

270 PALISADES BEACH ROAD #203

SANTA MONICA



OPEN TUESDAY 11AM-2PM

COMPLIMENTARY PARKING PROVIDED AT THE ANNENBERG COMMUNITY BEACH HOUSE (415 PACIFIC COAST HIGHWAY).
ENTER VIA BEACH HOUSE WAY AND PARK IN THE NORTH SECTION ADJACENT TO 270 PALISADES BEACH RD.



An international associate of Savills | [THEAGENCYRE.COM](https://www.theagencyre.com)

MODERN ARCHITECTURAL

NEW LISTING | \$5,150,000 | 3 BEDS | 3.5 BATHS | 2,210 SQ. FT.



DAVID SOLOMON

DS@THEAGENCYRE.COM
424.400.5905

CO-LISTED WITH
GREGORY PAWLIK

COLDWELL BANKER
310.230.2439

ANNA SOLOMON

ANNA@THEAGENCYRE.COM
424.400.5903



DESERT PALISADES

.38 To .73-Acre Lots Priced From \$375,000
2.5% Broker Commission



PALM SPRINGS' LAST HILLSIDE COMMUNITY

Introducing the private homesites of Desert Palisades, a gated community located three minutes from Downtown Palm Springs. A departure from traditional residential communities, Desert Palisades celebrates architectural expression, giving residents the freedom to design and build homes from the ground up. Among the first homes completed are modern masterpieces by Lance O'Donnell and Al Beadle, showcasing thoughtful, forward-thinking design and far-reaching valley and mountain views.

DESERTPALISADES.COM / 760 297 2230

1111 W RACQUET CLUB ROAD / PALM SPRINGS, CA / 92262



The developer reserves the right to make modifications in materials, specifications, plans, pricing, various fees, designs, scheduling and delivery of the homes without prior notice. All dimensions are approximate and subject to normal construction variances and tolerances. Plans and dimensions may contain minor variations from floor to floor. This is not an offer to sell or solicitation to buy to residents in jurisdictions in which registration requirements have not been fulfilled, but is intended for information only. 🏠

PARK WESTWOOD TOWERS

OPEN TUESDAY 11-2pm



969 Hilgard Ave #505, Westwood Village

Hard to find 1 bedroom, 1 bathroom, condominium located in a premier luxury high-rise in the heart of Westwood Village (only 1 block to UCLA). Features: kitchen opening to large open-concept living room/dining area, high ceilings, updated marble bathroom, walk-in closet and incredible natural light from huge windows with City views. This coveted NY-style building offers valet guest parking, 24-hour doorman, beautiful lobby and hallways, on-site manager, stunning heated pool/spa and low HOA dues (\$570/mth) which include: building amenities, water/sewer/trash, basic cable and earthquake insurance. Located close to UCLA, restaurants, movies, 'W' Hotel and Trader Joe's.

Offered at: \$629,000 | ParkWestwoodTowers.com

TREGG **RUSTAD**
treggrustad.com
310-623-8825

PETER **MAURICE**
petermaurice.com
310-623-8819

210 N. ROCKINGHAM AVENUE, BRENTWOOD
www.210Rockingham.com

LIST PRICE \$21,495,000

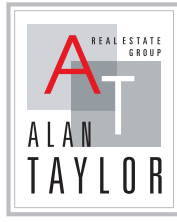
OPEN TUESDAY 11-2



JOE BABAJIAN
310.623.8800
joe@joebabajian.com
CalBRE# 00813384



ZIZI PAK
310.266.5032
zizi@zizipak.com
CalBRE# 00694610



ALAN TAYLOR

Director Aaroe Estates | Master Trust & Probate
Top 2% Nationwide | Top 1% Companywide

818.650.1603

Alan@AlanTaylorRealEstate.com

AlanTaylorRealEstate.com



NEW LISTING



OPEN TUES. 9/12TH FROM 11-2PM

3301 Longridge Terrace | Sherman Oaks

Benton & Park, AIA Mid-Century Modern in Longridge Estates. 5 bedrooms, 4 baths, walls of glass blending the inside with the outside. A Mid-Century modernist dream home.

www.3301Longridge.aaroe.site



COMING SOON

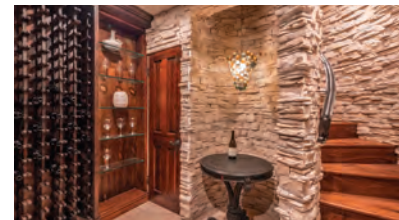


OPEN TUES. 9/19 FROM 11-2PM & TWILIGHT 6:30-8PM

4656 Balboa Avenue | Encino

Robert Anderson AIA 2005 - Modern Tudor Revival. 5 bedrooms, 6 baths, spectacular architecture on ± 3/4 of an acre of private grounds in Rancho Estates.

www.4656Balboa.aaroe.site



JOHN AAROE GROUP | A Pacific Union Company

WESTSIDE

DOWNTOWN LA

SAN FERNANDO VALLEY

SAN GABRIEL VALLEY

SAN FRANCISCO

SILICON VALLEY

NAPA VALLEY

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. CalBRE 01369255



John Aaroe Group does not guarantee the accuracy of square footage or lot size. CalBRE# 00558939

13,290 SF · 1.8 GATED ACRES ON PRIVATE STREET · AWARD WINNING RESTORATION · VIEWS TO THE OCEAN · POOL AND SPA

Art you can live in.

ARTEMESIA

INCLUDES PRIME BUILDABLE LOT
WWW.ARTEMESIA.US

LOS FELIZ · EST. 1913 · \$11,750,000



SALLY FORSTER JONES
310.691.7888 | JOHN AAROE GROUP

AARON KIRMAN

PARTNERS



2900 SPRING MOUNTAIN ROAD, ST. HELENA (NAPA)

7+ ACRE JUSLYN VINYARD & WINERY | 40+ ACRES LOT

\$33,150,000

AARON KIRMAN

PRESIDENT, AAROE ESTATES

424.249.7162 | aaronkirman.com



NEYSHIA GO

DIRECTOR, AAROE ESTATES

310.882.8357 | neyshiago.com



JOHN AAROE GROUP



1145

STRADELLA ROAD

Just Reduced
and Priced
to Sell

Open Tuesday
September 12th
11 am - 2 pm

The
Hamptons
in Bel Air

Proudly
offered at
\$9,750,000

Coffee
Bar
Served



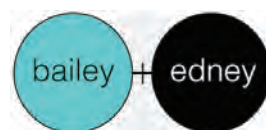
Come sip cappuccinos and indulge in the breathtaking views! Set behind a private, gated, driveway sits this stunning 5 bed + 5.5 bath East Coast Traditional on over an acre of land. Flexible floor plan w/dining room, library, family room, & gourmet kitchen. Hardwood floors throughout! Expansive step

down living room w/ fireplace opens to inviting wrap around deck & screened porch w/over 2,000 sqft of outdoor entertaining space & panoramic city to ocean views! State of the art screening room w/ secret door to gym. Park like grounds with Infinity pool overlooking views.



MYRA NOURMAND
mynourmand@nourmand.com
direct: 310.888.3333
bre#:00983509

BAHAR SOOMEKH
bahar@labahar.com
direct: 424.303.2102
bre#:01959471



TRACEY BAILEY
traceybaileyrealtor@gmail.com
direct: 805.905.8252
bre#:01900093

DANIELLE EDNEY
danielleedneyrealtor@gmail.com
direct: 310.591.6931
bre#:01826849

1453 San Ysidro Drive



Open Tuesday 11-2
\$4,999,999

Gated and walled 5 bed + 6 bath Mediterranean in lower BHPO. Grand 2-sty entry, formal living room w/ high ceilings. Large gourmet kitchen w/ top of the line appliances, center island and granite counter-tops complete w/ large breakfast area. Double doors open to magical gardens w/ pool and spa. Elevator and 2 car garage.

MYRA NOURMAND
myranourmand@nourmand.com
www.myranourmand.com

direct: 310.888.3333
office: 310.274.4000
bre #00983509

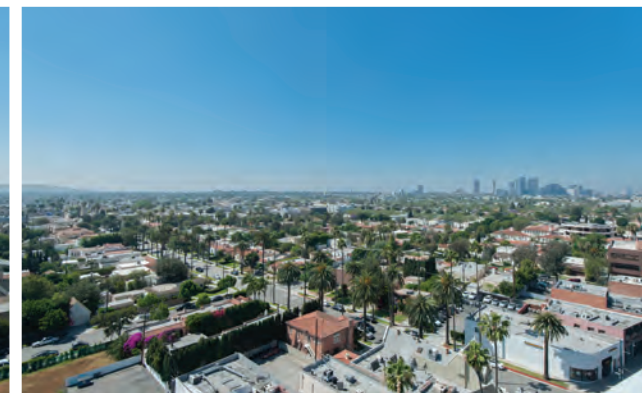
PATE STEVENS
pate@patestevensgroup.com
www.patestevensgroup.com

direct: 310.467.7253
office: 310.274.4000
cal bre #01749421



8601

WILSHIRE BLVD



OPEN TUES 11-2 | SAT& SUN 2-5 | BY APPOINTMENT

AVAILABLE FURNISHED & UNFURNISHED | SHORT TERM OR LONGTERM LEASES

Welcome to Beverly Hills Luxury Living at its best! Newly remodeled 1 + 2 bedroom floor plans that are spacious, open, and bright. Top-of-the-line finishes, hardwood floors, high ceilings and stainless steel appliances. Walking distance to Rodeo Drive shops, restaurants and Beverly Hills schools.

Starting at \$3,495/month

Available for Immediate Occupancy



Nicole Contreras

nicole.contreras777@gmail.com

www.nicolecontreras.com

310.614.4952 | bre #: 01512844



701 VERNON AVENUE VENICE 90291



Open Tues 11-2
Grilled Cheese Truck

Great development opportunity on one of the largest lots on the block. Zoned 1.5, possible to build 2 dwellings. 3 bed fixer or great lot to build your dream home. Close

to Abbot Kinney, shops, restaurants, and beach. West of Lincoln, schools near by and close to LAX.
Offered at \$1,995,000

NICOLE CONTRERAS
Direct: 310.614.4952
Office: 310.274.4000

cal bre#:1512844
nicolecontreras777@gmail.com
www.nicolecontreras.com





9066 ST IVES DR
SUNSET STRIP
NEW PRICE \$17,950,000
DREW FENTON 310.858.5474
OPEN TUESDAY 11-2



1975 LOMA VISTA DR
BEVERLY HILLS
\$10,999,000
BRANDEN WILLIAMS, RAYNI WILLIAMS
310.691.5935
BY APPOINTMENT ONLY



8952 ST IVES DR
SUNSET STRIP
\$5,250,000
JONAH WILSON 310.691.5935
OPEN TUESDAY 11-2

HILTON & HYLAND



1514 SAN REMO DR
PACIFIC PALISADES
\$13,995,000 | LEASE \$40,000/MO
JUDY FEDER 310.858.5464
BY APPOINTMENT ONLY



475 HALVERN DR
BRENTWOOD
\$9,995,000
JENNIFER LEVINE, STEVE LEVINE
310.200.5366
OPEN TUESDAY 11-2



1659 WAYNECREST DR
BEVERLY HILLS
\$4,295,000
JOSH GREER 310.717.3700
OPEN TUESDAY 11-2



HILTONHYLAND.COM



237 WINDWARD DR
VENICE
\$4,190,000
ZACH GOLDSMITH 310.858.5419
OPEN TUESDAY 11-2



10122 BAYWOOD CT
BEL-AIR
\$2,695,000
BARBARA TENENBAUM 310.858.5468
OPEN TUESDAY 11-2



11230 PICKFORD ST
WEST LA
\$1,040,000
ALPHONSO LASCANO, BJORN FARRUGIA
424.253.5489
OPEN TUESDAY 11-2

HILTON & HYLAND



128 ROMA CT
MARINA DEL REY
\$2,950,000
DAVID KRAMER, ALEX POWERS
310.691.2400

OPEN TUESDAY 11-2



10412 WINDTREE DR
BEL-AIR
\$1,795,000
BARBARA TENENBAUM 310.858.5468

OPEN TUESDAY 11-2



1505 ORIOLE LN
BIRD STREETS
NEW PRICE \$2,999,000
PATRICK FOGARTY 310.779.2415

OPEN TUESDAY 11-2



HILTONHYLAND.COM

OPEN TUESDAY 11-2

1124 MARILYN DRIVE, BEVERLY HILLS

\$16,995,000



HH HILTON & HYLAND

JEFF HYLAND
310.278.3311

RICK HILTON
310.278.3311



OPEN TUESDAY 11-2

475 HALVERN DR | BRENTWOOD

5 BD | 7 BA | OFFERED AT \$9,950,000



STEVEN LEVINE
310.702.4509
stevlevine@aol.com
CALBRE# 00560269

JENNIFER LEVINE
310.200.5366
jlevine@hiltonhyland.com
CALBRE# 01483070

VALERIE FITZGERALD
310.285.7515
valerie@valeriefitzgerald.com
CALBRE# 00974075

HILTON & HYLAND

COLDWELL BANKER

GLOBAL LUXURY

ARCHITECTURAL INNOVATION ON HEDGES PLACE

AIA AWARD WINNER 2017



8516

HEDGES PLACE
SUNSET STRIP
\$18,900,000

BY APPOINTMENT ONLY
HEDGESPLACE.COM

HH HILTON & HYLAND

ba
Belzberg Architects

PATRICK FOGARTY
PATRICK@HILTONHYLAND.COM
310.779.2415

TYRONE MCKILLEN
TYRONEMCKILLEN@ME.COM
949.212.8721



1505 ORIOLE LANE, BIRD STREETS

NEW PRICE \$2,999,000 | OPEN TUESDAY 11-2



MID-CENTURY MODERN WITH UNOBSTRUCTED VIEWS LOCATED ON A QUIET CUL-DE-SAC.

TURN-KEY, FULLY FURNISHED



PATRICK FOGARTY
PATRICK@HILTONHYLAND.COM
310.779.2415

PRICE REDUCTION!



BY APPOINTMENT ONLY
19 SEAVIEW TERRACE, SANTA MONICA
4 BEDS | 3 BATHS | 2,500 SQFT | NEW PRICE \$3,580,000
19SEAVIEWTER.COM

DEVELOPMENT OPPORTUNITY!



BY APPOINTMENT ONLY
1027 ASHLAND AVE, SUNSET PARK
LOT SIZE 8,528 SQFT | \$1,999,000

ALPHONSO LASCANO
818.800.8848
ALPHONSOLASCANO@GMAIL.COM
CALBRE#01723550

BJORN FARRUGIA
310.998.7175
BJORN@BJORNFARRUGIA.COM
CALBRE# 01864250

ALPHONSO
BJORN

HH HILTON & HYLAND



OPEN TUESDAY 11-2
8952 ST. IVES DR, SUNSET STRIP
FOR SALE \$5,250,000 OR \$22,500/PER MONTH LEASE



JONAH WILSON
310.858.5465
JONAH@JONAHWILSON.COM
CALBRE#: 01078809

HH HILTON & HYLAND



OPEN TUESDAY 11-2
10122 BAYWOOD CT | BEL-AIR
4 BD | 4 BA | OFFERED AT \$2,695,000



OPEN TUESDAY 11-2
10412 WINDTREE DR | BEL-AIR
4 BD | 4 BA | OFFERED AT \$1,795,000

BARBARA TENENBAUM
310-720-7270
btenenbaum@hiltonhyland.com
CALBRE# 00823256

HH HILTON & HYLAND

11947 IREDELL ST | STUDIO CITY

\$7,995,000



SHOWN BY APPOINTMENT ONLY



GARY GOLD
LUXURY REAL ESTATE
310.858.5411



HILTON & HYLAND

ARCHITECTURAL MASTERPIECE IN PRIME VENICE



OPEN TUESDAY 11-2

237 WINDWARD DRIVE | VENICE

4 BD | 3.5 BA | 3,790 SQFT | OFFERED AT \$4,190,000



ZACH GOLDSMITH
zach@hiltonhyland.com
310.908.6860

HH HILTON & HYLAND

PRIME MALIBU BEACH HOUSE

OPEN WEDNESDAY SEPT 13TH | 9:30AM-11:45AM



31038 BROAD BEACH ROAD, MALIBU

5 BD | 5 BA | 7,442SF ON 12,816SF LOT

BROADBEACHLIFESTYLE.COM

\$17,995,000

LINDA MAY

Linda@LindaMay.com

310.492.0735

CALBRE#: 00475038

HILTON & HYLAND

CHRISTOPHER CORTAZZO

chris@chrisortazzo.com

310.589.2472

CALBRE#: 01190363

COLDWELL BANKER

GLOBAL LUXURY



HH HILTON & HYLAND

A modern, multi-level house at dusk. The house features large glass windows and a prominent balcony with a glass railing. The interior lights are on, and the exterior is lit with warm, ambient lighting. A swimming pool is visible in the foreground, and a wooden deck surrounds it. The sky is a deep blue, suggesting twilight.

ARCHITECTURAL GEM IN BHPO

DESIGNED BY GRETA GROSSMAN, 1948

3,155 SQ FT 2 BEDROOM 3.5 BATH

1659 WAYNECREST DR BEVERLY HILLS

OPEN TUESDAY 11-2

\$4,295,000

JOSHUA T. GREER

HILTON & HYLAND

310.717.3700

CALBRE#: 01732418





9066 ST IVES DR

NEW PRICE \$17,950,000

OPEN TUESDAY 11-2

 DREW FENTON
310.858.5474
DREWFENTON.COM



855 N. Croft Avenue #105, West Hollywood

OPEN TUESDAY 11-2PM

Gorgeous single-level, modern, two bedroom, three baths at A+ West Hollywood location. This is no ordinary building. Built in 2009 and designed by Zoltan Pali of SPF Architects, the same firm that designed the Wallis Annenberg Center for the Performing Arts in Beverly Hills, 855 N. Croft is a work of art. Perfect open floor plan with hardwood floors and high ceilings, Italian Modulo Cucine kitchen cabinetry, Bertazzoni/Miele/Bosch appliances, Caesarstone countertops and generous private indoor/outdoor patio off the living room. Common roof deck and rec room. Two tandem parking spaces plus large private storage area. Located minutes from Beverly Hills, Century City & West Hollywood business district yet on a quiet residential street. 855 N. Croft presents a privileged lifestyle in close proximity to a blend of unique eateries and specialty shopping. Not to be missed!

Offered at \$1,250,000



JAY ROBERTSON

310.283.6000 m
jay@gibsonintl.com
gibsonintl.com

BEACHWOOD CANYON
3358 DERONDA DRIVE

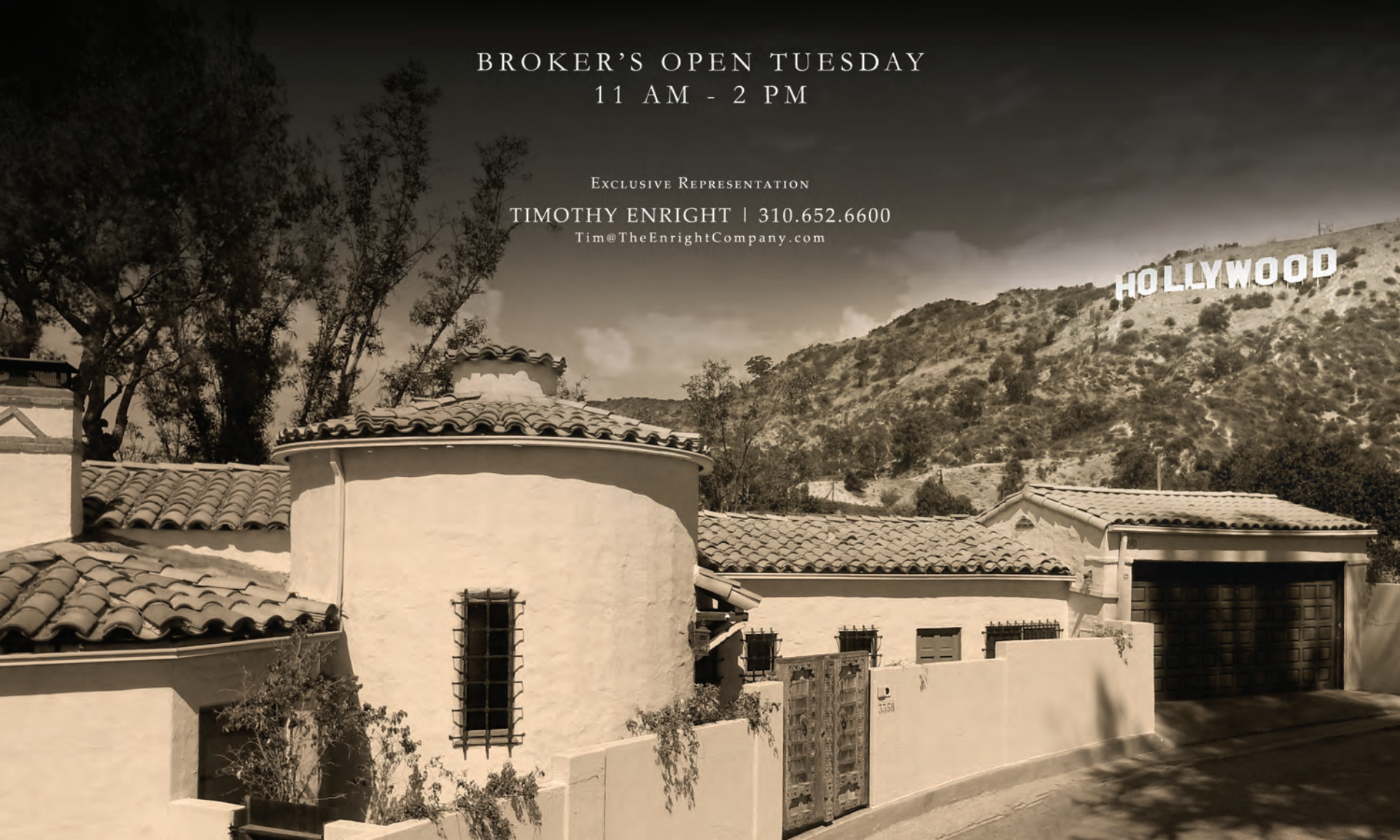
\$1,825,000 USD



BROKER'S OPEN TUESDAY
11 AM - 2 PM

EXCLUSIVE REPRESENTATION

TIMOTHY ENRIGHT | 310.652.6600
Tim@TheEnrightCompany.com



12454 Kling Street | Studio City

Open House

Tuesday 9/12
11am-2pm



\$899,000

3 Bed | 2.5 Bath | 1,547 Sq Ft

TEAM MEDVED

Karen Medved, Julie Carruthers
& Stacy Danfifer
310.266.4236
karen.medved@compass.com



Sweet Retreat in Studio City

Towering trees surround and shelter this sweet updated traditional Studio City home and guest unit offering an ideal live-work situation with a 30 second commute to the boutiques, gastro-pubs, yoga studios and cafes on trendy Ventura Blvd. The delightful main house features espresso tinted floors, a cheerful eat-in granite kitchen, separate formal dining and living rooms, a cozy den, two brick fireplaces, a redone full bathroom and a half bath, with a lush, grassy fenced backyard framed by mature trees and shrubs. The bonus room off the two car garage includes a 3/4 bathroom, separate entrance and its own private fenced yard - the perfect space for a home office, studio or income stream with room to expand the building or parking if more than 4 off street spaces are needed.



COMPASS

310.266.4236 | www.teammedved.net

CalBRE 01235215. Compass is a licensed real estate broker (01991628) in the State of California and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdraw without notice. To reach the Compass main office call 310.230.5478



COMPASS

Paradise in Briar Summit Hollywood Hills

Classic Mid Century hideaway on flat lot with resort-like pool and canyon views. Situated in a coveted enclave, this seductive home with additional studio/office has an open, flowing floor plan on one level featuring flagstone and walnut hardwood floors. Exceptionally private setting. Close proximity to Hollywood, studios, and hiking trails. Carpenter School District.

—
8042 Okean Terrace

\$2,895,000

3 Bedrooms

3 Bathrooms

Additional Studio

Pool

—

Open House

Tuesday

11am-2pm

—
Tori Horowitz

323.203.0965

torih@compass.com

canyonhaus.com



Open House

**Tuesday 9/12
11am-2pm**



2014 Balmer Drive | Silver Lake



\$2,249,000

4 Bed + Office | 2.5 Bath
2014balmer.com

Noelle Hettlinger Til

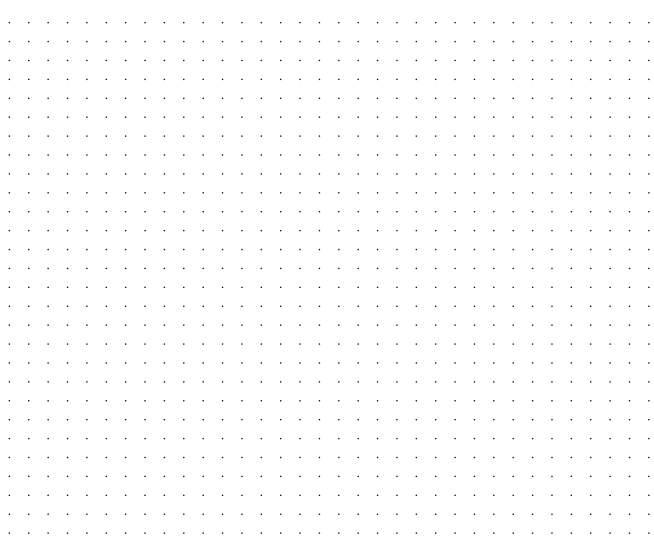
310.621.9800
noelle.hettlinger.til@compass.com

Stunning Silver Lake 4-Bedroom home, meticulously renovated while keeping all of its charm and character. The grand living room is a showstopper with its enormous windows that highlight the private backyard with spacious entertaining decks and fantastic views of the Reservoir and surrounding mountains. Front courtyard, rich hardwood floors, remodeled picturesque kitchen, ideal home office and Master Bedroom Suite with its private patio all contribute to the allure. The location is a perfect Eden, tucked away yet accessible for an easy walk to cafes and shops, the lake and park. It's easy to see why this is one of the most sought-after neighborhoods in LA! Highly desired Ivanhoe Elementary.

COMPASS

310.230.5478 | [compass.com](https://www.compass.com)

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Open House
 ———
Tues 11-2pm
Sun 2-5pm



1814 Courtney Terrace

Character Spanish Home on a Coveted
 Cul-de-sac Street in the Hollywood Hills

3 BR | 3 BA

2,078 SF | YEAR BUILT: 1927 | \$1,595,000



GREG HARRIS
 323.356.8024
 greg@gregharrisstates.com
 Compass | CalBRE 01405806

COMPASS



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Open House

Tuesday 9/12
11am-2pm



5022 Stern Avenue | Sherman Oaks



\$1,225,000

4 Bed | 3 Bath
2,210 SF Home | 8,700+/- SF Lot

Boni Bryant & Joe Reichling

323.854.1780
bryantreichling.com

Designer-done "Connecticut" Country Home nestled among shady trees and lush private gardens on a quiet street in Sherman Oaks.

Join us for Lunch in the Garden!

BRYANT | REICHLING | COMPASS

310.230.5478 | compass.com

REMARKABLE 1.7 ACRE FLAT PARCEL JUST INSIDE EAST GATE



10445 BELLAGIO ROAD, BEL AIR | \$35,000,000

REPRESENTATION BY:

Richard Ehrlich

310-968-8881

re@weahomes.com

CALBRE# 01267136

Stephen Shapiro

310-860-8888

ss@weahomes.com

CALBRE# 01257836

OPEN TUESDAY, SEPTEMBER 12TH 11-2PM

This 50-yard line location includes 1.7 FLAT acres inside the East Gate on Bellagio. 10k sq ft older home with huge gated driveway, pool and tennis court. Underbuilt.com says you can build a 35k house on the lot. This is an opportunity that infrequently presents itself.

WEAHOMES.COM

WESTSIDE ESTATE AGENCY



BEVERLY HILLS | 210 North Canon Drive, Beverly Hills, CA 90210 (310) 247-7770
MALIBU | "In The Country Mart" 23410 Civic Center Way, Malibu, CA 90265 (310) 456-1171
MIAMI | 2100 Ponce de Leon Blvd, 7th Floor, Coral Gables, FL 33134 (305) 447-1471

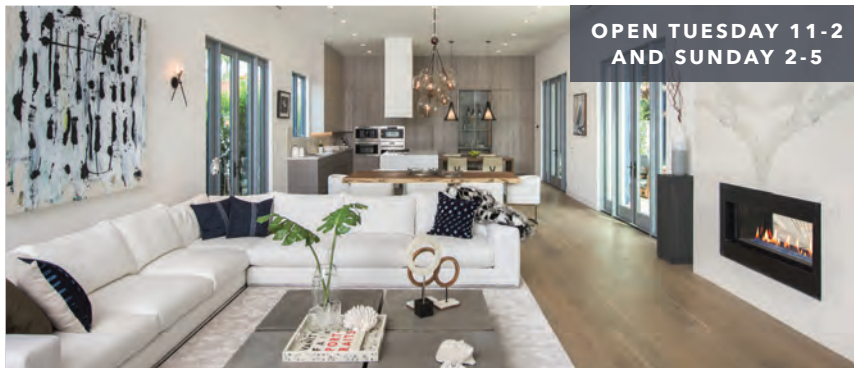
READY TO SELL? LOOKING TO BUY?

IT'S TIME FOR ELLIMAN



Bel Air Crest
2496 DEVONPORT LANE | \$1,989,000

4 Bedrooms, 4 Bathrooms
Web# 17258480
Michelle Oliver 310.500.6111



OPEN TUESDAY 11-2
AND SUNDAY 2-5

Beverly Center | New Listing
434 N CRESCENT HEIGHTS BLVD | \$3,425,000

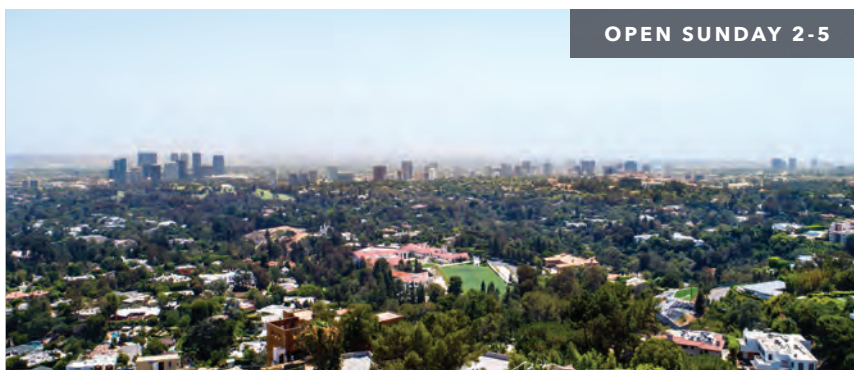
5 Bedrooms, 6 Bathrooms
Web# 17250128
Michelle Oliver 310.500.6111 Cory Charlupski 310.728.9566



OPEN TUESDAY 11-2

Beverly Center | Price Improvement
627 N VISTA STREET | \$3,249,000

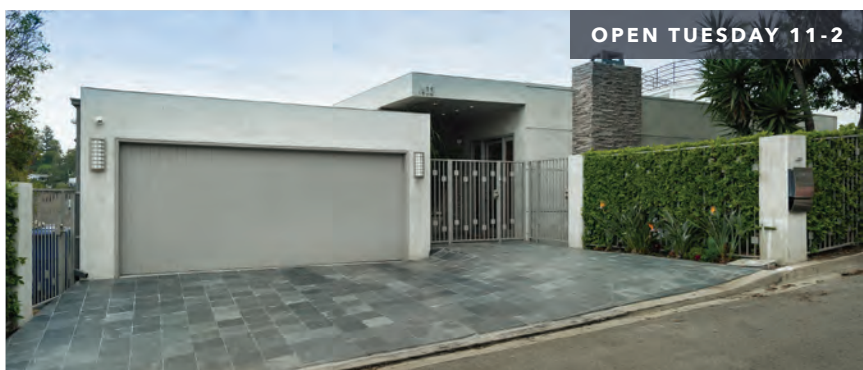
5 Bedrooms, 5 Bathrooms
Web# 17250386
Josh & Matthew Altman 310.819.3250 Heather Altman 310.924.4664



OPEN SUNDAY 2-5

Beverly Hills Post Office | New Listing
10131 ANGELO VIEW DRIVE | \$5,050,000

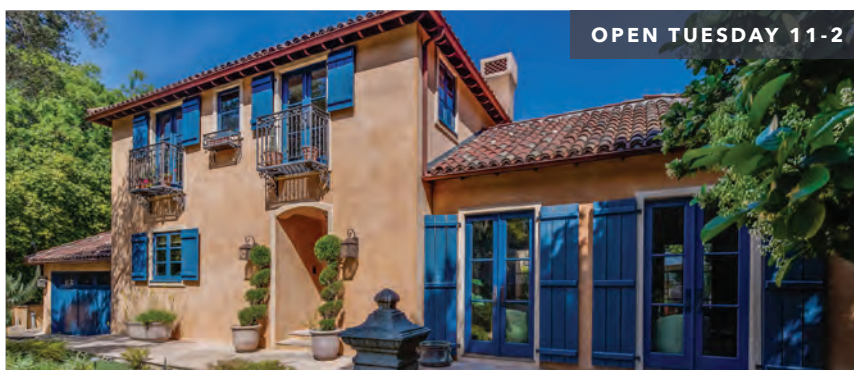
5 Bedrooms, 4 Bathrooms
Web# 17267626
Tracy Tutor Maltas 310.595.3885



OPEN TUESDAY 11-2

Beverly Hills Post Office
1433 SUMMIT RIDGE DRIVE | \$3,180,000 | \$13,800 PER MONTH LEASE

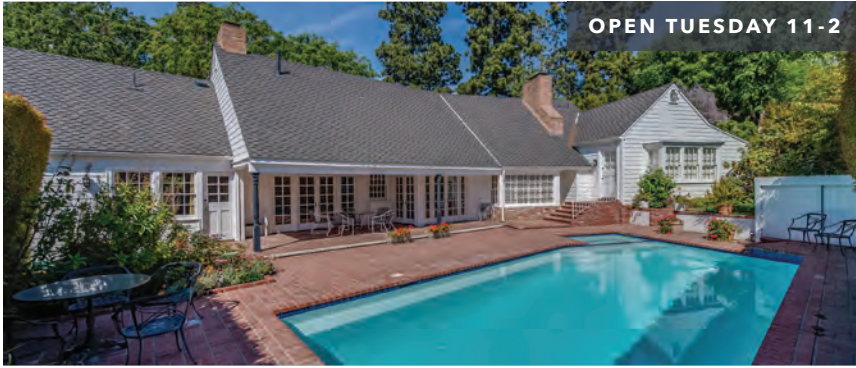
4 Bedrooms, 4 Bathrooms
Web# 17262308
Stefani Stolper 310.733.6551



OPEN TUESDAY 11-2

Bird Streets | New Listing
1416 BLUEBIRD AVENUE | \$7,249,000

5 Bedrooms, 6 Bathrooms, Guest House & Pool
Web# 17267780
Jeeb O'Reilly 310.980.5304 Tori Barnao 323.633.1878
Stefani Stolper 310.403.9331



OPEN TUESDAY 11-2

Bird Streets | New Listing
9222 FLICKER WAY | \$4,495,000

3 Bedrooms, 4 Bathrooms & Pool

Web# 17267782

Jeeb O'Reilly 310.980.5304

Tori Barnao 323.633.1878

Gersh Gershunoff 213.359.0328



OPEN TUESDAY 11-2

Hollywood Hills | New Listing

3036 BECKMAN ROAD & 3042 MUNRO CIRCLE | \$5,995,000

11 Bedrooms, 11 Bathrooms

Web# 17263990

Liz Gottainer 213.393.2209

Jeeb O'Reilly 310.980.5304



Los Feliz | Price Improvement

2451 N CATALINA STREET | \$2,099,000

4 Bedrooms, 5 Bathrooms

Web# 17245348

Josh & Matthew Altman 310.819.3250



Pasadena

1450 EL MIRADOR DRIVE | \$3,333,000

3 Bedrooms, 3 Bathrooms

Web# 17263038

Ivan Estrada 323.574.2317



Venice | Lease

453 SHERMAN CANAL | \$24,995 PER MONTH

3 Bedrooms, 4 Bathrooms

Web# 17251942

Juliette Hohnen 323.422.7147



Venice | Lease

719 SUPERBA AVENUE | \$12,000 PER MONTH

4 Bedrooms, 3 Bathrooms

Web# 17250406

Juliette Hohnen 323.422.7147



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OPEN TUESDAY 11-2



1416 BLUEBIRD AVENUE | BIRD STREETS

\$7,249,000 | NEW LISTING

1416 Bluebird Ave features 5 bedrooms, 6 bathrooms, with 4,167 sq ft of living space on a 14,935 sq ft lot. Two story 1930's Mediterranean, set back from street with beautiful landscaping & mature trees. Completely renovated custom home with granite, marble, limestone & wrought iron thru-out combine with Brazilian cherry hardwood floors to create a lovely warm ambience. Entertainer's patio / outdoor cooking area and enormous back grounds, featuring a grand salt water pool. Can be sold with adjacent property 9222 Flicker Way for projected lot size 28,905 sq ft. Build a dream home in the Bird Streets with a view. **Web# 17267780**

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LINDA SERMON

Cell: 310.351.3995
Linda@lindasemon.com
CalBRE# 01006504



elliman.com/california

OPEN TUESDAY 11-2



9222 FLICKER WAY | BIRD STREETS \$4,495,000 | NEW LISTING

9222 Flicker Way features 3 bedrooms, 4 bathroom and 3,004 sq ft of living space on a 14,420 sq ft lot. Nestled amongst some of the most expensive homes in the iconic Bird Streets. Private, charming, wonderfully inviting home! California outdoor lifestyle by architect Gerard Colcord. Beautifully landscaped gated yard with large sparkling resurfaced pool and spa. Large living room, dining room and family room with wet bar area, hardwood floors, vaulted beam ceilings and fireplaces. Can be sold with adjacent property 1416 Bluebird Ave for projected lot size 28,905 sq ft. Build a dream home in the Bird Streets with a view. **Web# 17267782**

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OPEN TUESDAY 11-2



HOLLYWOOD HILLS CELEBRITY GATED ESTATE

\$5,995,000 | NEW LISTING

- Two Gated Home Situated on 1.66 Acres
- 3036 Beckman Road | 6 Bedrooms | 6 Bathrooms | 5,641 sqft
- 3042 Munro Circle | 5 Bedrooms | 5 Bathrooms | 2,725 sqft
- Open Tuesday 11-2 | Valet Parking and Lunch Served
- BeckmanMunroEstate.com



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JEEB O'REILLY

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Cell: 310.980.5304
Jeeb.OReilly@elliman.com
CalBRE# 01156891



OPEN SUNDAY 2-5



10131 ANGELO VIEW DRIVE | BEVERLY HILLS P.O. \$5,050,000 | NEW LISTING

This 5 bedroom, 4 bathroom development opportunity is located in Beverly Hills on a 37,000 sqft lot surrounded by massive estates, big views and upside. Diligence has been done by Jason Somers, Crest Real Estate. Maximum buildable is a 14,000 sqft home. **Web# 17267626**

www.AngeloView.com



TRACY TUTOR MALTAS

Office: 310.595.3889
Tracy.Maltas@elliman.com
CalBRE# 01326769



[elliman.com /california](http://elliman.com/california)

OPEN TUESDAY 11-2
AND SUNDAY 2-5



434 N CRESCENT HEIGHTS BLVD | BEVERLY CENTER \$3,425,000 | NEW LISTING

Contemporary Spanish 4,200 sq.ft. 5 en-suite bedrooms, 5.5 bath home. Iron gates open to topiary gardens, mature trees and fountain. Enter through the solid-wood pivot door to a voluminous two-story entry with Carrera marble staircase and 12/14-foot ceilings throughout! European oak floors lead to the open-concept living and dining rooms and gourmet kitchen with high-end appliances and custom glass wine fridge. Pella French doors open to the resort-style entertaining area with zero-edge, black-pebbled pool, covered patio, BBQ and grassy yard. Luxurious master has two balconies, oversized closet and beautiful views.

Web# 17250128



MICHELLE OLIVER

O: 310.734.2653
C: 310.500.6111
Michelle.Oliver@elliman.com
CalBRE# 01837352



CORY CHARLUPSKI

O: 310.734.2654
C: 310.728.9566
Cory.Charlupski@elliman.com
CalBRE# 02007976



elliman.com

OPEN TUESDAY 11-2



627 N VISTA STREET | BEVERLY CENTER \$3,249,000 | PRICE IMPROVEMENT

Gated new construction architectural masterpiece boasts rooftop terrace and features exclusive design elements throughout. Featuring soaring ceilings, light-filled open floor plan, gourmet entertainer's kitchen with state-of-the-art appliances and breakfast bar, sliding walls of glass opening to outdoor patio areas and covered outdoor living room, infinity pool and rooftop with 360 degree views featuring fire pit, hot tub and kitchen. Stunning master suite offers balcony with views, large walk-in closet and spa like master bath with soaking tub and one-of-a-kind shower. 2 additional en-suites and bonus family room upstairs and 5th suite downstairs.

Web# 17250386

627NVista.com

AB THE ALTMAN BROTHERS

JOSH & MATT ALTMAN

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Josh@TheAltmanBrothers.com

CalBRE# 01764587

HEATHER ALTMAN

O: 310.924.4664

Heather@TheAltmanBrothers.com

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RODEO REALTY

FINE ESTATES DIVISION

CalBRE #00951359



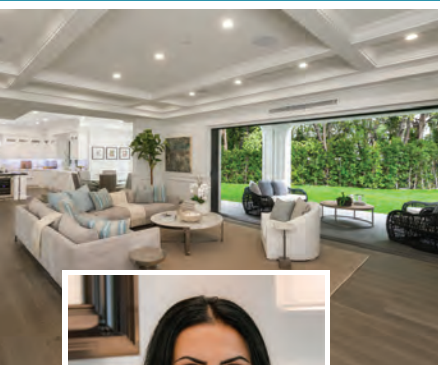
OPEN TUESDAY 11 - 2

126 N. CANYON VIEW DRIVE LOS ANGELES, 90049

Sophisticated and Luxurious New Construction in the coveted Brentwood Park neighborhood. This Traditional Cape Cod Style home includes 6 en suite bedrooms with 8 beautiful bathrooms. Exquisitely crafted with an open and spacious floor plan boasting high ceilings and designer finishes throughout. Full basement with Theater Room, Gym, Wine Cellar, Guest Room, and Bonus Living Room. Private backyard with pool/spa & grill. A fantastic home for the most discerning client. Square footage includes garage.

- 6 Bedrooms
- 8 Bathrooms
- 7,700 Sqft.
- 9,777 Lot Sqft.

Offered At \$7,795,000



ELIZABETH
BROUKHIM

CalBRE License #00951359

Cell: 310 689 8997

EBroukhim@RodeoRe.com

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Just
Listed.

8184 MANNIX DRIVE
LOS ANGELES

Offered at \$1,995,000

F. RON SMITH & DAVID BERG

310.500.3931 | team@smithandberg.com



smithandberg.com

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Smith CalBRE# 00961954 | Berg CalBRE# 01481236.

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209 EUCLID STREET
SANTA MONICA

Offered at \$4,998,000

F. RON SMITH & DAVID BERG

310.500.3931 | team@smithandberg.com



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WWW.455PECKDRIVE.COM



MODERN SPANISH ELEGANCE IN THE HEART OF BEVERLY HILLS

OFFERED FOR \$2,995,000
OPEN TUESDAY FROM 11 TO 2

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999 DOHENY DRIVE #1104 | 2 BEDROOM 2.5 BATHROOMS



OFFERED AT \$2,990,000 | 999DOHENY1104.COM

There was no detail forgotten when imagining this spectacular renovation within the iconic 999 Doheny building, steps off the Sunset Strip. Two units have been combined on the North side of the 11th floor to create a sophisticated, modern and chic 'jewel box' with expansive views of the Hollywood Hills. Every surface in this home has a special touch to it, whether it be the lacquered interior doors & kitchen cabinetry to the modeled low sheen ceiling or cross hatch painting technique used on the walls - what has been created is nothing less than superb.

OPEN TUESDAY 11:00 - 2:00 AND TWILIGHT 5:30 - 8:30



ROBERT GRANDINETTI
310 497 6365
robert@robertgrandinetti.com
CaBRE# 013770571



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PLEASE JOIN US
FOR SWEET ROSE
CREAMERY
OPEN HOUSE
TUESDAY 11-2PM

A Rare Gem in Little Holmby

10401 WYTON DRIVE | LITTLE HOLMBY

Offered at \$5,495,000 | 6 BED | 10 BATH | 7,371 S.F.

LISA GILD

310.497.9223 | lisa.gild@thepartnerstrust.com

RICHARD STEARNS

310.850.9284 | richard.stearns@thepartnerstrust.com



LITTLEHOLMBYGEM.COM

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PRIME HANCOCK PARK



ITALIAN RENAISSANCE REVIVAL ON GOLF COURSE

115 North Rossmore Avenue

5 Bedrooms | 7 bathrooms | 7,118 Sq. Ft. | 38,000 Sq.Ft.

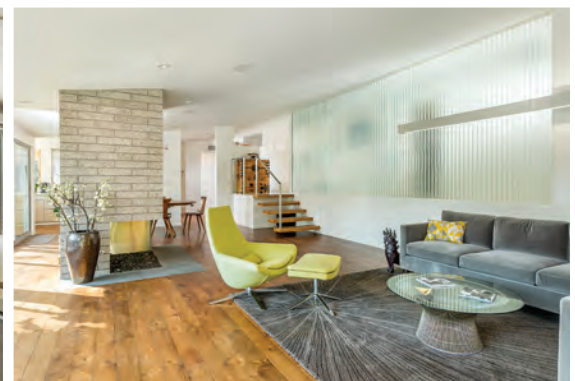
\$6,995,000

Join us for an Exclusive Preview
Tuesday, September 12th

Lunch & Dessert | Cocktails & Dinner
11-2pm | 4-8pm

HANCOCK HOMES REALTY
JOHN DUERLER | BRE #01848596
323.462.2748 | info@hancockhomes.com



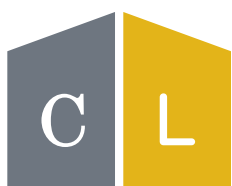


CASE STUDY HOUSE #10
 711 S SAN RAFAEL AVENUE, PASADENA

\$2,990,000
 711SANRAFAEL.COM

The Case Study House Program was initiated in Los Angeles in 1945 by Arts and Architecture magazine. It is considered a significant contributor to Mid-Century architecture. The Case Study House #10 was designed and built by Kemper Nomland and Kemper Nomland, Jr. in 1947. The current owners are recipients of City of Pasadena 2015 Historic Preservation Award, as well as Pasadena’s Historic Preservation Commission’s 2015 Reconstruction Award. The home is both listed in the National Register of Historic Places and has the Mills Act designation.

- Family room w/ wet bar and beverage refrigerator • Poggenpohl cabinets & Miele appliances
- Terrazzo & Black walnut flooring • An original partition of Corrugated Translucent glass
- Refurbished light fixture • Tankless water heaters • Pool/guest house: 540 • Outdoor shower
- All new infrastructure i.e. drainage, framing, foundation, plumbing, roof, HVAC
- 2 car attached garage • Mills Act



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900 W OLYMPIC BLVD #47G
LOS ANGELES CA 90015

3 Beds | Baths 4.00 (4F 0T 0H 0Q) | 4,250 Sqft

Condo/Co-op | LP: \$8,800,000 | Active

Area: 42 Downtown L.A.
Subdivision:
Price Per Sqft: \$2,070.59
Lot Size: 399,270
HOA 1&2: \$4143.25(N/A)
MLS#: 15-894355
APN: 5138-027-196
List Date: 04-03-2015
DOM: 363

Total Clicks: 11,189

Agent Views	Public Views	Mapped	Printed	Emailed	Virtual Tour Views	Photo Views
9,852	410	151	145	253	68	310

Updated as of: 3/25/2016 12:00 AM

trulia		Zillow		Homes	
Total Leads: 8		Search Impressions	Page Views	Portal Impressions	Portal Detail Views
56,922	18,742	503,383	13,352	179	3
# Of Clicks		Emails		Mobile Impressions	
12		1		109	

Updated as of: 2/10/2016 12:00 AM | Updated as of: 3/24/2016 12:00 AM | Updated as of: 3/26/2016 12:00 AM

Call a LIVE Customer Service Representative to find out more!
310-358-1833 or 760-459-8712

1664 Sunset Plaza Drive, Los Angeles



BROKER'S OPEN

Tuesday, September 12th
11am - 2pm



Offered at \$3,849,000

Remodeled to perfection! It took over \$750,000 and more than 8 months to create this beauty. This one is a MUST SEE! Entertainer's home with attention to detail. Over 4500 Sq. Ft. of modern home with open and airy floor plan. Fully staged by Marshall Design Group. Huge mahogany pivot entry door leads you into a stunning wood and glass foyer. 4 en-suite bedrooms with private bathrooms. Powder room. Master bedroom with dual walk-in closets. Breathtaking views from PDC to the ocean. Large balconies on each level. Brand new ROOF. Large grassy back yard with plenty of room for a pool. Top-of-the-line appliances and a large built-in refrigerator. Wood floor, designer tiles. Master bedroom has a fireplace. Security system. Very open design. 2 individual garages as well as 2 off-street parking spaces. Bonus/game room ideal as a home theater.



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Wed., September 27, 2017
2:00 PM - 3:00 PM

Register at bit.ly/mlspush9-27-17

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John Aaroe Group

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		11-2	1551 MURRAY DR	NEW \$999,000	Triplex p.175	17-266848	11-2	3301 LONGRIDGE TER	rev \$2,595,000	5+4	*
22 Los Feliz <i>Single Family</i>						73 Studio City <i>Single Family</i>					
17-267418		11-2	2400 WILD OAK DR	NEW \$3,385,000	4+5 p.175	17-268116	11-2	3657 WOODHILL CANYON RD	NEW \$8,500,000	11+11	*
17-268026		11-2	2306 RICHLAND AVE	NEW \$2,649,000	4+4 *	17-265446	11-2	12454 KLING ST	NEW \$899,000	3+3	p.96
17-267938		11-2	✕2578 CANYON DR	NEW \$2,315,000	3+3 p.175	94 Glassell Park <i>Single Family</i>					
		11-2	✕4423 AMBROSE TER	NEW \$1,998,000	4+5 p.175	17-264620	11-2	3666 MIMOSA DR	rev \$875,000	3+2	*
		11-2	✕4423 AMBROSE TERRACE	NEW* \$1,998,000	4+5 *	17-267476	11-2	▣3420 VERDUGO VISTA TER	rev \$775,000	3+3	*
17-268024		11-2	5860 LOCKSLEY PL	NEW \$1,699,000	4+4 p.175	95 Mount Washington <i>Single Family</i>					
17-264920		11-2	4226 DUNDEE DR	rev \$3,995,000	5+6 *	17-263184	11-2	590 CRANE BLVD	rev \$1,025,000	3+2	*
17-241506		11-2	4130 PARVA AVE	rev \$3,795,000	5+6 p.175	260 Palos Verdes Estates <i>Single Family</i>					
17-264388		11-2	2019 DE MILLE DR	rev \$1,950,000	4+4 *	17-265686	11-2	▣4309 VIA AZALEA	rev \$1,625,000	4+3	*
22 Los Feliz <i>Income</i>						1214 El Sereno <i>Single Family</i>					
17-267408		11-2	1933 N HOOVER ST	NEW \$1,165,000	*	17-258596	11-2	1863 N ROWAN AVE	NEW \$625,000	3+2	*
28 Culver City <i>Single Family</i>						14 Santa Monica <i>Lease</i>					
17-267650		11-2	11516 BARMAN AVE	NEW \$1,698,000	3+3 *	17-266432	9-5	1814 18TH ST #B	rev \$2,995	2+1	*
17-267400		11-2	11177 WESTWOOD	NEW \$1,199,000	3+2 p.176	32 Malibu Beach <i>Single Family</i>					
	672E4	11-2	▣11401 BARMAN AVE	NEW \$1,090,000	3+2 p.176	17-267670	10-12:30	31038 BROAD BEACH RD	NEW \$17,995,000	5+5	p.177
17-257308		11-2	▣12059 JUNIETTE ST	red \$1,288,000	3+2 p.176	33 Malibu <i>Single Family</i>					
17-228096		11-2	5156 PICKFORD WAY	rev \$2,750,000	4+5 p.176	17-267224	10-12:30	33002 PACIFIC COAST HWY	NEW \$3,998,000	5+6	*
28 Culver City <i>Income</i>						33 Malibu <i>Lease</i>					
17-223044		11-2	3808 COLLEGE AVE	red \$2,100,000	p.176	17-266950	10:30-12:30	▣5960 CAVALLERI RD	NEW \$15,000	2+2	*
29 Westchester <i>Single Family</i>						332 Palm Springs Central <i>Single Family</i>					
17-267728		11-2	7007 ARIZONA AVE	NEW \$1,995,000	6+4 *	17-258018PS	11-12:30	955 N PRESCOTT DR	NEW \$3,495,000	3+5	*
17-267920	702H2	11:30-2	7875 FLIGHT PL	NEW \$1,089,000	3+3 *	17-265962PS	11-12:30	▣1386 E BUENA VISTA DR	NEW \$589,000	3+2	*
17-265096		11-1	7158 KNOWLTON PL	NEW \$879,000	4+2 *	334 Palm Springs South End <i>Single Family</i>					
17-267920	702H2	5:30-7	7875 FLIGHT PL	rev \$1,089,000	3+3 *	17-266136PS	9:30-11	720 AZALEA CIR	NEW \$1,234,000	5+6	*
30 Hollywood Hills East <i>Single Family</i>						17-267824PS	9:30-11	1129 S MANZANITA AVE	NEW \$985,000	4+3	*
17-264398	IEWS!	11-2	3030 ARROWHEAD DR	NEW \$2,995,000	3+3 p.176	17-264402PS	9:30-11	▣3810 E CAMINO SAN MIGUEL	NEW \$487,500	3+2	*
17-268276		11-1:45	3170 DURAND DR	NEW \$1,889,800	3+3 *	17-256310PS	9:30-11	1140 S CALLE MARCUS	rev \$789,000	3+3	*
17-267878		11-2	▣3358 DERONDA DR	NEW \$1,825,000	4+4 p.176	334 Palm Springs South End <i>Condo / Co-op</i>					
		11-2	3385 DERONDA DRIVE	NEW* \$1,825,000	4+3.5 *	17-265746PS	9:30-11	5621 LOS COYOTES DR	NEW \$229,500	2+2	*
		11-2	3254 LEDGEWOOD DR	NEW \$1,625,000	4+3 p.176	30 Hollywood Hills East <i>Lease</i>					
17-267614		11-2	2236 N BEACHWOOD DR	NEW \$1,499,000	2+3 p.45	17-267876	11-2	3237 CANYON LAKE DR	NEW \$10,000	3+3	*
		11-2	✕3142 HOLLYCREST DR	NEW \$1,350,000	4+2 p.176	31 Playa Del Rey <i>Single Family</i>					
17-264568		11-2	2104 HOLLY DR	red \$1,449,000	4+2 p.147	17-267766	11-2	7755 VERAGUA DR	rev \$3,350,000	6+7	*
17-268276		11-2	3170 DURAND DR	rev \$1,889,800	3+3 *	31 Playa Del Rey <i>Income</i>					
30 Hollywood Hills East <i>Condo / Co-op</i>						17-266966	11-2	✕6325 VISTA DEL MAR	NEW \$1,975,000	*	
17-267614		11-2	✕1900 VINE ST, UNIT 403	NEW \$738,000	2+2 p.176	17-251336	2-5	425 CULVER BLVD.	rev \$2,195,000	*	
30 Hollywood Hills East <i>Lease</i>						31 Playa Del Rey <i>Lease</i>					
17-267876		11-2	3237 CANYON LAKE DR	NEW \$10,000	3+3 *	17-266938	11-2	▣255 REDLANDS ST	NEW \$18,000	5+5	*
31 Playa Del Rey <i>Single Family</i>						39 Playa Vista <i>Condo / Co-op</i>					
17-267766		11-2	7755 VERAGUA DR	rev \$3,350,000	6+7 *	17-268220	11-2	5625 CRESCENT PAR, UNIT 407	NEW \$919,000	2+2	p.177
31 Playa Del Rey <i>Income</i>						42 Downtown L.A. <i>Condo / Co-op</i>					
17-266966		11-2	✕6325 VISTA DEL MAR	NEW \$1,975,000	*	17-267452	11-2	4534 W 62ND ST	NEW \$400,000	2+1	*
17-251336		2-5	425 CULVER BLVD.	rev \$2,195,000	*	94 Glassell Park <i>Single Family</i>					
31 Playa Del Rey <i>Lease</i>						17-264620	10-2	3666 MIMOSA DR	rev \$875,000	3+2	*
17-266938		11-2	▣255 REDLANDS ST	NEW \$18,000	5+5 *	95 Mount Washington <i>Single Family</i>					
39 Playa Vista <i>Condo / Co-op</i>						17-263184	10-2	590 CRANE BLVD	rev \$1,025,000	3+2	*
17-268220		11-2	5625 CRESCENT PAR, UNIT 407	NEW \$919,000	2+2 p.177	244 Redondo Beach <i>Condo / Co-op</i>					
42 Downtown L.A. <i>Condo / Co-op</i>						17-267962	12-2	2616 VOORHEES AVE #2	NEW \$629,000	2+2	*
17-268220		11-2	1850 INDUSTRIAL ST #712	NEW \$2,200,000	1+3 p.177	334 Palm Springs South End <i>Single Family</i>					
62 Encino <i>Single Family</i>						17-192816	6-8	▣1632 S SAGEBRUSH	rev \$965,000	3+3	*
17-267468		11-2	▣16731 ADDISON ST	NEW \$2,395,000	5+6 p.177	17-256310PS	6-8	▣1140 S CALLE MARCUS	rev \$789,000	3+3	*
		11-2	5934 ZELZAH AVE	NEW \$799,000	3+2 p.177	14 Santa Monica <i>Lease</i>					
17-265918		11-2	▣4517 WOODLEY AVE	rev \$4,350,000	6+7 *	17-266432	9-5	1814 18TH ST #B	rev \$2,995	2+1	*
62 Encino <i>Lease</i>						30 Hollywood Hills East <i>Condo / Co-op</i>					
17-267672		11-2	18006 MEDLEY DR	NEW \$9,500	7+8 *	17-267670	10-12:30	31038 BROAD BEACH RD	NEW \$17,995,000	5+5	p.177
72 Sherman Oaks <i>Single Family</i>						34 Los Angeles Southwest <i>Single Family</i>					
17-267636		11-2	✕5022 STERN AVE	NEW \$1,225,000	4+3 p.177	17-267452	11-2	4534 W 62ND ST	NEW \$400,000	2+1	*
		11-2	4705 VAN NOORD AVE	NEW \$1,150,000	3+3 p.177	94 Glassell Park <i>Single Family</i>					

WEDNESDAY OPEN HOUSE DIRECTORY

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