors. The gourmet kitchen with large center island is completed by Calcutta marble counters and pro-style appliances. The upper level consists of the spacious master bedroom suite with dual bathrooms, steam shower and large walk-in closet; a junior master suite; and two additional bedroom suites. The pristine outdoor gardens are highlighted by the sparkling pool, spa and fireplaces. Additional amenities such as the guest house, wine and media rooms complete this incredible living experience.

BLAIR CHANG
424.230.3703

BILLY ROSE
424.230.3702



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9675 HEATHER ROAD

BEVERLY HILLS POST OFFICE

5 BEDROOMS | 4.5 BATHROOMS | 4,874 SQ. FT. | 20,116 SQ. FT. LOT

Contemporary villa in BHPO location, built in 2004 & recently updated w/ open floor plan & high ceilings, 2 impressive master suites, 2 additional guest bedrooms, 4.5 baths, library and state of the art kitchen recently completely remodeled, pool, spa & peaceful canyon views, minutes to Beverly Hills restaurants and shops.

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$3,995,000

SAM PLOUCHART
424.230.7803

FARRAH ALDJUFRIE
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