

area

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VINTAGE TROUSDALE MODERN CIRCA 1960



OPEN TUESDAY 11-2



1925 CARLA RIDGE

Tucked away at the top of prime Carla Ridge. Private and tranquil with expansive city, ocean, mountain and valley views. First time on market in 40+ years!

- Large open Living Room with wall of glass opening to pool area and views
- Curved walls and ceiling details, Terrazzo floors and lava rock bar
- 3 bedrooms, 3 baths and staff room
- Master Suite opens to lawn and views with numerous closets and large sauna
- Expansive pool area with spectacular sunset views, lawn, sculptured trees, and large covered terrace

WWW.1925CARLARIDGE.COM

NEW PRICE \$4,575,000

BRETT LAWYER

310.858.5402 | brett@brettlawyer.com | www.brettlawyer.com

HILTON & HYLAND

CHRISTIE'S
INTERNATIONAL REAL ESTATE

area
2

Beverly Hills Post Office



SPECTACULAR COMPOUND POTENTIAL
9875 RIMMELE DRIVE, BEVERLY HILLS PO
OPEN TUESDAY SEPTEMBER, 10TH 11:00-2:00

Attention Builders: Imagine the possibilities! Build your dream compound on three lots totaling approximately 64,320 square feet or 1.48 acres. Tranquil property at the end of a private cul-de-sac just above prime Beverly Hills in lower Benedict Canyon. One of the lots features a one-story Contemporary home offering an open living room with fireplace and hardwood floors, dining area, kitchen with antique stove, two guest or family bedrooms with shared bath, and master suite with private bath and walk-in closet. Spectacular potential for building a fabulous, secluded Los Angeles estate compound.

JADE MILLS
 310.285.7508
 Homes@JadeMills.com

\$1,695,000



area

2

Beverly Hills Post Office

Wanda Park Architectural



9822 WANDA PARK DR

Tuesday ~ September 10, 2013 ~ 11:00am - 2:00pm

Escape to the privacy of this Wanda Park immaculate 2-story home in lush Benedict Canyon. This 1960's hillside Architectural is the perfect creative retreat from the hustle and bustle of the City. Enjoy this peaceful and quiet home featuring high wood-beam ceilings

plus charming eat-in-kitchen. 2 Bedrooms and 2 Bathrooms, Central Heating & Air and a sun-drenched wooden deck patio overlooking the canyon round out this gem. 3 covered off-street parking spaces!

Offered At **\$849,000**



Steven Foonberg
310-474-1013

1615 N Beverly Glen Blvd
Bel Air, CA 90077
www.StevenFoonberg.com



Charming Redone 2story Traditional



1438 San Ysidro Drive • BHPO

If you've seen this home before, you won't recognize it now!

- Updated with style and taste!
- 2 bedrooms 2.5 baths
- Wood floors, French doors, mouldings, wainscoting
- Newer kitchen with top appliances
- Great den/lanai opens to mature gardens/patios
- Huge master with big walk-in closet and amazing bath
- Each bedroom accesses its own private balcony
- Intense curb appeal on prime lower BHPO road
- A rare and sophisticated pied-a-terre



Open Tuesday, September 10th • 11-2

Owner Ready to Sell! \$1,495,000

Michael J. Libow
(310) 285-7509



area

2

Beverly Hills Post Office

EXQUISITE VILLA

\$3,195,000



9675 HEATHER RD
TUESDAY from 11-2



if you are looking for a luxurious and elegant place to call home, you will find it with this modern Tuscan Villa. Surrounded by tranquility and scenic views, this 5 BR, 4.5 BA, 4874 sq ft house blends modern and sophisticated influences with top of the line materials and

traditional conveniences. Open floor plan, soaring ceilings and walls for art. Showcasing 2 master suites, 2 add'l BR, library and state of the art kitchen. Entertaining patio leads to a pool and spa. Secluded lounge area.



Daniela Petkov
310-739-9097



355 N. Canon Drive Beverly Hills, CA 90210

HOLLYWOOD HILLS HACIENDA



7003 LA PRESA DR
TUESDAY 9/10/13 11AM-2PM

This 3 bed/2.5 bath beauty is the perfect welcome to the coveted Outpost Estates. Stylish boutique hotel feel w/vaulted ceilings, Spanish tile staircase, Saltillo tile floors throughout Renovated kitchen w/reclaimed wood cabinets, eclectic tile backsplash to the ceiling.

New SS appliances, including Wolf range. All bathrooms have been recently renovated using reclaimed materials & natural stone. Amazing city views off master. Secluded back patio w/towering palms.

Offered At **\$1,179,000**



Eric Hellyar
 310-430-4082

Keller Williams - Hollywood Hills
 7920 Sunset Blvd, Suite 100
www.ericHELLYARproperties.com



Keller Williams Realty Hollywood Hills does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources and the buyer is advised to independently verify.

area

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Sunset Strip – Hollywood Hills West

TOP OF THE WORLD HIDEAWAY!!!

MAJOR PRICE
REDUCTION!

1717 CRISLER WAY

NOW OFFERED AT \$1,400,000

OPEN TUESDAY, SEPTEMBER 10TH 11AM-2PM

AMAZING VIEWS & SOUTHERN EXPOSURE FROM DOWNTOWN TO THE OCEAN. PRIVATE DRIVE LEADS TO A 2-STORY CAPE COD WITH GREAT CHARM, WALLED & GATED ENTRANCE. LIVING ROOM WITH CATHEDRAL CEILINGS, DINING ROOM, & LARGE FAMILY ROOM (W/BATH) ALL OPEN OUT THRU FRENCH DOORS TO FABULOUS DECK & TUCKED AWAY SPA. SMALL BUT VERY EFFICIENT KITCHEN WITH STAINLESS STEEL APPLIANCES. MASTER SUITE WITH BEAUTIFUL BATHROOM & BONUS ROOM (CAN BE OFFICE, GYM, SITTING ROOM). 2ND BEDROOM & BATH – WITH VIEWS!!! HARDWOOD FLOORS, BEAMED CEILINGS, GORGEOUS WOOD DOORS & WINDOWS. CENTRAL A/C.

LUNCH WILL BE SERVED!

EXCLUSIVE REPRESENTATION BY
ANNIE CONSTANTINESCO
(310) 860-8899

R.E. LICENSE #: 00663756

WESTSIDE ESTATE AGENCY
BEVERLY HILLS
210 NORTH CAÑON DRIVE
BEVERLY HILLS, CA 90210
(310) 247-7770



WESTSIDE ESTATE AGENCY
"IN THE COUNTRY MART"
23410 CIVIC CENTER WAY
MALIBU, CA 90265
(310) 456-1171



Open House Tuesday, September 10 | 11-2

1773 N. Crescent Heights Blvd, Sunset Strip

MAJOR PRICE IMPROVEMENT: Now Offered at \$2,995,000

Stunning modern masterpiece nestled in a canyon up a semi-private drive on upper Crescent Heights, features an open floor plan, dramatic 9 1/2' ceilings and expansive walls of glass that provide captivating views of the city. This stylish home, just minutes from the Sunset Strip, features a spacious master suite and luxe bath with soaking tub and walk-in closet, a separate residential wing with 3 en-suite bedrooms, home office opening to a rear courtyard, a sparkling pool set in flagstone patio, free-standing garage and pre-wired for home autoamatic/security, and Audio system. Many energy efficient features like Low-E dual-glazed windows/doors, tankless water heater and 'cool' roof. Modern finishes including wide plank white oak floor, custom tile baths, and sleek gourmet kitchen add sophistication and style to this one of a kind property. An extraordinary re-interpretation of Contemporary California living!

www.1773CrescentHeights.com



SCOTT RYAN
REALTOR®
310.770.3506 cell
ScottRyan@mail.com
aaroe.com



John Aaroe Group does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records and other sources and the buyer is advised to independently verify the accuracy of that information. If your property is currently listed, this is not a solicitation. BRE 01321262

area

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Sunset Strip – Hollywood Hills West



Sunset Strip Bauhaus

1650 Queens Road, Los Angeles, CA

Restored Raphael Soriano on street-to-street lot.

Urbane living, dining and kitchen zones.

Swimmers pool, sunning platforms and terraced gardens.

\$1,595,000

Exclusively Represented by George Penner | 626.807.8558 and Josh Gaunya | 310.275.2223



area
4
Bel Air – Holmby Hills

2115 STRADELLA ROAD, BEL AIR

OPEN TUESDAY, 12 - 2PM

REDUCED - \$1,295,000

Completely re-built and brand new hip mid-century modern home. Located on the upper flat part of Stradella in Bel Air. This home has a great room with an open chefs kitchen with sliding doors to a fabulous outside deck living room and gorgeous canyon views. There are 2 bedrooms with 2 baths beautifully appointed and the deck runs the entire length of the house. This home has great curb appeal and a 2 car garage.

 2 BEDROOMS

 2 BATHROOMS




VALERIE FITZGERALD



Valerie Fitzgerald

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

area
4**SWANKY MID-CENTURY MODERN in BEL AIR**

Bel Air – Holmby Hills

**Open Tuesday, September 10, 11-2, Lunch Served****1331 Casiano Road, Bel Air****Offered at \$1,499,000**

Custom-built, Mid-Century Modern essentially all original, unspoiled and immaculate. This swanky home has been exceptionally well-maintained. Original Terrazzo floors, floor-to ceiling glass, wonderful indoor/outdoor flow, high-pitched ceilings, a rock wall fireplace and floating cabinetry are just some of the original evocative details. A spacious Living Room with walls of glass and high ceiling flows seamlessly to a Formal Dining area and an open Kitchen, all surrounding a large leafy atrium under big skylights accented with very mod, sliding Shoji screens. Stylish Family Room with a linear rock wall fireplace as its anchor. The Master Bedroom has an abundance of closet space and a sunlit Bathroom with a very large glass shower which opens to a garden. A full-sized Laundry Room connects the Kitchen to a two-car carport. A peaceful patio runs the length of one side of the house and is accessible by all the public rooms. Warner Avenue & Roscomare Road Elementary.

**LARRY YOUNG**

310.777.2879

Larry@LarryYoungWestside.com

LARRY YOUNG WESTSIDE.COM

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JUST REDUCED TO \$2,695,000

Beautiful Traditional in Warner School District



850 THAYER | LITTLE HOLMBY | OPEN TUESDAY | 11 - 2

Stunning traditional two story in prime Little Holmby. Completely remodeled with all today's modern conveniences, this beautiful home features five bedrooms plus bonus room with four baths. The spacious formal dining room with fireplace flows seemingly into the dining room with French Doors leading to a large deck that overlooks the grounds and views. The master suite has front facing terrace with fabulous walk-in closet with modern redone bath. Grounds are beautifully and meticulously landscaped and offers a perfect setting for outdoor entertaining.

REPRESENTED BY:

LISA SHERMAN

Lisa.Sherman@sothebyshomes.com

310.786.1851

BEVERLY HILLS BROKERAGE | 9665 Wilshire Boulevard, Suite 100 | Beverly Hills, CA 90212
T: 310.724.7000 | sothebyshomes.com/losangeles

Operated by Sotheby's International Realty, Inc.

Sotheby's
INTERNATIONAL REALTY

area
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West Hollywood Vicinity

Condo at The Courtyards



950 North Kings Road #70
Tuesday Sept. 10, 2013 from 12pm-2pm

Ideal for the discriminating buyer searching for the perfect 1 bedroom home in the center of prime West Hollywood. Updated, move in ready, contemporary corner unit at The Courtyards. Unit has brand new bamboo wood floors throughout. Covered patio adds 100sf of entertaining area and provides a beautiful

greenbelt view. The Courtyards are nearly four acres of lushly landscaped grounds. Amenities include waterfall/pond, pool, spa, clubroom, gym, sauna, management office, & nightly security patrols.

Offered At **\$425,000**



Eddy Chavarria
 323-309-7698

5713 York Blvd.
 Los Angeles, CA 90042



Renovated Craftsman w/ Pool

area
10

West Hollywood Vicinity



1246 N GENESEE AVE
Tuesday 11-2 and Sunday 2-5

Sophisticated remodeled Craftsman 3Bd/2Ba with pool and converted garage. Open living room/den & dining areas with fireplace. New kitchen with SS appliances. Spacious separate creative space w/bath. Wood floors, French doors & many

original details. Spacious rear yard features open patio, pool & matures trees. Close to Melrose, Grove & Hollywood.

Offered At **\$1,095,000**

REISGROUP.ORG
 323.638.7567



Shawn Kormondy
 323-638-7567

9000 Sunset Blvd 11th Floor West Hollywood, CA 90069
www.1246Genesee.com

area
10

West Hollywood Vicinity

911 N Kings Road #322

911 N Kings Road #322



Absolute perfection! Designer done, front-facing, Penthouse unit well situated on highly sought after Kings Road. Right in the heart of West Hollywood within close proximity to everything the City has to offer. Recently painted w/warm tones, beautiful walnut finished oak floors & plush luxurious carpet in the bedrooms. Living room features 10ft ceilings, tree-top views, fireplace & a wall-to-wall slider that opens to the oversized patio w/BBQ perfect for entertaining or dining. The kitchen features maple cabinetry, Corian countertops, brushed nickel pulls, stainless appliances & a breakfast bar that's open to the dining/living areas. The secondary bedroom features a walk-in closet, vaulted ceiling, tree-top views & a French door leading to the patio. Secondary bath is done in travertine with a glass tile accent wall, modern fixtures & a spa-tub. The oversized master suite also has vaulted ceilings, floor-to-ceiling window w/tree-top views, a generous dressing area/closet w/built-ins & spa-like bath outfitted in travertine w/a walk-in shower & dual showerheads plus a full utility/linen closet. All of this in a gated building w/a pool, gym, sauna & rec room. Low hoa dues include EQ insurance, hot water & basic cable. This home truly feels like a five-star luxury hotel. Furnishings also available for purchase separately.

**Michael Dillon**

310.612.6346

Michael@MakeLAHome.com



RESIDENTIAL BROKERAGE



8121 Norton Ave #202

West Hollywood



NEW LISTING | OPEN TUESDAY 11-2

Stunning sophisticated large contemporary unit finished in 2006 with 9' ceilings located in newest hot area of West Hollywood. Open floor plan with sleek Italian kitchen with built ins, sub zero refrigerator, stone counter tops and frost cabinets looking out to all the living spaces. Nice out door balcony space off living room, large enough to have dinner or as another living space. An extra large master with walk in closet with built ins and ensuite bathroom having double sinks with European fixtures, separate shower and oval free standing tub. Second bedroom opens to living room if desired. Great wall space throughout for art. Close walk to fab restaurants: Connie and Ted's, Laurel Hardware, Chateau Marmont or enjoy a meal and movie at the newly enhanced Sundance Sunset Cinema or a workout at Crunch and pick up your groceries at Trader Joe's after. Developer says 1816 sq.ft, buyer to make his own investigation.

Deedee Howard - 424.230.3755 | **OFFERED AT \$1,050,000**

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TheAgencyRE.com



Seller reserves the right to change product offering without notice.

area
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Brokers Open Tuesday September 10th from 11-2pm

West Hollywood Vicinity



Charming Turnkey Triplex 2 Vacant Units at Close

**8844 Rosewood Ave
West Hollywood, CA 90046**

Rare Opportunity! Charming triplex in coveted Robertson Shopping District on one of Weho's prettiest tree-lined streets. 2 Units Delivered Vacant at close. Perfect for Owner/user with impeccable taste or investor wanting turnkey prop w/zero deferred maintenance. All units have new copper plumbing, new electric, restored wood windows+ custom screens, stripped/dipped doors, Ferguson fixtures. All units have their own washer/dryer, heat and a/c. Main house is 2bd/1ba and features restored hwd flrs, restored FPL, eat-in kitchen w/top of line appliances, formal dining room. Private front patio w/room for barbecue and grassy yard perfect for dogs or play. Unit 2; 1 Bd/1ba Private gated patio area w/room for outdoor seating and barbeque. French doors, Hardwood floors, eat-in kitchen, large closets and renovated bathroom. Unit 3: Upstairs 1bd/1ba unit with eat-in kitchen, redone bathroom. Bedroom has wall of custom built-in closets, drawers and cabinet.

offered at \$1,595,000



Skyler Hynes

BRE 01917448

cell (323) 423-2120

email SkylerHynes@gmail.com



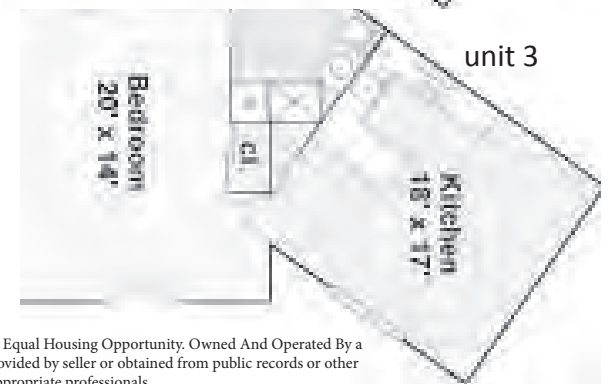
www.RosewoodTriplex.com



unit 1



unit 2



unit 3

CONTEST !!! Win a New iPad

Marina Del Rey



\$1,885,000



Tuesday, Sept. 10, 11-2 * LUNCH SERVED**

920 BURRELL ST

CONTEST: Bring your business card, write the price you think it will close escrow at, and the closest guess wins a new iPad, or American Express Gift Card of equal value. Only agents who attend are eligible to win. In the event of a tie, the prize will be divided into separate gift cards.

Ideal Coastal Retreat with Big, Bright, Studio/Guest House above over-sized double garage & workshop. LUSH grotto with fish pond, waterfall and ultra-private spa. Entertainer's Dream w ABUNDANT GUEST PARKING.

Tom Thompson
310-271-7778
BRC Realty Group

area
18

telesproperties.com

Hancock Park – Wilshire

JENNACOOPER

424.202.3279 | jenna.cooper@telesproperties.com

OPEN TUESDAY 11-2PM



113 South Larchmont Blvd
Hancock Park

3bd 2ba

Listed at \$ 1,349,000

Chic and sophisticated, this 3 bedroom plus 2 baths with a pool on Larchmont has been updated for modern living while its original architectural details have been preserved. Living room has Batchelder fireplace and crown moldings. Spacious Dining Room with dramatic coved ceiling leads to a den (3rd bedroom) that features built-ins for an entertainment center and French doors to a rear deck. Gourmet Viking kitchen has granite counters and dining area. All baths have been beautifully updated (jetted-tub and a separate shower). The lush landscaped rear garden has an expansive deck, sparkling pool, spa and fountain. Feels like an escape right in the city.

113SouthLarchmontBlvd.com

TELES
PROPERTIES

PRIVATE AND UPDATED TO PERFECTION 3BD+2BA+FD OPEN TUESDAY, 9/10 | 11 - 2



1746 North Hudson Avenue, Hollywood

Offered at \$945,000

Steeped in old Hollywood Legends, Rudolph Valentino's old speak easy, Laurel and Hardy production offices and the old RKO theater, this 1911 revival, gated for privacy, taken down to the studs, was rebuilt with Old World craftsmanship and state-of-the-art amenities. New 27 high efficiency windows, new electrical, new central air and heat, new roof and gutters, new recessed lighting. The charming front porch leads into bright living and formal dining rooms with hard wood floors. The amazing open kitchen offers Italian porcelain floor tiles, stainless steel appliances, Verona 36" gas stove, Farmhaus sink, wine cooler, Miele dishwasher, built-in fridge, custom cherry wood Omega cabinets, a walk-in pantry, and a 180 sq ft basement. Through French doors, exit to a whimsical and lush garden, filled with flowers, trees and plants, and complete with a stone BBQ, a 300 sq ft vine-covered bricked outdoor dining area, a waterfall and a koi pond. All 3 spacious bedrooms have walk-in closets and the master has its own sitting room. The stunning bathrooms will dazzle you with their huge showers, a fabulous tub and outstanding fixtures. In the finished attic is a 170 sq ft office. There are parking for 4 cars. A true haven, steps to all the prime Hollywood amenities, the W Hotel, ArLight theaters, the Hollywood and Highland shopping complex, Pantages theater, the Hollywood Bowl and 2 Metro stations.



MICHELINE ARNOULD
REALTOR®
 310.678.8848 cell | 424.249.7165 office
 michearnould@gmail.com

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JOHN AAROE GROUP



area
20



5802 Lexington Ave

Hollywood



Hollywood

NEW LISTING | OPEN TUESDAY 11-2

Enchanting California Craftsman that radiates curb appeal and warmth the moment you set eyes on it. This property truly represents the early century style architecture which remains important today. A 3bed, 1bath charmer that features period detail with original built-ins, moldings and hardwood floors, The cozy living room opens to a large dining room and into a fun kitchen where you'll find a custom 1942 Desoto grill for a hood. A very attractive place to call home, with plenty of vibe and a large gated front yard that includes a lush garden and covered porch that is perfect for entertaining friends or just relaxing peacefully in your own great space. This fantastic corner lot is located just minutes from the heart of Hollywood.

Tori Barnao - 424.230.3734 | Gersh - 424.230.3731 | **OFFERED AT \$629,000**

Serving the Luxury Real Estate Market Worldwide

TheAgencyRE.com



Seller reserves the right to change product offering without notice.





HISTORIC PASADENA ESTATE

494 ELLIS ST, PASADENA, CA 91105

OPEN THUR 9.12 10AM-2PM



3 BEDROOMS / 2.5* BATHROOMS / 2117 SQFT / OFFERED AT \$1,395,000

Located in the prestigious South Orange Grove Neighborhood of Pasadena and a 1/2 block from the start of the Rose Bowl parade, this historic house was originally built in 1886 and was moved to its current site in 1901. This home hasn't been on the market in over 40 years. The 2100+ sq ft "Folk Victorian" two and 1/2 story home has 3 bedrooms and 2.5 baths*. There is a 7 car garage built to match the home at the rear of the 50 x 178 lot. Rich with original detail, from fish-scale shingles in the Gable ends to the large porch with spindle-work. Inside rich authentic wood detail abounds, Gentle Finger molding, thick spindles on the staircase and stunning trim detail throughout. Incredible tin ceiling in the kitchen. Stunning Batchelder fireplace in living Room. The current owner has painstakingly restored this once all redwood home to much of its past glory. *The project is not complete, the second bath needs to be finished. This magnificent home will require some TLC to finish.



KELLER WILLIAMS BRENTWOOD



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AARON LEIDER

Broker / Owner

310.954.0555

aaronleider@kw.com

BRE#01211739

DEAN KATZ

Realtor

310.709.7664

deankatz@kw.com

BRE#01862574