

☑ REFRESHMENTS ✕ LUNCH
* THEMLSPTO™ OPEN HOUSES

FRI, BY APPT, SAT & SUN OPEN HOUSE DIRECTORIES

FRIDAY OPEN HOUSE DIRECTORY

14 Santa Monica <i>Lease</i>						
17-266432	9-5	1814 18TH ST #B	rev	\$2,995	2+1	*
72 Sherman Oaks <i>Single Family</i>						
17-225938	11-2	4058 MADELIA AVE	NEW	\$1,650,000	3+3	p.178
89 Calabasas <i>Single Family</i>						
17-249246	11-2	3781 PRADO DE FUCSIA	red	\$5,099,000	5+7	p.178
334 Palm Springs South End <i>Single Family</i>						
17-192816	9-12	1632 S SAGEBRUSH	rev	\$965,000	3+3	*
999 Out of Area <i>Single Family</i>						
17-256892	1-4	4621 VIA ROBLADA	rev	\$14,900,000	8+10	p.38

BY APPOINTMENT DIRECTORY

3 Sunset Strip - Hollywood Hills West <i>Single Family</i>						
17-266178		7357 WOODROW WILSON DR	NEW	\$1,400,000	4+3	p.178

SATURDAY OPEN HOUSE DIRECTORY

9 Beverlywood Vicinity <i>Single Family</i>						
	1-4	8932 W 24TH STREET	NEW*	\$1,199,000	2+2	*
17-268234	1-4	8932 W 24TH ST	NEW	\$1,199,000	2+2	*
14 Santa Monica <i>Lease</i>						
17-266432	10-5	1814 18TH ST #B	rev	\$2,995	2+1	*
18 Hancock Park-Wilshire <i>Condo / Co-op</i>						
17-263220	2-5	421 S VAN NESS AVE #16	rev	\$920,000	3+3	*
41 Park Hills Heights <i>Single Family</i>						
17-268248	2-5	5318 HILLCREST DR	NEW	\$849,000	3+2	*
73 Studio City <i>Single Family</i>						
17-263616PS	12-4	12429 HORTENSE ST	rev	\$1,499,900	3+3	*
76 North Hollywood <i>Single Family</i>						
17-265888	12-4	11041 TIARA ST	rev	\$699,000	2+2	*
244 Redondo Beach <i>Condo / Co-op</i>						
17-267962	2-4	2616 VOORHEES AVE #2	rev	\$629,000	2+2	*
334 Palm Springs South End <i>Single Family</i>						
17-246824PS	12-3	611 E CAMINO PAROCOLA	rev	\$469,000	4+3	*
334 Palm Springs South End <i>Condo / Co-op</i>						
17-234642PS 786H4	11-1	500 S FARRELL DR #D26	rev	\$224,950	2+2	*
999 Out of Area <i>Land</i>						
17-262108	11-2	00 RIVERVIEW LANE	NEW	\$158,000	Land	*
1214 El Sereno <i>Single Family</i>						
17-258596	2-5	1863 N ROWAN AVE	rev	\$625,000	3+2	*

SUNDAY OPEN HOUSE DIRECTORY

1 Beverly Hills <i>Lease</i>						
17-266746	2-5	240 S DOHENY DR #PH	NEW	\$4,400	2+2	*
3 Sunset Strip - Hollywood Hills West <i>Single Family</i>						
17-267554	2-5	2287 SUNSET PLAZA DR	NEW	\$8,999,999	4+5	*
17-265834	2-5	7179 CHELAN WAY	NEW	\$1,799,000	3+2	*
17-243820	2-5	8480 HAROLD WAY	rev	\$3,995,000	3+5	*

3 Sunset Strip - Hollywood Hills West <i>Lease</i>						
17-259222	2-5	8480 HAROLD WAY	rev	\$17,000	3+5	*
4 Bel Air - Holmby Hills <i>Single Family</i>						
17-261334	2-5	10643 LINDAMERE DR	rev	\$2,285,000	4+4	*
7 West L.A. <i>Single Family</i>						
17-267390	2-5	11320 LA GRANGE AVE	NEW	\$1,875,000	3+4	*
9 Beverlywood Vicinity <i>Single Family</i>						
	2-5	8932 W 24TH STREET	NEW*	\$1,199,000	2+2	*
17-268234	2-5	8932 W 24TH ST	NEW	\$1,199,000	2+2	*
14 Santa Monica <i>Lease</i>						
17-266432	10-5	1814 18TH ST #B	rev	\$2,995	2+1	*
15 Pacific Palisades <i>Single Family</i>						
17-263680	2-5	1362 MARINETTE RD	NEW	\$3,395,000	3+3	*
17-261518	2-5	701 CHAPALA DR		\$8,295,000	6+8	*
18 Hancock Park-Wilshire <i>Single Family</i>						
17-247280	2-5	214 S VAN NESS AVE	rev			
17-262904	2-5	640 S ARDEN BLVD	rev	\$2,650,000	4+5	*
20 Hollywood <i>Condo / Co-op</i>						
17-252942	2-5	855 WILCOX AVE #403	rev	\$749,000	3+2	*
17-267366	2-5	1023 WILCOX AVE #301	rev	\$699,000	2+2	*
22 Los Feliz <i>Single Family</i>						
17-265664	2-5	5433 RED OAK DR	rev	\$2,700,000	3+3	*
28 Culver City <i>Single Family</i>						
17-267650	2-5	11516 BARMAN AVE	rev	\$1,698,000	3+3	*
17-268048	2-5	5215 EMPORIA AVE	rev	\$1,349,000	4+3	*
29 Westchester <i>Single Family</i>						
17-253684	2-5	7970 CHASE AVE	rev	\$1,489,000	4+2	*
17-255850	2-5	5885 W 74TH ST	rev	\$1,199,000	3+2	*
31 Playa Del Rey <i>Single Family</i>						
17-266358	2-5	8120 SARAN DR	NEW	\$1,799,999	5+4	*
32 Malibu Beach <i>Single Family</i>						
17-218502	11-2	21314 PACIFIC COAST HWY	rev	\$7,690,000	4+6	*
17-217088	2-5	19214 PACIFIC COAST HWY	rev	\$3,995,000	3+3	*
33 Malibu <i>Single Family</i>						
17-261926	2-5	6280 ZUMIREZ DR	rev	\$5,995,000	6+7	*
17-267224	2-5	33002 PACIFIC COAST HWY	rev	\$3,998,000	5+6	*
33 Malibu <i>Condo / Co-op</i>						
17-267692	2-5	28254 REY DE COPAS LN	NEW	\$865,000	3+3	*
33 Malibu <i>Lease</i>						
17-266548	2-5	20404 LITTLE ROCK WAY	NEW	\$23,000	4+5	*
35 Inglewood <i>Single Family</i>						
17-268362	2-5	3111 W 79TH ST	NEW	\$599,900	3+2	p.151
41 Park Hills Heights <i>Single Family</i>						
17-268248	2-5	5318 HILLCREST DR	NEW	\$849,000	3+2	*
49 Simi Valley <i>Condo / Co-op</i>						
17-248182	2-4	2241 ROLLING RIVER LN #5	rev	\$475,000	3+3	*
72 Sherman Oaks <i>Single Family</i>						
17-267636	2-5	5022 STERN AVE	rev	\$1,225,000	4+3	*
73 Studio City <i>Single Family</i>						
17-233182	2-5	3416 FRYMAN RD	rev	\$3,145,000	4+5	*
17-263616PS	12-4	12429 HORTENSE ST	rev	\$1,499,900	3+3	*
244 Redondo Beach <i>Condo / Co-op</i>						
17-267962	2-4	2616 VOORHEES AVE #2	rev	\$629,000	2+2	*
315 Coachella <i>Single Family</i>						
17-263164PS	11-2	84559 VIA SANTIAGO	rev	\$299,000	3+3	*
1214 El Sereno <i>Single Family</i>						
17-258596	2-5	1863 N ROWAN AVE	rev	\$625,000	3+2	*



MULTI-PROPERTY



Art as Residence with Incredible Views

1407 Monte Grande Ave. in Pacific Palisades
4 bedrooms | 3 bathrooms | 3601 SF | Oversized Lot
27627 SF | \$2,499,000

Represented by Allen Sarlo
Allen Sarlo can be reached at 310-714-5499



Duplex with Marina Del Rey View

6325 Vista Del Mar
2 large Units | \$1,975,000

Represented by Allen Sarlo
Allen Sarlo can be reached at 310-714-5499

RE/MAX Estate Properties

725 Local Agents • 17 Offices • Luxury Residential • Commercial Investment Division • International

Children's Miracle Network of Hospitals Supporter • #27 RIS Media Top 500 Power Broker

To join our expanding organization, contact Monte Hartman at (310) 559-5570 or MHartman@eplahomes.com

RE/MAX Estate Properties does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property provided by the seller or obtained from public records or other sources, buyer is advised to verify the accuracy of this information through appropriate professional inspections.

MULTI-PROPERTY



851 N. KINGS #PH310
WEST HOLLYWOOD

OPEN TUESDAY TWILIGHT
11-2 & 6-7 pm BROKERS ONLY
7-8 pm BROKERS WITH BUYERS



1242 N. SWEETZER #2
WEST HOLLYWOOD

OPEN
TUESDAY 11-2pm



305 ARNAZ DR #301
LOS ANGELES, CA 90048

OPEN
TUESDAY 11-2pm

TOM SCROCCO
(310) 281-4343
Tom@TomandRandyProperties.com
REALTOR® | CalBRE# 01245433

RANDY ISAACS
(310) 281-4345
Randy@TomandRandyProperties.com
REALTOR® | CalBRE# 01252713



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SPRAWLING ESTATE PRIME BEVERLY HILLS



AREA
1

BEVERLY HILLS



7 Bed | 8.5 Bath | 35,588 sq. ft. mostly flat | Full Guest House



Mitra Berman
310.387.6199
MitraBermanSells@gmail.com
MitraBermanHomes.com

1018 Summit Drive
Beverly Hills
\$13,850,000

AREA

1

BEVERLY HILLS



TROUSDALE ESTATE



570 CHALETTE DRIVE OPEN TUESDAY 11 AM - 2 PM

Contemporary, single-story home in desirable Trousdale. This home includes high ceilings, marble floors, and hand-painted finishes throughout the living, dining, and family rooms. Remodeled chef's kitchen with highest quality appliances, and a center island with breakfast bar. The large master suite has a remodeled bath and sitting area. All the guest rooms and master suite lead out to a sumptuous backyard with a pool, spa, fire pit, fountain, and views spanning from the city to the ocean. This house is ideal for entertaining and today's indoor/outdoor lifestyle.

Offered at \$6,999,000

Doris Safi

dorissafi@aol.com
office: 310.888.3369
cell: 310.717.1956
bre #: 00785279

f NourmandRE
t @NourmandRE
i @NourmandRE





Fine Estates®

202 N. Canon Dr.
Beverly Hills, CA
90210

OPEN
Tuesday
11am-2pm



ONE OF A KIND PROPERTY 9274 WARBLER WAY

180-Degree Ocean/City/Canyon Views from this Bird Streets Celebrity Home! 5 bed/5.5 ba, 5100+ sqft home on three (3) levels! Double story entrance. Open Floor Plan. Kitchen jeweled with VIKING® appliances and opens to dining & family room. Four (4) private & spacious bedrooms in the main house. Connected Guest Unit has separate entrance w/full kitchen, office, bedroom. Ample Movie Theater, Gym & Wine Cellar! Pool area has large deck and enclosed cabana/lounge room. A private retreat in the PREMIUM area of the Hollywood Hills.

OFFERED AT: \$4,490,000



ROGER PERRY
REALTOR® | BROKER ASSOCIATE



RPERRY@ROGERPERRY.COM

310-600-1553

WWW.ROGERPERRY.COM

AREA
3
SUNSET STRIP –
HOLLYWOOD HILLS WEST

TWO HOMES ON 1/3 ACRE LOT FIXER ALERT



EXPAND UP TO 5,560 SF*

3BR | 2BA | 1,582 SF | 15,192 SF Lot

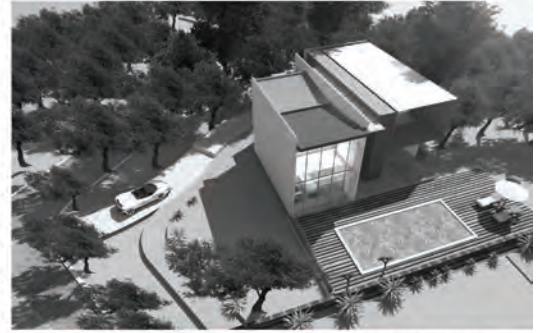
1920's Traditional Charmer on spacious, and relatively flat, 1/3 Acre lot in Hollywood Hills. The 1,500 SF home is reminiscent of a hunting lodge with river stone walls in the lower floor. The master bedroom showcases head-on views of the Hollywood sign and surrounding canyon. A detached 1bd guest house with two car garage and private yard can be perfect income stream. There is an additional carport for two cars. Ample room to EXPAND this home. Per underbuilt report, a 5,550 Sq Ft home can be built on the existing lot. Surrounded by celebrities and multimillion dollar homes, this property is a true diamond in the rough. Trust sale. No court confirmation.

SOLD AS IS & WHERE IS. DO NOT DISTURB TENANTS.

*Per Underbuilt Report. Buyer to verify all information. Rendering is conceptual only. No plans or reports.



SHAWN KORMONDY
323.638.7567
Skor@SkorREG.com



7357 Woodrow Wilson Dr,
Los Angeles, CA 90046

Offered at: \$1,400,000

SHOW BY APPOINTMENT ONLY



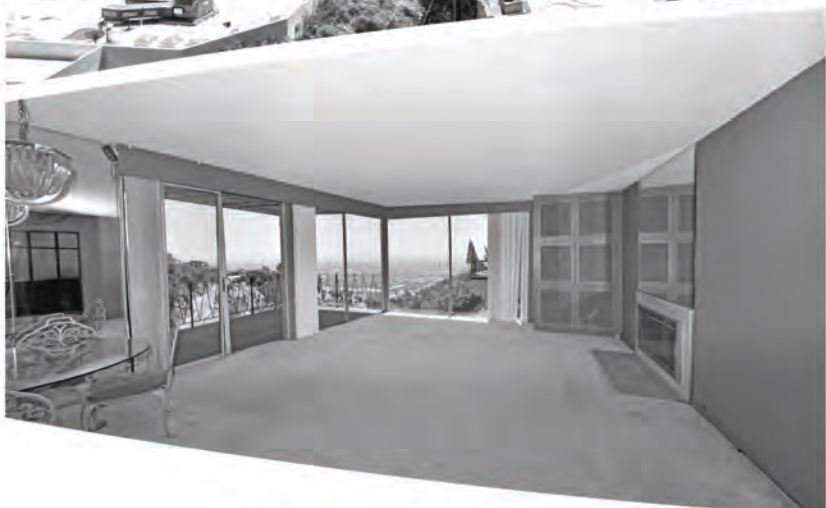
AREA
3

SUNSET STRIP -
HOLLYWOOD HILLS WEST



Fine Estates®
202 N. Canon Dr.
Beverly Hills, CA
90210

OPEN
Tuesday
11am-2pm



1690 Mountcrest Avenue, Hollywood Hills

Spectacular Views - Terrific Development Opportunity!

Perfectly placed at the end of a cul-de-sac. Great opportunity to construct a beautiful, contemporary that captures fabulous views. Survey and Slope Band Analysis available upon request. Buyer to verify all square footage and feasibility of building. Property sold in "as-is" condition.

OFFERED AT: \$1,395,000



ROGER PERRY
REALTOR® | BROKER ASSOCIATE



RPERRY@ROGERPERRY.COM

310-600-1553

WWW.ROGERPERRY.COM

CalBre License #: 01882885

Rodeo Realty, Inc. does not guarantee the accuracy of square footage, lot size or other information concerning the property provided by the seller or obtained from public records or other sources.

AREA

3

NEW LISTING

Nourmand & Associates

HOLLYWOOD HILLS

3201 Bonnie Hill

SUNSET STRIP –
HOLLYWOOD HILLS WEST



Open Tuesday 11-2 & 5-7 | \$1,899,000 | www.3201bonniehill.com

Situated at the end of a quiet cul-de-sac and behind gates, this Hollywood Hills home offers quintessential panoramic city views. Down a long driveway, you'll find a motor court for up to 6 vehicles leading to this single level, 4 bed, 3 bath home. Entertaining is ideal with an open floor plan, plank hardwood floors, new AC,

fireplace, multiple sliding glass doors, expansive patios and large pool, all offering breathtaking valley views. Kitchen has granite countertops, stainless appliances and is open to a large dining room with direct access to the outdoors. With room to expand this home is a unique opportunity for iconic California living at its best.

CAROLYN RAE COLE
Direct: 323.359.7300
Office: 323.462.6262

cal bre#:1703618
carolyn@carolynraecole.com
www.carolynraecole.com

f carolynraecole
in carolynraecole
@ @nourmardre

Nourmand & Associates
6525 Sunset Blvd Ste G2
Los Angeles, CA 90028



BUILDERS DREAM BEL AIR



AREA
4

BEL AIR - HOLMBY HILLS



Contemporary House | Plus Adjacent Lot Totaling Almost 14 Acres



Mitra Berman
310.387.6199
MitraBermanSells@gmail.com
MitraBermanHomes.com

1298 STRADELLA RD
+ Adjacent Lot
BEL AIR
\$7,900,000

AREA
4

Bel Air Town Home 2,968sf

BEL AIR – HOLMBY HILLS



2311 ROSCOMARE RD #9
By Appointment Only

Lovely Bel Air condo complex with gated entry. Move in ready corner unit, 3+3, away from Roscomare and traffic noise. A beautiful townhouse with high ceilings in the living room, fireplace, dining area, large kitchen with breakfast area. The huge master suite has an

oversized bath with spa tub, shower, dual sinks, large walk in closet, fireplace and balcony. Complex has spa and pool. Near to well regarded Roscomare elementary. Conveniently adjacent grocery and stores. Best buy in Bel Air.

Offered At **\$1,275,000**



Barbara Nichols
 310-273-6369

Broker, Contractor BRE#593755
 Nichols Real Estate & Genl. Contracting

Westwood Charter District

AREA
5

WESTWOOD - CENTURY CITY



2302 CAMDEN AVE

Tues. 10/12, 11am-2pm & Sunday 10/17, 2-5pm

2855sf on a peaceful corner lot. 5+2, two story Spanish in the heart of the Westwood Charter School district. At \$550sf, this is one of the largest and lowest priced single-family offerings in the area. Recent sales on street nearing

\$3MM. Zoning and lot size suggest further expansion to 3377sf. Flexible floor plan with 3 beds down, Master and additional bedroom up, this home offers tons of possibilities and huge upside potential!

Offered At **\$1,575,000**



Kelly Pessis
310 9805373

24903 Pacific Coast Hwy, 2nd floor
Los Angeles, CA 90265
www.westwood4sale.com

COMPASS

Brokers/agents have not independently verified nor guarantee the accuracy of information concerning conditions or features, zoning, school districts, etc. Buyer is advised independently investigate all matters concerning the sale, lease or transfer of the property. Kelly Pessis CalBre#01254996

AREA
6



951 Granville Avenue #PH3, Brentwood

OPEN TUESDAY 11-2PM

Sophisticated top floor 3 bedroom, 2½ bath, single level corner unit. Ideally located in a small, highly desired building in the heart of Brentwood with close proximity to cafés, boutiques, restaurants and markets on San Vicente. The open floor plan, with several skylights, boasts a gourmet Kitchen with high-end stainless steel appliances, Caesarstone counters and Italian cabinetry overlooking the Breakfast bar and Dining room. The Living and Dining rooms feature stunning hardwood floors that lead down a hallway to a private Master bedroom with a walk-in closet, en suite bath with dual sinks, a soaking tub and a separate enclosed stacked-stone finished shower. Many walls to hang your fabulous artwork! Two generous sized additional Bedrooms share a lovely guest bath. Full-size stacked laundry in unit, 2-car non-tandem parking with guest parking and extra storage in garage. A beautifully maintained Mediterranean style building, fully secure and quiet, built in 2007.

Offered at \$1,195,000



LYNN LESCHER
310.622.7487 direct
310.430.2396 mobile
lynn@lynnlescher.com

GORGEOUS BRENTWOOD CONDO



724 S Westgate Ave, PH2 Los Angeles, 90049

3 Bedrooms | 2.5 Bathrooms | 2,183 Sq Ft

Largest Unit In The Complex

Only 2 Units Per Floor - 6 Units In The Building

Large Loft

Private Sundeck

Stainless Steel Appliances

Granite Counter Tops

2 Fireplaces

Alarm

Low HOA

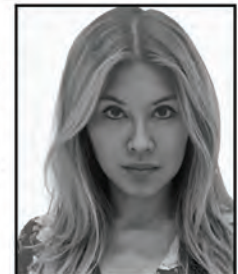
North Of Montana

Walking Distance to the Heart Of Brentwood

Shayna Lee

(310) 780-8907

shaynalee36@gmail.com



Open 11am - 2pm

Asking \$1,699,000

KELLERWILLIAMS
Luxury
INTERNATIONAL

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01922325

AREA
10

WEST HOLLYWOOD VICINITY

OPEN TUESDAY 11-2



859 WESTBOURNE DRIVE | WEST HOLLYWOOD

\$1,699,000

Legally a “condo” but its truly similar to living in a house. It has no shared walls and its own private backyard. Drive through a gated driveway to a special four unit complex, this home, has been updated and opens out to ample outdoor space and 2-car garage. A large open living/dining area and a gourmet eat-in kitchen. Upstairs is 2 en-suite bedrooms and a separate den/office. The master has ample closets and a luxurious bath. You have to come see it to appreciate this unique and rare offering. **Web# 17267376**



SCOTT SEGALL

Office: 310.734.2660
 Cell: 310.480.4823
 Scott.Segall@elliman.com
 CalBRE# 01179028



elliman.com

THE BEST OF WEST HOLLYWOOD



1255 SIERRA ALTA WAY, WEST HOLLYWOOD

4 Bed | 4 Bath | Gourmet Kitchen | 20 ft Ceilings | 3 Fireplaces | French Doors

\$20,000 PER MONTH

OPEN TUESDAY 11 -2PM

1255sierraaltaway.aaroe.site



JOHN AAROE GROUP



RACHEL SHABTAI
REALTOR®
310.503.4607
rachel@rshabtai.com
rachelshabtai.com

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AREA
14

Townhome in Santa Monica

SANTA MONICA



1834 11TH ST, UNIT 3
Tuesday, September 12, 2017

Wonderful 2 bedroom/2.5 bath Townhouse in a great Santa Monica location with easy access to the beach and all that SM has to offer. This unit has a spacious living room with fireplace, patio & wet bar, dining area, powder room and

kitchen. Upgraded hardwood floors on stairs and in bedrooms. Large bedrooms with custom bedroom closets. Low HOAs, Side by Side parking with storage.

Offered At **\$799,000**



BERKSHIRE HATHAWAY
 HomeServices
 California Properties

Jody Fine
 310.230.3770

881 Alma Real Dr, Suite 100

Monica Iris Antola
 310.230.3755

Pacific Palisades, CA 90272

WESTSIDE ESTATE AGENCY



908A 20TH STREET, SANTA MONICA | \$1,375,000

OPEN TUESDAY, SEPTEMBER 12TH • 11AM-2PM

A rare opportunity to own one of the best town homes in Santa Monica! Freshly painted and ready to move in! This beautiful light-filled town house, with a center courtyard and a gated front porch, is walking distance to coveted Montana Avenue and Franklin Elementary School. This spacious home boasts 3 bedrooms, 2.5 baths, a living room with a separate family room, fireplace, an open kitchen with stainless appliances, and side-by-side secure parking with extra storage.

**EXCLUSIVE
REPRESENTATION**

Shelby Roos
818-481-8841
shelbyroosa@aol.com
CALBRE#: 01775459

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

AREA
19

BEVERLY CENTER – MIRACLE MILE

Historic Masterpiece



127 S. VISTA ST. LOS ANGELES, CA 90036

A real historic masterpiece. Beautiful and charming historic Spanish villa, featuring spacious formal living room with coved ceiling, wood arched windows and Batchelder fireplace. Redesigned kitchen with Viking appliances surrounded by hand crafted cabinetry finished in CaesarStone. Bathrooms

detailed in white marble and dressed with nickel fixtures. A redwood deck. Lush gardens. Surveillance camera system. Home entertainment system. Nest Climate control. Hardwood floors. 3BR/2BA

Offered At **\$1,890,000**



Pascal Hermansson
424-332-8104

www.mdpropertiesla.com



P R O P E R T I E S

1913 Craftsman + 2nd House

AREA
30

HOLLYWOOD HILLS EAST



2104 HOLLY DR
Tue, Sept 12, 11:00 - 2:00

1913 three bedroom Craftsman with original details plus separate, legal rental, mid century 1 bedroom house, both with hardwood floors. Classic, covered front porch provides an entry to large liv rm with F.P. and formal dining room. The kitchen features granite counters. Separate rear house

sits behind a generous deck and is entered through French doors. This newer building has a nicely tiled kitchen with eat in area. The bdrm is large. French doors open from the kitchen into a back yard.

Offered At **\$1,449,000**



Raymond Schuldenfrei
(323) 646-0350

118 N. Larchmont Blvd.
Los Angeles, CA 90004
kwlarchmont.com

kw | LARCHMONT
KELLER WILLIAMS REALTY

AREA
30

3388 Tareco Drive | Hollywood Knolls

HOLLYWOOD HILLS EAST



Open House
Tuesday 9/12
11am-2pm
&
Sunday 9/17
2-5pm



\$1,999,000

4 Bed | 4 Bath | 3,517 Sq Ft

TEAM MEDVED

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



Yard-to-Table Family Home

This elegant 4 + 4 tudor home with views resides atop the Hollywood Knolls on a street to street flat grassy lot with a terraced mini grove of thriving fruit trees and lush herb beds for preparing the freshest of gourmet meals.

Extensively remodeled in the 90's (including foundation), put your signature cosmetic touches on this traditional family home with potential and versatility.



COMPASS

310.266.4236 | www.teammedved.net

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AREA
30

HOLLYWOOD HILLS EAST



BY APPOINTMENT ONLY

3112 LEDGEWOOD DR BEACHWOOD CANYON

3 BED | 2 BATH | 1,272 SQ FT | \$1,065,000

Nestled up “behind the gates” in Hollywoodland in prime Beachwood Canyon, this turn-key, midcentury modern oasis underwent a 2016 renovation bringing it back to its former glory. Near trails to the Hollywood sign, Griffith Park, the Observatory and Lake Hollywood reservoir. Close access to Hollywood, downtown, and the 101.



BENJAMIN J. KRUGER

BEN@HILTONHYLAND.COM | 310.600.4500
CalBRE# 01904455

HH HILTON & HYLAND

AREA 30
HOLLYWOOD HILLS EAST

ESCAPE TO A PRIVATE PARADISE

HOLLYWOODHILLSHOMES.COM



3254 Ledgewood Drive
Hollywood Hills
4 BD/ 3BA
Offered at \$1,625,000

Private Mid-Century style modern 4Bd/3Ba architectural in prime Beachwood Canyon. Built c.1990, this stunning home features a dramatic living & dining open floor plan with approximately 14 foot high pitched wood beamed ceilings, wood-burning fireplace & sliding glass doors that open to a tranquil Zen patio garden, ideal for dining & entertaining. Spacious Cook's kitchen has breakfast bar, wood cabinets, newer appliances, work station & double pantry. Main level also features a bedroom with full bath that could easily be a media den or office. Lower level offers a spacious master suite & two more ample bedrooms, all with high ceilings & green treetop, canyon & city views. Plus, central AC & heat, security system, two-car garage & private driveway. An amazingly low maintenance, move-in ready home with great sophisticated style & design. Hike the trails & Lake Hollywood. Close to most major studios.



Come view this great home
TUESDAY, September 12, 11-2pm

ROSE WARE
 213.369.9171
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TERRY CANFIELD
 323.854.4607
 tkcanfield@sbcglobal.net



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SUNDAY, September 17th FROM 2:00 - 5:00 PM

- 3 Bedrooms + 2 Baths
- Living room with Bay window, fireplace
hardwood floors and recessed lighting
- Formal dining room
- Nice rear yard with patio and fruit trees
- Long driveway with a 2 car garage
- Kitchen with granite counter tops, double sinks,
back splash and new flooring
- Great curb appeal
- Hardwood flooring throughout
- Living square feet 1,484
- Lot size square feet 6,001

OFFERED at \$599,900

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JOHN METTLE

HOME INSPECTIONS

20 years & 10,000 Home Inspections in Los Angeles

Civil Engineering Degree

Certified CREIA (*California Real Estate Inspection Assoc.*) Home Inspector

Detailed and easy to read report includes photos

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Errors & Omissions Insurance

As an agent working with Buyers, I am glad to have John Mettle in the Field. John's reports are the most thorough, professional, and user-friendly. The format of his reports with pictures, summary and itemized sections helps me and my Buyers understand and discuss what the concerns and issues are with the house. It makes it easier for me to get estimates from contractors and helps me negotiate credits with the Sellers because the issues are clearly spelled out in his reports for everyone to understand.

D.W.G. (Realtor)

Your report is fine tuned; very detailed and well documented with photos. The summary pages made it so easy to get estimates from different vendors. Thanks John, for a great job

R. A. (Realtor)



MOBILE: (818) 400-0227

JMETTLE@GMAIL.COM

WWW.JOHNMETTLEHOMEINSPECTIONS.COM

The Valerie Fitzgerald Family Introduces

BRANDON POLLEY



Sales Partner / 310.962.7856 / brandon@valeriefitzgerald.com

CalBRE #02022281

Brandon was born and raised in Ventura County, attended university in Southwest Florida and returned home to the Golden State where he pursued a career in high-end retail. After moving to Los Angeles to further his professional growth, he accepted a position in Facilities Maintenance as an Account Executive. He worked side-by-side with national residential, retail and property management companies facilitating services to properties in the LA basin.

A career in sales was always his natural inclination having worked for his father who instilled an entrepreneurial spirit and excellent interpersonal skills at an early age. Luxury real estate seemed the perfect venture given his understanding of the luxury market. He understands clients' desires and the demands of those who live and work here, and is driven to connect buyers and sellers with the resources they need.

A true "Angeleno", Brandon enjoys his free time at the gym and with friends exploring all that LA has to offer, both indoors at exhibits of culture and art, or outdoors under the California sun.

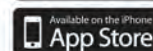


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GLOBAL LUXURY

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TUESDAY

01 Beverly Hills Single Family

1001 HANOVER DR		Open 11-2	NEW
\$9,000,000		4+5 SPANISH	
270 N CAROLWOOD DRIVE			
<p>Located in one of the most iconic neighborhoods in Los Angeles, this beautiful Montecito-style Spanish Contemporary home is just north of Sunset in prime Holmby Hills perched on a knoll with romantic views of the greenbelt and Century City. Designed and curated by Plus Design Studio, the home is comprised of light-colored marbles, cream limestones and French white oak. The house is inspired by natural light and the warm materials both engage and sooth the senses.</p>			
<p>Mandile Rosenfeld 323.446.3224 MERCER VINE</p>		270NCarolwood.com	

142 N HAMEL DR		Lunch 11-2	NEW
\$4,599,000		6+7 CONTEMP MED	
EXQUISITE CONTEMPORARY IN BEVERLY HILLS			
<p>Six-bedroom, six-and-a-half bath, 6,000 plus SF, 2010 new construction rare offering in Beverly Hills. The main level includes a formal living and dining room, and open concept Italian kitchen with Miele appliances and fixtures which opens to the backyard. The second level features four en-suite bedrooms and vaulted beamed ceilings. The basement includes a theatre, and maids room with direct access to the backyard, pool and spa. Features include oak doors, walnut floors, and exquisite tiles.</p>			
<p>MLS#17-263464 Meir Kroll 310-341-4393 THE AGENCY</p>		Blt-Ins,Cbl,Cent Vac,Dshwshr,Dryer,Other	

430 S CLARK DR		Open 11-2	NEW
\$3,595,000		4+4 CONTEMPORARY	
NEW CONSTRUCTION WITH SOUL IN BEVERLY HILLS			
<p>Welcome to an oasis of tranquility. The expansive open layout has separate living room, family room and dining room areas and the ultimate chef's kosher kitchen with 6 burner Viking range and wine refrigerator, plus 2 ovens, 2 sinks and 2 dishwashers. Security cameras, tankless water heater, and ipad control for lighting. Relax in the jacuzzi, take a dip in the sparkling pool, or lounge on the covered patio at the end of the day. Perfection!</p>			
<p>Naomi Selick 213.280.9120 TELES PROPERTIES</p>		www.430clark.com	

455 S PECK DR		Open 11-2	NEW
\$2,995,000		3+3 1sty-SPANISH	
MODERN SPANISH ELEGANCE IN THE HEART OF BEVERLY HILLS			
<p>See Full Page Ad.</p>			
<p>Michael Rabbani 310.499.8835 RODEO REALTY</p>			

1124 MARILYN DR		Open 11-2	rev
\$16,995,000		6+9 CONTEMP MED	
CALIFORNIA LIVING 7 BLOCKS NORTH OF SUNSET IN BEVERLY HILLS			
<p>This entertainer's dream includes: impressive light-filled entry with a striking 2-story wall of glass & serpentine staircase. The interior of this 6 bedroom, 7 bathroom home features formal step down living room, a dining room highlighting the dramatic wall-of-wine cabinet,newly remodeled large chef's kitchen; glass-framed breakfast nook overlooking the grounds and pool, gym & comfortable well-appointed theater. Alfresco dining/entertaining pavilion including a new high end Chicago pizza oven.</p>			
<p>MLS#17-196360 Jeff Hyland Rick Hilton 310.278.3311 HILTON & HYLAND</p>		HiltonHyland.com	

517 N BEVERLY DR		Open 11-2	rev
\$11,450,000		7+8 3sty-MEDITERRANEAN	
GORGEOUS MEDITERRANEAN IN THE FLATS - NEWLY STAGED!			
<p>Gorgeous Mediterranean in the flats of Beverly Hills. Large entry leads to perfectly scaled public rooms. The ultimate kitchen with Carrara marble and the finest appliances. Magnificent family room with arched French doors opens to a veranda, pool, spa and guest house. On the lower level are a screening room, wine cellar, massage room and multi-purpose room. Large master suite and bath with two huge closets. 6 more bedrooms and 7 baths. Double gated driveway. Minutes from downtown Beverly Hills.</p>			
<p>MLS#17-236864 Edward Fitz 424.230.3757 THE AGENCY</p>		www.EdwardFitz.com	

1275 BENEDICT CANYON DR		Open 11-2	rev
\$10,950,000		7+9 2sty-MEDITERRANEAN	
GRAND ESTATE IN BEVERLY HILLS			
<p>One of the most magnificent elegant grand estate in Beverly Hills, fit for royalty in every way. Marble floors, crystal spectacular chandeliers, very light and spacious with high ceilings and open with skylights and atrium. Racquetball court, sauna, gym, two family rooms, one downstairs and another one upstairs. Huge kitchen, every chef would love. 5 bedrooms upstairs and 2 bedrooms downstairs, master bedroom features his and hers marble bathrooms and closets.</p>			
<p>MLS#17-261740 Florence Mattar 310-927-2777 COLDWELL BANKER BHN</p>		Blt-Ins,Dshwshr,Grbg Disp,Hood Fan,Rng	

570 CHALETTE DR		Open 11-2	rev
\$6,999,000		5+6 CONTEMPORARY	
TROUSDALE ESTATE			
<p>Contemporary, single-story home in desirable Trousdale. This home includes high ceilings, marble finishes, and hand-painted finishes throughout. Remodeled chef's kitchen with highest quality appliances, center island with breakfast bar. Master suite has a remodeled bath and sitting area. All the guest rooms and master lead out to a sumptuous backyard with a pool, spa fire pit, fountain, and views spanning from the city to the ocean. All chandeliers and sconce are excluded.</p>			
<p>MLS#17-204550 Doris Safizadeh 310-888-3369 NOURMAND & ASSOCIATE</p>		Blt-Ins,Dshwshr,Grbg Disp,Hood Fan	

01 Beverly Hills Condo / Co-op


309 N ALMONT DR		Refresh. 11-2	NEW
\$1,249,000		3+3 FRENCH	
PRIME BEVERLY HILLS ARCHITECTURAL TOWNHOME			
<p>An unrivaled residence in prime Beverly Hills. This 3 bedroom, multi-level townhome measures over 2,000 sfl! In addition to having a sprawling living area, exceptional finishes, chef's kitchen & THREE side by side parking spaces, also features a huge rooftop deck. Addtl features include: high ceilings, recessed lighting, walk-in closets, steam shower, 2 fireplaces, spiral staircase, wall niches, french doors, formal dining room, washer/dryer, central heat/AC, enormous amounts of storage space.</p>			
<p>MLS#17-267006 I. Golberg & Jen Okhovat (310)482-9609 JOHN AAROE GROUP</p>		Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr	

235 S GALE DR #204		Open 11-2	NEW
\$1,149,000		2+3 2sty-MEDITERRANEAN	
PRISTINE LUXURY CONDO			
<p>Unobstructed views of La Cienega Park from every room. Spacious 2 bdr with 2 1/2 bath unit w/ formal dining room, living room, wood flooring, abundant closet space. Upgraded kitchen with granite counter tops and backsplash tile with charming breakfast area plus in-unit laundry. This desirable floor plan offers a spacious master suite, second bedroom with ensuite bath and walk-in closet plus built-ins. A large terrace overlooking the park, no common walls and two side-by-side parking spaces.</p>			
<p>MLS#17-263092 Thomas Finch II 213-840-8299 COLDWELL BANKER RESI</p>		Blt-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan	

X 325 ARNAZ DR, UNIT 101		Lunch	11-2	NEW
\$899,000	2+2	MEDITERRANEAN		
		LUXURY CORNER UNIT W/THE LARGEST PATIO IN THE BUILDING		
Newly renovated bright condo w/hardwood flooring & largest patio in the building. 2 bedroom, 2 bath luxury corner unit built 2005 near famous Robertson Blvd. Modern kitchen w/quartz countertops, storage space, & stainless steel appliances. Bright living room w/fireplace, dining area, & master bedroom w/large custom WIC. Unit features recessed lighting, laundry hook-ups, ample guest parking & gym in this maintained & secure building. Proximity to trendy restaurants & shops on Robertson Blvd.				
Grant Linscott KELLER WILLIAMS RLTY		3233001174 stove, microwave, fireplace, patio		

9950 DURANT DR #404		Open	11-2	NEW
\$719,000	2+2	MODERN		
		CLASSIC BEVERLY HILLS PIED-A-TERRRE!		
Classic Beverly Hills Pied-à-Terre located within walking distance to all that Beverly Hills has to offer including The Waldorf Astoria, Peninsula Hotel, Rodeo Dr., fabulous shopping & dining, as well as a five-minute drive to the new Westfield Century City Mall, WeHo, Soho House, and more. The open floor plan offers an abundance of light and fantastic versatility! The building offers secure entry & parking, rooftop pool w/BBQ lounge w/stunning views of Bev Hills. BONUS ALERT: BH School District!				
Julie Kryukova Meggat KELLER WILLIAMS BH		310-402-8181 Cbl, Dshwshr, Rng/Ovn, Fridg		

01 Beverly Hills Lease

8900 ALTO CEDRO DR		Open	11-2	NEW
\$13,000	6+5	1sty-MID-CENTURY		
		TROUSDALE MID-CENTURY GEM W/ TENNIS COURT + POOL		
Located in the famed Trousdale Estates lies this open & bright mid-century masterpiece. Drive down the long driveway on this over 60,000 square foot lot, to find this ultra clean 5,000 square foot original home with the perfect indoor/outdoor floor plan. This spacious 6 bedroom/6 bath home includes a tennis court, oversized pool, and a sweeping canyon panorama. Truly a comfortable lifestyle here. Complete with an abundance of storage space and a 3-car garage.				
Rochelle Maize NOURMAND & ASSOCIATE		310-968-8828 Blt-Ins, Dshwshr, Dryer, Rng/Ovn		

X 425 N MAPLE DR, UNIT 201		Lunch	11-2	NEW
\$12,000	3+3.5	6sty-VILLA		
		FAB 3 BD+3.5 BA ITALIAN VILLA STYLE CONDO IN "LE FAUBOURG"		
For Lease-Remodeled 3 Bdrm+3.5 Ba Luxury condo in full-service "Le Faubourg," known for its elegance, services, amenities and celebrity residents. Valet & concierge staffed grand 2 story lobby. Spacious sunlit corner unit, stunning marble & hrdwd flrs, Fr drs to multiple balconies, European Villa accents. Formal foyer, marble hallway to spacious liv rm w/ frpl, lg dining area, updated kitchen, s/s appliances+breakfast area. 3 en-suite bedrms, powder rm, +3 car park & storage rm. Pool, spa, & gym!				
Bess Hochman HOCHMAN ADVISORS		310-291-4111 s/s appliances, washer, dryer		

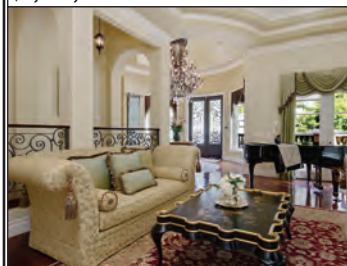
8601 WILSHIRE #305		Open	11-2	632J2	NEW
\$3,495	1+2	MODERN			
		LUXURY LIVING IN THE HEART OF BEVERLY HILLS			
Welcome to Beverly Hills Luxury Living at its best! Designer lease with 2-story ceilings, incredible views, hardwood floors, modern kitchens with stainless steel appliances. Building has 24 hour valet parking, concierge, service staff. Fitness Center, Media Room, Business Center, Rooftop deck with views of the city. This is also available short term and or furnished for additional pricing.					
Nicole Contreras NOURMAND & ASSOCIATE		310-614-4952 Available for Immediate Occupancy			

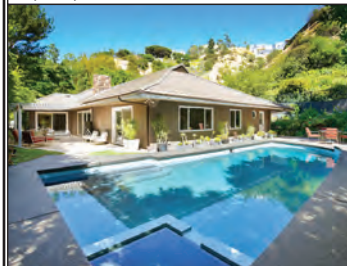
02 Beverly Hills Post Office Single Family

X 2925 TRUDY DRIVE		Lunch	11-2	NEW
\$5,295,000	5+6	2sty-MODERN		
		TOTAL PRIVACY. CELEBRITY STYLE RETREAT. COME SEE & EAT LUNCH		
Dramatic 5 STAR MODERN Retreat. A TRUE ENTERTAINER'S SHOWPLACE w/ seamless indoor/outdoor flow. One Special Setting as a Large lushly landscaped Gated double lot w/ towering tropical trees hide this Stunning Home from the Street below. Recently Remodeled w/ the Finest of Materials. Extremely high ceilings, exquisite stone flrs, & magnificent bathrms are thru-out. Incredible Floorplan as all of the spacious Bedrms are ensuite w/ Terraces. New Fleetwood Sliding Doors lead out to Sunny Pool.				
Paul Czako GUSSMAN CZAKO ESTATE		310-995-1963 * GOURMET AIX-EN-PROVENCE LUNCH SERVED *		

1659 WAYNECREST DR		Open	11-2	NEW
\$4,295,000	2+3.5			
		ARCHITECTURAL JEWEL BOX IN BHPO		
Nestled on a cul-de-sac of only 4 homes. Authentic mid-century architectural beautifully renovated and maintained. Originally designed by architect Greta Grossman in 1948. Lovely views, multiple patios for entertaining or relaxation. Direct entry garage for maximum privacy. Currently configured with 2 bedrooms, plus downstairs media room that could convert to 3rd bedroom. Pool, spa and private garden with outdoor dining. A rare find for the discerning buyer seeking style and substance.				
Joshua Greer HILTON & HYLAND		310.717.3700 HiltonHyland.com		

2519 HUTTON DR		Refresh.	11-2	NEW
\$1,950,000	3+3	1sty-TRADITIONAL		
		TRADITIONAL 3 BEDROOM FAMILY HOME		
This charming, gated home is entertainer friendly with an easy flow from indoors to out. Traditional, three bedroom home has vaulted ceilings, hardwood floors and natural lighting from a "wall of french doors" that flood the living room. Beautiful cook's kitchen with formal dining room and a step down family room. Outdoor area has an Artist Studio perched on a hillside, a beautiful spa and outdoor patios for a gracious, California outdoor lifestyle.				
Leslie Kavanaugh RODEO REALTY - B.H.		310-432-7232 Blt-Ins, Dshwshr, Other		

1453 SAN YSIDRO DR		Open	11-2	red
\$4,999,999	5+6	MEDITERRANEAN		
		GATED MEDITERRANEAN IN BHPO		
Gated and walled Mediterranean in lower BHPO. Grand 2 sty entry, formal living room w/ high ceilings & crown moldings. 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. Upstairs find a sumptuous master suite w/ fireplace, verandas, 2 large walk-in closets & oversized shower w/ spa tub. 3 additional family ensuites. Elevator and 2 car garage.				
Myra Nourmand & P. Stevens NOURMAND & ASSOCIATES		310-888-3333 BBQ, Dshwshr, Dryer, Elvtr, Grbg Disp, Other		

9400 EDEN DR		Open	11-2	red
\$2,495,000	3+4	CONTEMPORARY		
		REDUCED! CONTEMPORARY IN BHPO!		
This gated residence sits at the end of the block. The formal entry way with polished concrete floors, leads you into the family room with a spacious open floor plan. Living room complete with fireplace, surround sound, and gorgeous built ins. Gourmet kitchen is right off the the living room featuring Viking appliances, center island with wine fridge, granite counter tops and maple cabinetry. The spacious dining room leads out to the back yard which is your own private and peaceful retreat.				
Josh Flagg RODEO REALTY - BEVER		13107508040 Blt-Ins, Dshwshr, Frzr, Rng/Ovn, Fridg		

TUESDAY

9374 BEVERLY CREST DR	Open	12-2	rev
\$11,950,000	5+6	ARCHITECTURAL	



9374 BEVERLY CREST DR

Newly designed and decorated, this is an absolutely stunning contemporary with massive city and ocean views from every room in the house. Gated and private from the street the glass entry opens into a spacious entry with commanding 180-degree views. The master suite is on this level- it is large with a sitting area, fireplace, and terrace. You can watch the sunset over the Pacific Ocean from bed! Richly appointed master bath with dual vanities and luxurious walk in closet.

MLS#16-130256
Valerie Fitzgerald 310-285-7515
COLDWELL BANKER RESI

Bit-Ins,Dshwshr,Elvtr,Hood Fan,Rng/Ovn

1458 N KINGS RD	Open	11-2	NEW
\$4,495,000	3+3	TRADITIONAL	



1458 KINGS ROAD

Gated East Coast Traditional on huge usable lot with pool and city views. Also Available for lease unfurnished at \$17,500.

Brett Lawyer 310.858.5402
HILTON & HYLAND

1458Kings.com

9560 SHERWOOD FOREST LN	Refresh.	12-2	rev
\$5,950,000	5+5	ARCHITECTURAL	



HOW TO FIND YOUR SOUL IN BEVERLY HILLS

This hillside retreat blends the beauty of nature with modern design. A 40-ft atrium fills the home with natural light. Slate, granite and wood finishes provide warmth to the modern esthetic. Abundant plant life surrounds the master creating a true sense of tranquility. The deck and pool are the perfect spots to relax and entertain, while a library beckons those seeking a quiet respite. Set on almost an acre of land just minutes from Sunset, connect with nature while never feeling too remote.

MLS#17-249714
Christophe Collet 310-739-2466
COLDWELL BANKER RESI

Bit-Ins,Dshwshr,Dryer,Frzr,Grbg Disp,Oth

9222 FLICKER WAY	Open	11-2	NEW
\$4,495,000	3+3.5		



TWO GREAT ADJACENT PROPERTIES CAN BE SOLD TOGETHER!

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 w/ large sparkling pool/spa. Large living room, dining room, family room w/wet bar area, hardwood floors, vaulted beam ceilings, fireplaces. Kitchen has brand new top of the line stainless appliances, breakfast area. 2 car garage, add 6 car parking. Combine 2 properties- projected lot size 28,905.

Linda Semon 310.351.3995
COLDWELL BANKER SM

9336 HAZEN DR	Open	12-2	rev
\$3,495,000	4+3	MODERN	



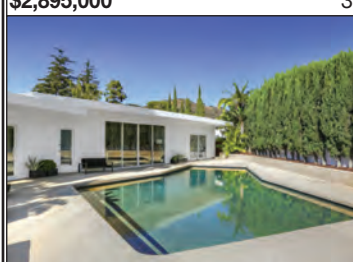
9336 HAZEN DR

Modern, new and the best offering for a crazy sexy home with a fabulous open floor plan for living and entertaining. This home draws the gloriously private backyard with tropical landscapes and rock waterfall - "inside" so you live the true California lifestyle. Open floor plan, rich wide white oak floors, open kitchen - family room, flexible floor plan with 3 beds on separate wing and master entire upper floor. Can be bought furnished or leased unfurnished for \$14,500 a month.

MLS#17-222170
Valerie Fitzgerald 310-285-7515
COLDWELL BANKER RESI

Bit-Ins,Dshwshr,Dryer,Grbg Disp,Rng/Ovn

8042 OKEAN TER	Refresh.	11-2	NEW
\$2,895,000	3+3	MID-CENTURY	



PRIVATE MID CENTURY WITH POOL IN COVETED ENCLAVE

Classic Mid Century, circa 1959, on flat lot with large pool and canyon views. Situated in a coveted enclave with no through streets, this bright 3 bed 3 ba home with sep studio/ office has an open, flowing floor plan on one level. Current owner has done extensive improvements and taken the house to the next level. House is in close proximity to both Hollywood/Beverly Hills and studios as well as hiking trails. Carpenter School Dist. Privacy and serenity in the heart of the city.

Tori Horowitz 3232030965
COMPASS BH

2201 COLDWATER CANYON DR	Open	11-2	bom
\$1,699,000	2+3	1sty-RANCH	



BOM - NOW IS YOUR CHANCE!

Great opportunity - to rebuild, add on or just move in! Spacious remodeled home on a large lot, approximately 10,400 square feet. This beautiful home features 2 bedrooms, cozy den with fireplace, hardwood floors throughout, remodeled kitchen with granite counters & breakfast area, large living room with fireplace, ample dining room, large master suite, good size 2nd bedroom & more! Great indoor/outdoor access to lush backyard. Gated front yard with a circular driveway and 2 car garage.

MLS#17-253606
Linda Semon 310.351.3995
COLDWELL BANKER SM

www.2201coldwatercanyon.com

1461 RISING GLEN RD	Open	11-2	NEW
\$2,695,000	4+3	OTHER	



BIRD STREETS ADJACENT RETREAT WITH STUNNING CITY VIEWS!


Secluded retreat with city views in a highly coveted Hollywood Hills location between Sunset Plaza and the Bird Streets! Features open concept, single-level floorplan with seamless indoor/outdoor transition. Kitchen has high end stainless steel appliances, oversized range, double sinks and double dishwashers. The master bedroom flows to a tranquil backyard with stunning city views. Minutes from some of the most desirable restaurants, shopping, hotels, nightlife and entertainment in Los Angeles.

MLS#17-268176
Brooke Elliott 310-463-2944
PARTNERS TRUST

Dshwshr,Frzr,Rng/Ovn,Fridg

03 Sunset Strip - Hollywood Hills West *Single Family*

2300 MOUNT OLYMPUS DR	Open	11-2	NEW
\$5,299,000	5+6	2sty-MODERN	




ENTERTAINER'S PARADISE!

Atop the summit of Mount Olympus soars this stunning fully remodeled architectural tour de force, an entertainer's paradise with 5 bedrooms, 6 bathrooms, den plus tv room & breathtaking views of the City lights below. The sleek Miele kitchen with leathered granite island & custom oak cabinetry, make this one of a kind kitchen the dream place to dine & entertain. As you retire to the beautifully appointed master wing, you feel as if you have checked into a 6-star resort.

MLS#17-268110
The Sunset Team 310.274.3900
KW DTLA

www.2300mountolympus.com

2705 OUTPOST DR	Open	12-3	NEW
\$2,295,000	3+3	TRADITIONAL	



EXQUISITE MID-CENTURY READY TO MOVE IN!


Set back from Outpost Drive, you enter and leave the property from a quiet cul-de-sac. The hm offers an open floor plan w/most rooms opening to a tremendous yard that is like a retreat perfect for entertaining. In addition, there is a private & spacious pool. There are gleaming hwd flrs through-out. Stp-dwn living rm w/walls of windows providing an abundance of natural light. Gourmet kit w/top of the line appliances. A mstr ste that opens to the veranda, yrd & pl along w/pizza oven and firepit.

MLS#17-267102
Neal Baddin 323.793.7405
COLDWELL BANKER RESI

BBQ, Bit-Ins,Dshwshr,Rng/Ovn,Fridg

TUESDAY

1618 SUNSET PLAZA DR	Open	11-2	NEW
\$2,095,000	4+5	CONTEMPORARY	




EXQUISITELY REMODELED MEDITERRANEAN HOLLYWOOD HILLS VILLA

Amazing romantic views. Formerly owned celebrity home. Two story entry with an impressive staircase with hand crafted Spanish tiles & wood beam ceilings opening to a grand living room w/ romantic views and fireplace. Open floor plan with dining room, chef's kitchen w/ center island, family room and separate breakfast area all with beautiful views and access to several outdoor entertaining areas and a spa tub. The dream kitchen has professional stainless appliances, granite counters, & bkfst area

MLS#17-268350
Vangelis Korasidis 310.247.1500
COLDWELL BANKER RESI

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

2102 RIDGEMONT DR	Open	11-2	NEW
\$1,750,000	2+2	MID-CENTURY	



LAUREL HILLS TROPICAL PARADISE

Incredible single story home with spectacular canyon views located on a private cul-de-sac in Laurel Hills. This beautiful recently updated mid-century modern home features an open floor plan, high ceilings, fireplace and a chic kitchen. Glass doors and windows throughout that open to the secluded outdoor space. Step out back to enjoy the infinity pool with spa, lower deck with a fire pit and wood steps throughout the hillside garden. Great space for entertaining.

Jackie Lamm 949-870-8220
BERKSHIRE HATHAWAY

9324 WARBLER WAY	Open	11-2	NEW
\$1,999,999	2+2	CONTEMPORARY	



BIRD STREET GEM!

This is the ultimate opportunity for a special buyer who demands the best in the coveted "bird streets". World class by any city's standards. Modern open lofty floor plan w/ soft natural light throughout maximizes space. Picturesque views give the impression you can reach out & touch the city lights. This contemporary features floor to ceiling glass, walls for art, 2 story living room, glass railings, flagstone patio, Bontempi stainless steel kitchen equipped w/Thermador & Gaggenau appliances.

MLS#17-251708
Benjamin Bacal 310-717-5522
RODEO REALTY - BEVER

www.9324warblerway.com

1814 COURTNEY TER	Open	11-2	NEW
\$1,595,000	4+3	2sty-SPANISH	



CHARACTER SPANISH ON COVETED CUL-DE-SAC STREET IN THE HILLS

Rare opportunity to own only the 2nd home to come available on this coveted cul-de-sac street in over 20 yrs. Conveniently located at the base of The Hills, near lower Nichols Canyon, this 1927 Andalusian Spanish Revival offers idyllic views, grand living room with tall ceilings, original fireplace, and light-filled windows, large terrace with ultimate privacy, and 4 beds + 3 baths. Master suite features en-suite bath, closet, Juliet balcony, and windows on all sides. Truly an incredible home.

Greg Harris (323) 356-8024
COMPASS

GregHarrisEstates.com/Courtney

8184 MANNIX DR	Open	11-2	NEW
\$1,995,000	4+5	4sty-ARCHITECTURAL	




BREATHTAKING CITY AND CANYON VIEWS

This contemporary architectural boasts a sleek open floor-plan. The foyer ascends to the 2nd story bed via staircase or elevator & onward to the 3rd story, where a wide-open layout abounds t/out the state-of-the-art chef's kitch. The great rm, complete w/fp & glass sliding drs, flows into an opposite living rm. The 4th story features 3 beds in. the junior ste w/a valley-facing balcony & luxe master w/unobstructed vistas, a fp, spa-like bath & closet. This home satiates modern California living .

Smith & Berg 310.500.3931
PARTNERS TRUST BH

8184mannix.com

2112 HIGH TOWER DR	Lunch	11-2	NEW
\$1,589,000	4+3	MEDITERRANEAN	



HOLLYWOOD GLAMOUR MEETS THE AMALFI COAST

Beautiful 3bd/2ba home + 1bd/ba rental unit w/sep entrance. Mediterranean stunner in the Hollywood Heights, tons of character & charm! hrdwd flrs, stunning views from lrg rooftop deck. Master bedroom features French doors opening onto a charming courtyard. Located in a small enclave of community oriented homeowners on a quaint and quiet cul-de-sac. Close to the studios, freeway access, hiking trails, shops & restaurants and much more!

MLS#17-263508
Michel Bron (310) 467-8042
POWER BROKERS INTERN

Dshwshr,Dryer,Rng/Ovn,Fridg

3201 BONNIE HILL DR	Open	11-2	NEW
\$1,899,000	4+3	MID-CENTURY	




HOLLYWOOD HILLS HOME WITH PANORAMIC CITY VIEWS

Situated at the end of a cul-de-sac & behind gates w/ panoramic city views. Down driveway, you'll find a motor court for up to 6 vehicles to this single level, 4BR+3BA. Open floor plan, plank hardwood floors, new AC, replace, multiple sliding glass doors, expansive patios & large pool, all offering breathtaking valley views. Kitchen has granite countertops, stainless appliances & is open to a large dining room w/ direct access to the outdoors. Room to expand for California living at its best.

Carolyne Rae Cole 323-359-7300
NORMAND&ASSOCIATES

www.3201bonniehill.com

1641 N KINGS RD	Open	11-2	NEW
\$1,499,000	2+2	1sty-CONTEMPORARY	



BEST VALUE IN THE SUNSET STRIP! 2 BD/2BA + GUEST HOUSE

Zen Tree House perched above the Sunset Strip with flexible guest house/ studio space. This home offers incredible indoor and outdoor flow with several decks for entertaining wrapped in mature trees and tropical landscaping. Flexible studio space / guest area offers: tall ceilings & windows for light to pour in & it's own 3/4 bath all with gated direct access. 2 bdrms & 1.75 ba (1 en suite) along with direct access from most rooms to decks, patio space & lush gardens with city and canyon views.

MLS#17-231816
G. Harris/M. Collins 3108284200
COMPASS/CB

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

7179 CHELAN WAY	Open	11-2	NEW
\$1,799,000	3+2	MID-CENTURY	



3 BEDRM, 2 BATH WITH BEAUTIFUL VIEWS IN OUTPOST ESTATES

Quiet cul-de-sac in Outpost Estates. Enter thru outdr foyer to main area w/FP, sliding glass drs & lrg windows w/city and cyn views. Spacious & updated thru-out. Gourmet Kitchen w/granite counters,Viking stove,center island. Lrg Master has FP, lrg walk in closet & bathrm w/duel sinks. Deck leads to heated pool. 2nd lrg bdrm w/wall of closets; converted den can be returned to 3rd bdrm. Recessed liting, Central H&A, 2-car garage, convenient to Westside or Valley & the Hollywood Bowl & Runyon Cyn.

MLS#17-265834
Amy Pell 818-516-3422
COLDWELL BANKER RESI

open Tuesday 11-2, Sunday 2-5

1690 MOUNTCREST AVE	Open	11-2	NEW
\$1,395,000	2+2	MID-CENTURY	



SPECTACULAR VIEWS - TERRIFIC DEVELOPMENT OPPORTUNITY!


Perfectly placed at the end of a cul-de-sac. Remodel or Construct a beautiful, contemporary that captures fabulous views. Survey and Slope Band Analysis available upon request. Buyer to verify all square footage and feasibility of building. Property sold in "as-is" condition.

MLS#17-267272
Roger Perry 213-999-1838
RODEO REALTY - BH

www.RogerPerry.com

TUESDAY

9066 ST IVES DR	Open	11-2	red
\$17,950,000	3+6	MODERN	



MODERN VISION

Please see full page ad for details. www.StIvesDrive.com

MLS#17-223498

Drew Fenton 310.858.5474
HILTON & HYLAND StIvesDrive.com

9369 FLICKER WAY	Open	11-2:15	592G5	rev
\$13,950,000	4+6	ARCHITECTURAL		



INCREDIBLE ARCHITECTURAL WITH LA'S BEST #1 CITY VIEWS

The absolute #1 best, truly cinematic, front-row 300' City Views in LA! Majestically sited on an incredible promontory, w/ jetliner views from DTLA to the Ocean, & supremely located in the closest BirdStreet enclave above LA's Sunset Strip, this iconic modern captivates you at first sight with its impressive street presence & warm sensual ambiance that captures the essence of the LA lifestyle.Appx. 5200sqft. Experience the magic of living in your own work of art overlooking the lights of LA.

MLS#17-236582

Tania Ferris 3107138234
COLDWELL BANKER IconicLAViewModern.com

8455 FRANKLIN AVE	Open	11-2	red
\$5,295,000	5495000	4+6	



REDUCED \$200,000!!!!

Set above the Sunset Strip with views from the canyons to the city skyline and the ocean beyond, this new architectural tour de force surrounds you in 4,500 square feet of sheer luxury. The drama ascends from the interior spaces, served by sculptural stairs and a clear tubular elevator, to an astonishing rooftop setting with city-to-sea views. The pièce de résistance is the open air top floor with pool/hot tub, outdoor living room with flat screen TV, built-in bbq and refrigerator, and bath.

MLS#17-238294

Steve Sanders 323-828-6471
JOHN AAROE GROUP BBQ,Dshwshr,Dryer,Elvtr,Rng/Ovn,Other

8952 ST IVES DR	Open	11-2	rev
\$5,250,000	3+4	ARCHITECTURAL	




STUNNING ARCHITECTURAL RETREAT

A modern retreat restored w/ exquisite attention to detail & craftsmanship. This very special property is situated just above the Sunset Strip on a rare street-to-street lot, down a long gated drive among the coveted bird streets. The architecture boasts extraordinary light & scale throughout. spectacular pl & surrounding terraces are perfect for entertaining & lounging. Sophisticated multi-level, open flr includes a family room & chef's kitchen w/ adjacent dining terraces. Heart stopping views

MLS#17-260938

Jonah Wilson 310.858.5465
HILTON & HYLAND HiltonHyland.com

1664 SUNSET PLAZA DR	Open	11-2	red
\$3,849,000	5+6	CONTEMPORARY	



REMODELED TO PERFECTION!

It took over \$750,000 and more than 8 mos to create this beauty. Over 4500 Sq. Ft. of modern home with open & airy floor plan. Huge mahogany pivot entry door leads you into a stunning wood & glass foyer. 4 en-suite BRs with private BAs. Powder room. Master BR with dual walk-in closets. Breathtaking views, from PDC to the ocean! Large balconies on each level. Brand new ROOF. Lg grassy back yard w/ plenty of room for a pool. Bonus/game room ideal as a home theater.

MLS#17-248850

Steven B. Mesbah 310-897-0044
RODEO REALTY - BH Top-Of-The-Line Appliances

9274 WARBLER WAY	Open	11-2	rev
\$4,490,000	5+5.5	SPANISH	




ONE OF A KIND PROPERTY 180-DEGREE OCEAN/CITY/CANYON VIEWS

5 bed/5.5 ba, 5100+ sqft home on three (3) levels! Double story entrance. Open Floor Plan. Kitchen jeweled with VIKING @ appliances and opens to dining & family room. Four (4) private & spacious bedrooms in the main house. Connected Guest Unit has separate entrance w/full kitchen, office, bedroom. Ample Movie Theater, Gym & Wine Cellar! Pool area has large deck and enclosed cabana/lounge room. A private retreat in the PREMIUM area of the Hollywood Hills.

MLS#17-196092

Roger Perry 310-600-1553
RODEO REALTY - BH www.RogerPerry.com

1276 SUNSET PLAZA DR	Open	11-2	red
\$2,090,000	3+3	TRADITIONAL	




REDUCED TO SELL NOW! CHARMING TRADITIONAL LOWER SUNSET PLAZA

This home has been beautifully maintained and combines charm and quality. Formal living room, a formal dining room and chef's kitchen with a breakfast area. A cozy den that opens to an outdoor living and dining areas. Upstairs has a master suite with two large walk in closets and a master bath filled with natural light. Two additional bedrooms and a guest bathroom. There is a two car garage and also driveway parking. Also offered for lease furnished or unfurnished. Do not miss this one!

MLS#17-242342

Mann/Marshall 310-740-1812
COLDWELL BANKER RESI N of Sunset Blvd.

1505 ORIOLE LN	Open	11-2	rev
\$2,999,000	2+3	MODERN	




BIRD STREETS, UNOBSTRUCTED VIEWS

Natural light throughout, flooded with the floor to ceiling walls of glass showcasing stunning views of Los Angeles and Century City, located just minutes from the action on Sunset Strip. Ample deck space affords capacity for alfresco entertaining overlooking city views with complete privacy whilst a curated interior of designer furnishings by Minotti among others and modern art collection sets this apart from the rest.

MLS#17-253124

Patrick Fogarty 310.779.2415
HILTON & HYLAND HiltonHyland.com

9369 FLICKER WAY	Refresh.	11-2	592G5	rev
\$13,950,000	4+6	ARCHITECTURAL		



THE #1 FRONT ROW 300' JETLINER CITY TO OCEAN VIEWS IN LA

The absolute #1 best, truly cinematic, front-row 300' City Views in LA! Majestically sited on an incredible promontory, w/ jetliner views from DTLA to the Ocean, & supremely located in the closest BirdStreet enclave above LA's Sunset Strip, this iconic modern captivates you at first sight with its impressive street presence & warm sensual ambiance that captures the essence of the LA lifestyle. Appx 5200sqft. Experience the magic of living in your own work of art overlooking the lights of LA.

MLS#17-236582

Tania Hackbarth 3107138234
COLDWELL BANKER RESI IconicLAViewModern.com

1778 N ORANGE GROVE AVE	Open	11-2	rev
\$1,649,000	3+4	SPANISH	



INCREDIBLE VALUE FOR THIS FULLY REMODELED SPANISH VIEW VILLA


An incredible value for a fully remodeled Spanish Mediterranean 3BD home w/ city views conveniently located just above the Sunset Strip. This gated & private classic 1926 Hollywood Hills home is perfect to entertain in, offering impressive beamed ceilings, arched windows, large wood floors throughout, a gourmet kitchen w/ high end SS appliances, plus a large terrace off the living area w/ incredible views for the perfect indoor/outdoor flow. Bonus 2-level sun deck on street-to-street lot.

MLS#17-266196

ST. JAMES + CANTER 310.704.4248
BERKSHIRE HATHAWAY www.1778ORANGEGROVE.com

TUESDAY

8529 RIDPATH DR	Open	11-2	rev
\$1,045,000	2+2	MID-CENTURY	



HOLLYWOOD HILLS LOCATION LOCATION

Perfect modern retreat in the heart of legendary Laurel Canyon's desirable Kirkwood Bowl. Surrounded by mature trees, built in 1962, this 2-story live-work space has 1,435 sq. ft., 2 beds, 2 baths a large open kitchen-dining-living experience & great natural light. Bedroom on each floor, downstairs has its own entrance. Landscaped grounds - low maintenance/drought tolerant plants & a Chinese Evergreen Elm tree.

MLS#17-231884
 Brian Ades 310-503-8080
 SOTHEBY'S
 Motivated Sellers

10122 BAYWOOD CT	Open	11-2	NEW
\$2,695,000	4+4		



10122 BAYWOOD COURT

This captivating 2 story home's entry opens into a Large living room with F/P & vaulted ceilings. Formal dining room with double sided fireplace. Large kitchen with island & breakfast room. Guest Bedroom and bath on the first floor. Laundry room with direct access to a 3 car garage. Community Amenities: 2 Pools, 7 tennis courts with ranked Tennis Pro, Gym, racket ball, club house and private park. Roscomare school & popular Glen Center with top dining & entertainment.

Barbara Tenenbaum 310-720-7270
 HILTON & HYLAND
 HiltonHyland.com

03 Sunset Strip - Hollywood Hills West *Condo / Co-op*

6728 HILLPARK DR #308	Refresh.	11-2	NEW
\$459,000	2+1	CONTEMPORARY	



2 BEDROOM CONDO ADJ TO HOLLYWOOD BOWL! RENOVATED+FHA APPROVD

2-bedroom condo in "The Highlands" rsrt-style community. 3rd flr unit features welcoming entry foyer, large lvng rm, renovated spa-like bathroom, balcony, central AC/heat, tons of closet/storage space, smooth ceilings, LED rcsd lighting. Spacious master bedroom&wall to wall closets. Upgrd kitchen,SS appliances, granite countertops, designer backsplash & chalkboard wall. Bldg inclds 2 pools, spa, tennis courts, fitness rooms, 4 saunas, rec rm. FHA approved. For 3-D TOUR: <http://bit.ly/UBHillpark>

MLS#17-267894
 Jennifer Okhovat (424)262-4946
 JOHN AAROE GROUP
 Bit-Ins,Dshwshr,Micro,Rng/Ovn

1145 STRADELLA RD	Refresh.	11-2	red
\$9,750,000	5+6	TRADITIONAL	




THE HAMPTONS IN BEL AIR

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. Infinity pool overlooking views.

MLS#17-248190
 Myra Nourmand 310-888-3333
 NOURMAND & ASSOCIATE
 Coffee Bar

03 Sunset Strip - Hollywood Hills West *Lease*

8724 SHOREHAM DR #B	Open	11-1	NEW
\$6,000	2+2	TRADITIONAL	



BEAUTIFUL HIGHLY DESIRABLE UNIT AT "THE SHOREHAM"

Unfurnished unit in "The Shoreham" that has been home to many Hollywood Celebrities. Gated complex, beautiful garden walkways, European ambiance - This lovely unit is on the ground floor with beautiful hardwood floors throughout, freshly painted walls and crown moldings, 2 bedrooms, 2 baths, lg living room with lots of light, formal dining room, spacious kitchen with butcher block, charming vintage ambiance throughout this unit - balcony off kitchen and dining area for breakfast on the terrace!

MLS#17-263800
 Delphine Mann 310-720-0010
 COLDWELL BANKER RESI
 N of Sunset, Off Horn

1150 BROOKLAWN DR	Open	11-2	red
\$7,495,000	4+6	MODERN	



STUNNING MODERN IN HOLMBY HILLS

Rare opportunity to own a piece of LA Modernist history! Ground-up remodel by award-winning architect designer, Tim Campbell. Stunning ultra-high end finishes throughout. Great volume with walls perfect for art. Expansive use of glass & sliding doors opening up on to famed Luis Barragan pool & fountain - designated a L.A. Historic Cultural Monument.#637 adopted in 3-18-97, The Campbell Divertimento Fountain.

MLS#17-249530
 Steve Frankel 310-281-3981
 COLDWELL BANKER
 www.stevfrankel.com

8912 WONDERLAND PARK AVE	Open	11-2	rev
\$9,750	4+2	1sty-ARCHITECTURAL	



FULLY FURNISHED TURNKEY LEASE IN LAUREL CANYON

Furnished 4+2 lease. Stylish Mid Century. Kitchen W/ marble counters& cabinetry that integrates storage. Outfitted with linens, cooking essentials & extensive dish & serve ware. Living room has custom sofas, tables,& art work that doubles as screening room with retractable screen & projector. Dual master suites currently used as BR/den and BR/office-gym. Private yard.Integrated cable & sound systems. Parking for 3 cars + ample on street. Twice monthly maid, cable/Internet, sec monitoring incl.

MLS#17-257624
 Pamela Dougherty 818-458-4580
 COLDWELL BANKER BHN
 BBQ,Cbl,Dshwshr,Dryer,Grbg Disp,Other

1456 STRADELLA RD	Refresh.	11-2	red
\$6,950,000	7+8	CONTEMP MED	




NEW IMPROVED PRICE! Spectacular gated home located on one of the best streets of Bel Air. Breathtaking views of the Reservoir from the moment you enter. An abundant amount of natural light fills the home and views of Downtown can be captured from the master bedroom and while you enjoy the scenery from the backyard. With a marble entrance, scrolling staircase & large living room , this home welcomes gatherings for hosting guests. The 7 bedroom masterpiece also includes a media room andan office.

MLS#17-255594
 Joya Ovadya 310 753-7808
 NELSON SHELTON REAL
 Bit-Ins,Dshwshr,Dryer,Frzr,Grbg Disp,Oth

04 Bel Air - Holmby Hills *Single Family*

10445 BELLAGIO RD	Open	11-2	NEW
\$35,000,000	4+6		



REMARKABLE 1.7 ACRE FLAT PARCEL JUST INSIDE EAST GATE

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.

Richard Ehrlich 310-968-8881
 WEA

10412 WINDTREE DR	Open	11-2	rev
\$1,795,000	4+4	CONTEMPORARY	



GREAT OPPORTUNITY FOR THIS SPACIOUS HOME IN BEL AIR RIDGE

This free-standing spacious, light & bright 4 bedroom home in Bel Air Ridge Community with 24/7 patrolled security cars. Living room with fireplace, dining room & family room open out to large private park like backyard with patio & large grassy area. Master suite & 2 additional bedrooms downstairs plus huge 2nd master suite upstairs. Gourmet kitchen open to family room. Laundry room with direct access to the garage. Vaulted ceilings & hardwood floors. Roscomare School.

MLS#17-258066
 Barbara Tenenbaum 310-720-7270
 HILTON & HYLAND
 HiltonHyland.com

TUESDAY

05 Westwood - Century City Single Family

<p>10401 WYTON DR Lunch 11-2 \$5,495,000 6+10 TRADITIONAL</p>	<p>NEW</p>
<p style="text-align: center;">A RARE GEM IN LITTLE HOLMBY</p> <p>Perched on a half-acre knoll in Platinum Triangle's prime Little Holmby, this rare & stately California estate sits upon a sought-after corner w/ sweeping city views. Generously-appointed interiors include a grand formal entry, media room w/ a vaulted beamed ceiling & a master suite w/ dual baths on each level. Accessible from various rooms on the main floor-including the gourmet chef's kitchen-the enchanting outdoor area features a pool, BBQ & multiple entertainment areas, w/ lush landscaping.</p>	
<p>MLS#17-266248 Gil/Steams 310.497.9223 PARTNERS TRUST BW</p>	
<p style="text-align: right;">Bit-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg</p>	

<p>10479 WILKINS AVE Open 11-2 \$3,595,000 6+7 2sty-CONTEMPORARY</p>	<p>NEW</p>
<p style="text-align: center;">OPEN HOUSE TUESDAY 11:00-2:00PM</p> <p>Step into this one-of-a-kind charming Old World home with a modern twist w/ a new, beautiful low maintenance landscaping in prime Westwood. Completely remodeled in 2017, the huge living room offers a beautiful fireplace & boasts a high ceiling next to a formal dining room & Large family room perfect for entertaining. This home features 6 spacious bedrooms, each w/ its own bathroom plus an office & a powder room. It's gourmet kitchen offers a center island with top-of-the-line appliances.</p>	
<p>MLS#17-261094 Sina Razban-Nia 818-347-2223 RAZBANNIA GROUP, INC</p>	
<p style="text-align: right;">Dshwshr,Grbg Disp,Hood Fan,Micro,Rng/Ovn</p>	

<p>1409 CLUB VIEW DR Lunch 11-2 \$3,195,000 4+3.5 2sty-TRADITIONAL</p>	<p>NEW</p>
<p style="text-align: center;">PRIVATE, GATED TRADITIONAL IN COMSTOCK HILLS</p> <p>Private, gated & stately two-story Traditional in the sought-after Comstock Hills neighborhood. Original period details intact. Formal entry w/ sweeping staircase. Vast formal living room w/ focal fireplace. Large formal dining room. Newer cook's kitchen with big center island & adjacent family room. Cozy library/den w/ fireplace. Sunny master suite w/ Carrara marble bath. Media room. Direct access to garage. Wonderful French windows & doors. Wood floors. Grassy yard. Fairburn Elementary School.</p>	
<p>MLS#17-264162 Nancy Sanborn 310-777-2858 BERKSHIRE HATHAWAY</p>	
<p style="text-align: right;">SanbornTeam.com</p>	

<p>276 TAVISTOCK AVE Lunch 11-2 \$2,895,000 4+3 MID-CENTURY</p>	<p>NEW</p>
<p style="text-align: center;">SUNNY MID-CENTURY IN WESTWOOD HILLS</p> <p>Sunny Mid-Century w/ a flowing, casual open floor plan. Most rooms have a great indoor/outdoor flow & open to a grassy yard & pool. The expansive living room opens to a front deck & to the patio & backyard. Family room w/ bar. Clean-lined kitchen was recently redone w/ Caesarstone counters & newer appliances. Formal dining area. The master has a sitting room, vanity area & bath w/ separate shower/tub. Separate guest suite w/ private entrance. Tons of storage. Direct access to 2- car garage.</p>	
<p>MLS#17-266374 Larry Young 3107772879 BERKSHIRE HATHAWAY</p>	
<p style="text-align: right;">276Tavistock.com</p>	

<p>1906 S BENTLEY AVE Open 11-2 \$1,699,000 3+2.75 TRADITIONAL</p>	<p>NEW</p>
<p style="text-align: center;">TURNKEY TRADITIONAL IN PRIME WESTWOOD!</p> <p>Updated w/ modern finishes throughout, single level traditional w/ open floor-plan creates & effortless flow between living spaces. Spacious & bright Living room, formal dining area, additional family room and remodeled kitchen complete with new S.S. appliances, granite countertops and custom cabinetry. Sliding glass doors open to patio and grassy backyard hedged for privacy. Quiet street, inside laundry, central heat & A/C, detached 2-car garage. Welcome Home!</p>	
<p>MLS#17-268114 Dana Cataldi 3108049207 PARTNERS TRUST BW</p>	
<p style="text-align: right;">www.1906bentley.com</p>	

<p>2222 BALSAM AVE Open 11-2 \$1,529,000 3+2.5 SPANISH</p>	<p>NEW</p>
<p style="text-align: center;">BEAUTIFULLY UPDATED SPANISH ON DESIRED -AWAY STREET.</p> <p>Enter dramatic LR w/ vaulted wood-beamed ceiling, fireplace & decorative sconce lighting. Ideal for entertaining w/ french doors opening to step down den that directly accesses sliding door to newly updated paver-tiled patio & privately landscaped backyard w/ grassy area. FDR overlooking backyard leads to totally remodeled kitchen w/ vaulted ceiling, skylight & breakfast area. Custom cabinetry w/ pull out drawers, center island w/ storage, marble countertops & stainless steel appliances.</p>	
<p>MLS#17-265868 Chad Lund 424-202-3295 TELES PROPERTIES</p>	
<p style="text-align: right;">www.2222BalsamAvenue.com</p>	

<p>901 MALCOLM AVE Open 11-2 \$4,195,000 4+6 SPANISH</p>	<p>rev</p>
<p style="text-align: center;">SPANISH STYLE IN PRIME LITTLE HOLMBY</p> <p>This spacious Spanish style home is set on a corner lot in prime Little Holmby! Over-flowing with charm, this home features hardwood floors, beautiful moldings, and a total of approx. 1,200 SF of bonus space! 3 expansive bedrooms including the master suite, plus front office area w/ great natural light. This is an ideal property for a professional who works from home or seeks a private studio/work space. Enclosed rear patio. Parking for 5-6 cars. This is a very special must-see property!</p>	
<p>MLS#17-248420 Sally F. Jones/M. Lewis 310-691-7888 JOHN AAROE GROUP</p>	
<p style="text-align: right;">901malcolm.com</p>	

<p>331 DALEHURST AVE Open 11-2 \$3,100,000 4+4 MODERN</p>	<p>rev</p>
<p style="text-align: center;">IMPECCABLE MODERN HOME LOCATED IN LITTLE HOLMBY NEIGHBORHOOD</p> <p>This 4+4 home offers the ultimate space for entertaining. Impressive living room w/ultra-high ceiling, remote controlled skylights & double-sided fireplace. Three private patio/balconies all large enough for alfresco dining or outdoor living room set up. Master suite has loads of natural light, one large walk-in closet, an additional wardrobe closet & a superb master bath. Private & serene grassy yard. Features include a state of the art solar system & tankless water heater. Trust Sale, no court</p>	
<p>MLS#17-264162 Nancy Sanborn 310-777-2858 BERKSHIRE HATHAWAY</p>	
<p style="text-align: right;">SanbornTeam.com</p>	

05 Westwood - Century City Condo / Co-op

<p>10490 WILSHIRE #1105 Open 11-2 \$1,399,000 2+3 CONTEMPORARY</p>	<p>NEW</p>
<p style="text-align: center;">BEAUTIFULLY UPDATED CONDO IN THE BLAIR HOUSE</p> <p>The Blair House offers the best in lifestyle & luxury. East facing, beautifully updated unit has expansive views throughout. \$300K renovation includes parquet floors, custom closets/cabinets, expanded kitchen, recessed lighting & Caesarstone/marble throughout. En suite bedrooms on either end of the floor plan. A seasoned staff of over 40 members, 24/7 concierge/security, valets, engineering & maintenance. Salt water pool, spa, gym, sauna, tennis court & garden. RSVP is required for attendance.</p>	
<p>MLS#17-267226 Sally F. Jones/N.Chinn 310-691-7888 JOHN AAROE GROUP</p>	
<p style="text-align: right;">10490wilshire1105.com</p>	

<p>1878 GREENFIELD AVE, UNIT PH6 Open 11-2 \$1,299,999 3+2.5 4sty-CONTEMPORARY</p>	<p>NEW</p>
<p style="text-align: center;">EXQUISITE PENTHOUSE</p> <p>Penthouse condominium in ideal Westwood location. This lovely single-level 3 bedroom, 2.5 bath unit has the feeling of a luxury home. Bright and airy, with lots of windows and skylights. Home is in impeccable condition; every detail is perfect. The kitchen is amazing! Beautiful views of Century City and Downtown from your private roof-top deck. Westwood Charter School. By appointment only. Call or text the listing agent.</p>	
<p>Terry Pullan 310-721-4090 COLDWELL BANKER</p>	


1277 S BEVERLY GLEN #303	Open	11-2	NEW
\$839,000	2+3	TRADITIONAL	
	LARGE CONDO HOME @ WILSHIRE LENCREST		
Large condo home w/ over 2,000 sq. ft. of living space in the Wilshire Lencrest, just two blocks So. of Wilshire Blvd in the heart of Westwood. High ceilings w/ expansive living room area for several sitting area vignettes, fireplace & formal dining area. Wet bar. Built-in bookcase. Kitchen w/ breakfast area. Sizable master w/ two walk-in closets, master bathroom w/ separate tub & shower & balcony. Guest ensuite bedroom on the opposite side of floor plan. Laundry rm in the unit. Pool & spa.			
MLS#17-266376		Dshwshr,Dryer,Frzr,Grbg Disp,Hood Fan	
L Young 310.777.2879		BERKSHIRE HATHAWAY	

1561 MANNING AVE, UNIT 4	Open	11-2	NEW
\$699,000	2+2	CONTEMPORARY	
	SPACIOUS TOP FLOOR UNIT IN PRIME WESTWOOD!		
Kitchen has beautiful terra cotta tile floor, ample cabinetry, and eat-in breakfast bar opens to great room. Sliding doors off living area open to expansive balcony, great for entertaining. Master bedroom has two large closets, en-suite renovated bathroom & sliding doors to balcony. Side-by-side washer/dryer complete this wonderful unit. This small, 4-unit building is located minutes to great shops, restaurants & movie theaters at Westwood Village & newly renovated Westfield Century City mall!			
Rowe & Tzadik 424-203-1890		Range/Oven,Hood Fan,W/D,Dishwshr, Fridge	
TELES PROPERTIES			


10590 WILSHIRE BLVD #301	Open	11-2	NEW
\$695,000	2+2	CONTEMPORARY	
	STUNNING WEST-FACING GEM IN PRESTIGIOUS WESTHOLME		
This 2 bed, 2 bath luxury condominium is in pristine condition. Travertine entry, Brazilian mahogany hardwood floors. Recessed lighting, fireplace, and wet bar in the living room. Custom cabinetry, quality finishes, and plantation shutters throughout. Granite kitchen with stainless steel appliances. Marble baths. Large master suite with walk-in closet. Amenities include: 24hr parking, concierge, porter service, exercise room, pool, spa, sauna, and many more.			
MLS#17-267742		Blt-Ins,Dshwshr,Dryer,Rng/Ovn,Fridg,	
Ron Wynn 310-591-9172		COLDWELL BANKER RESI	

969 HILGARD AVE #505	Open	11-2	NEW
\$629,000	1+1	CONTEMPORARY	
	PARK WESTWOOD TOWERS		
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 mngr, stunning pool/ spa and low HOA dues (\$570/mth)			
MLS#17-268120		ParkWestwoodTowers.com	
Tregg Rustad 310-623-8825		RODEO REALTY - BH	


10750 WILSHIRE BLVD #304	Open	11-2	red
\$899,000	2+2		
	ELEGANT & FULLY REMODELED 2BD FULL SERVICE CONDO W/ VIEWS!		
Elegant fully remodeled 2BD/2BA at The Westford - A bright & beautiful Wilshire Corridor full service view condo w/ a gracious floor plan, balcony & impeccable finishes including White oak floors, granite&marble kitchen, custom cabinetry, Carrara marble+Newport Brass+Kohler baths, crown molding, raised panel doors, recessed lights & plantation shutters. Abundant closet space w/ built-ins, walk in closets & laundry room. Storage + 2 s/s parking. Amenities incl 24-hr valet/concierge, pool, gym.			
MLS#17-253780		WWW.10750WILSHIRE304.COM	
ST. JAMES + CANTER 310.704.4248		BERKSHIRE HATHAWAY	

05 Westwood - Century City	Lease		NEW
X 10000 SANTA MONICA #PH106	Lunch	11-2	
\$24,800	2+3	MODERN	
	NEW, modern 2 bed, 2.5 bath PH residence. Floor-to-ceiling glass, 14-ft ceilings, hardwood floors, sweeping views of Beverly Hills & downtown LA. Exclusive access to 75,000 sq ft of amenities & services by a house staff of 80: lifestyle and technology concierges, wellness & performance program, indoor and outdoor pools, spa, sauna, tennis/basketball court, yoga, TRX, and Pilates studios, indoor/outdoor movie theaters, a lounge with complimentary breakfast daily, full bar, outdoor chef's kitchen.		
MLS#17-265772		Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other	
Elise Lillia Rasco 310-556-0001		THE AGENCY NEW DEVEL	


10100 EMPYREAN WAY #101	Open	11-2	NEW
\$8,750	2+3	FRENCH	
	LE PARC GORGEOUS LEASE		
Wonderful hard to find remodeled lease at Le Parc. 2 bed, 2.5 bath PLUS formal Dining Rm or Den. Highly desired 1st floor interior location w/ Huge private patio for entertaining. Formal entry leads to large living rm w/high ceilings, wood floors & crown molding opening to patio. Remodeled kitchen & Baths. Large master suite w/walk in closet opens to patio. 2nd bdrm suite. Kitchen w/top appliances & breakfast area opens to 2nd patio. 24 hour Guard gated, security, pool, spa, gym, tennis			
MLS#17-256264		Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other	
Lori Hashman Berris 310-880-3061		SOTHEBY'S INT REALTY	

06 Brentwood	Single Family		NEW
475 HALVERN DR	Open	11-2	
\$9,950,000	5+7	CONTEMP MED	
	GATED CONTEMPORARY MEDITERRANEAN ESTATE		
Step into a private paradise on a quiet cul-de-sac featuring sun filled skylit rooms that open to decks and terraces, courtyards overlooking a virtual private parkland, a resort like yard with pool and spa, outdoor stainless steel kitchen/frig/ BBQ and a romantic fire pit open cabana setting. The home has soaring wood beamed ceilings, custom oak hardwood floors with rich details throughout that compliment the entry, living and dining rooms, chefs kitchen and family room.			
MLS#17-251614		Co-Listed w/ Valerie Fitzgerald	
Steve & Jennifer Levine 310.702.4509		HILTON & HYLAND	

126 N CANYON VIEW DR	Refresh.	11-2	NEW
\$7,795,000	6+8	3sty-CAPE COD	
	LUXURIOUS NEW CONSTRUCTION		
Traditional 2017 New Construction Cape Cod Style home in Prime location in Brentwood .			
Elizabeth Broukhim (310)6898997		RODEO REALTY	

13600 BAYLISS RD	Open	11-2	NEW
\$6,995,000	5+7	2sty-CAPE COD	
	NO EXPENSE SPARED		
The perfect union of traditional architecture & modern craftsmanship. Entry w/22-ft ceiling leads you to liv rm w/ Fleetwood drs that expose the breathtaking mtn backdrop of this property. The state-of-the-art kit/great rm has natural stone counters, massive island & a grand view. Frml din rm, a rich wood-paneled ofc & a theater w/suede walls. The upper level incl a lrg lounge area. Huge grass yrd w/majestic view of Sullivan Cyn. Crestron automation, Nest thermostats, surveillance cameras, etc.			
MLS#17-267660		BBQ, Blt-Ins, Dshwshr, Washer, Dryer	
Michael Edlen 310-230-7373		CB - PAC PAL	

TUESDAY

343 S WESTGATE AVE	Open	11-2	NEW
\$6,195,000	5+7	ARCHITECTURAL	
	DISTINCTIVE CONTEMPORARY W/ BEAUTIFUL SETTING IN BRENTWOOD		
Wonderful Architectural Retreat on lg, lush, tree-filled lot tucked away at end of long semi-private drive. Open floor plan, clean lines, walls of glass, ideal indr/outdr lifestyle & great privacy/quiet. Courtyard garden w/ giant sculptural sycamore leads to dramatic, light-filled, three-story entry. Pvt yd includes lg terrace, pool/spa, outdoor kitchen & paddle tennis court. Fab master w/ separate office, terrace, fireplace & dual baths & room-sized closets. Ideal Brentwood lifestyle.			
MLS#17-267064			
David Offer		310-820-9341	
BERKSHIRE HATHAWAY		www.343westgate.com	


11411 AYRSHIRE RD	Open	11-2	NEW
\$2,550,000	3+4	1sty-TRADITIONAL	
	SPRAWLING BRENTWOOD RANCH WITH MODERN TOUCHES		
Ranch home w/formal foyer & rooms that flow from one open space to another. Rear yard feat a large grassy area & patio for relaxing/entertaining. Modern eat in kitchen w/ stainless steel appliances. Formal living room w/fireplace opens into family room. Master suite is complete w/ a large soak tub & shower. Home also feat a solar system, 2 zone AC, & water heater systems w/ an addtnl maid's room & an open area, which can be used as an office/library. Easy access to schools, shops, & fine dining.			
Nancy Osborne		310-907-6517	
HALTON PARDEE		Blt-Ins, Rng/Ovn,Grbg Disp,Dshwshr, etc	

12090 CHALON RD	Open	11-2	NEW
\$4,995,000	5+9	TRADITIONAL	
	EXCEPTIONAL, BRAND NEW EAST COAST TRADITIONAL		
Exceptional, brand new East Coast Traditional. Major ground up construction with soaring volume and light-filled open flow. Wonderful home for entertaining, with expansive living and great rooms. Beautiful gourmet kitchen with stainless steel appliances. Spacious master suite with 15' ceilings and her and his inspired master baths. Screening room and billiards den/game room. Sparkling pool and spa. A serene, artfully built oasis, blending indoor/outdoor living, comfort, and unparalleled design.			
MLS#17-267764			
Todd Baker		3108011475	
COLDWELL BANKER		www.12090Chalon.com	

12020 CHALON RD	Open	11-2	rev
\$6,595,000	5+7.5	2sty-VILLA	
	CONTEMPORARY VILLA WITH PRIVACY AND VIEWS		
At the end of a private drive, this modern, gated villa is an artful retreat. Grand-scale interiors include a great room with coffered ceilings and French doors taking advantage of views to Catalina Island and fostering a seamless indoor-outdoor connection. A large chef's kitchen, sprawling master suite with an oceanview terrace, creative workspace with private entrance, grassy yard, terraced garden, loggia, swimming pool and spa complete the offering.			
MLS#17-259922			
Aileen Comora		424-230-3746	
THE AGENCY		BBQ,Blt-Ins,Cbl,Cent Vac,Dshwshr,Other	

600 S BUNDY DR	Open	11-2	NEW
\$4,249,000	3+4	1sty-MID-CENTURY	
	AMAZING DEVELOPMENT OPPORTUNITY!!!		
FIRST TIME ON THE MARKET IN 68 YEARS! RARE PROPERTY IN SOUGHT AFTER AREA. Development opportunity, Fixer or Teardown situated on a private, quiet knoll above Bundy Drive. Over half and acre mostly flat, bright and sunny close to schools, shops and restaurants. Several fruit trees throughout the property. Seller installed a new sewer line in the last year. Do not miss this amazing chance to build your dream home.			
MLS#17-267048			
Melanie Sommers		310-418-0343	
PARTNERS TRUST SANTA		Blt-Ins,Dshwshr,Rng/Ovn,Fridg,Wshr	

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

617 HANLEY AVE	Open	11-2	NEW
\$4,200,000	4+5	2sty-MID-CENTURY	
	MID-CENTURY ARCHITECTURAL IN CRESTWOOD HILLS		
Bright and airy mid-century architectural with peak-a-boo city views. Open-concept floor plan with 4 beds and 5 baths. State-of-the-art chef's kitchen flows into the great room, with double-sided fireplace, vaulted ceilings and floor-to-ceiling windows that flood the interiors with natural light. French doors to an outdoor entertaining deck, fire pit, sunlit pool and extensive yard. 13,724 square-foot lot.			
MLS#17-255226			
Hugh Evans III		310.500.1331	
PARTNERS TRUST BW		oven, range, refrigerator, fan, pool	

906 WELLESLEY AVE	Open	11-2	rev
\$2,675,309	4+4	TRADITIONAL	
BROKERS OPEN SPECIAL - The first visitors that give us feedback will get a free \$10 Starbucks card! *This is a *MUST SEE Brentwood home! Resort style living.			
MLS#17-255226		BBQ,Dshwshr,Rng/Ovn,Fridg	
Sean McMillan		HEYLER REALTY	

06 Brentwood Condo / Co-op

2536 PESQUERA DR	Open	11-2	NEW
\$3,949,000	5+4.5	2sty-MODERN	
	SLEEK MODERN FAMILY HOME ON BEST STREET IN BRENTWOOD HILLS.		
Masterfully rebuilt from the ground up, this Modern gem is located at the end of a quiet flat cul-de-sac. The house has an abundance of light, style and edge. There is an open center floor plan with large wall of glass and fabulous enclosed front courtyard. Impeccable finishes throughout from kitchen and bathroom tile to light fixtures to hardwood floors. Large scenic lot includes a great backyard with pool, poolside deck, built in barbecue and several other outdoor living spaces.			
MLS#17-255226			
David Carlin		3102131694	
WHITE PICKET FENCE		Barbecue,Alarm,Built In Spkrs, Microwave	

11908 DARLINGTON AVE, UNIT 304	Open	11-2	NEW
\$13,290,000	3+3	3sty-MEDITERRANEAN	
	STUNNING 3 BEDROOM IN BRENTWOOD		
Spacious Mediterranean 3+2.5 Condo in the heart of Brentwood. A wonderfully designed unit that features a gourmet eat in kitchen w/ Viking appliances, double oven, granite countertops, ample cabinetry space & travertine floors. A lovely open living/dining area w/ hardwood floors, crown molding, plantation shutters & sizable private balcony with some views. The large master bedroom suite includes a fpl, private balcony, walk-in closet & spacious double sink master bath with sep shower			
MLS#17-255226			
Dan Nessel		310-365-0195	
BERKSHIRE HATHAWAY		Range/Oven, Fridge, dishwasher,	

871 GRANVILLE AVE #202		Open	11-2	NEW
\$1,299,000	3+3	2sty-CONTEMPORARY		



PHENOMENAL OPPORTUNITY IN THE HEART OF BRENTWOOD

Light and bright freshly renovated single level condo in the heart of Brentwood that is almost 1,900 sq. ft.! Moments from some of the best restaurants and shopping on the Westside, this inviting home features h-wood floors throughout, living room w/ fireplace, an amazing cook's kitchen with custom built cabinets, master suite w/ fireplace, master bath w/ claw foot tub and custom vanity, balcony off the family room, laundry area near bedrooms and storage area in the garage.

MLS#17-267266
John David Skinner 310-486-5962
PARTNERS TRUST BRENT

Dshwshr,Dryer,Grbg Disp,Hood Fan,Other

951 GRANVILLE AVE, UNIT PH3		Open	11-2	NEW
\$1,195,000	3+2.5	4sty-CONTEMP MED		




NEW YORK STYLE PENTHOUSE IN BRENTWOOD!

Sophisticated top floor single level corner unit. Ideally located in a small, highly desired building in the heart of Brentwood. The open floor plan, with several skylights, boasts a gourmet kitchen. Living and Dining rooms feature stunning wood floors that lead to a private Master bedroom with a walk-in closet, en suite bath. Two generous sized additional Bedrooms share a lovely guest bath. A beautifully maintained Mediterranean building, fully secure and quiet, built in 2007.

Lynn Lescher 310.430.2396
GIBSON INTERNATIONAL

www.951GranvilleAvePH3.com

11918 KIOWA AVE, UNIT 306		Open	11-2	631/H5	NEW
\$899,000	2+2	3sty-CONTEMP MED			



IMMAC 2BR+2BA 1,456 SQFT PH LOW HOA DUES

IMMACULATE 2BR+2BA 1,456 SQ FT PENTHOUSE IN GREAT DESIRABLE LOCATION. UNIT FEATURES: OPEN FLOOR PLAN, HIGH CEILINGS, HARDWOOD FLOORS, CENTRAL A/C, FIREPLACE, BALCONY, SKYLIGHTS, & INSIDE LAUNDRY. LOW \$416.00 HOA DUES.

Steve Geller 310-922-2141
COLDWELL BANKER BH

Hardwood Floors, A/C, Balcony, Skylights

06 Brentwood Lease

11338 CASHMERE ST		Open	11-2	NEW
\$4,795	2+2	2sty-TRADITIONAL		



REMODELED, BRIGHT UPPER UNIT IN BRENTWOOD GLEN DUPLEX!

Gorgeous & charming unit feels like a home w/ open living room w/treetop views & a spacious formal dining room. Updated kitchen w/SS appl, wood butcher-block countertops & eat-in area. Both baths are remodeled & master bath has a separate tub/shower. Private laundry room off kitchen, central A/C, beautiful hdwd flrs, great natural light, charming archways, built-ins, treetop views from almost every window, private 2 car side-by-side garage, private balcony, grassy back and front yards.

Lisa Mansfield 310.481.4313
SOTHEBY'S BRENTWOOD

LAUNDRY RM IN UNIT + PRVT 2-CAR GARAGE

07 West L.A. Single Family

11230 PICKFORD ST		Open	11-2	NEW
\$1,040,000	2+1	CALIFORNIA BUNGALOW		



WELCOME TO THIS CHARMING WELL MAINTAINED TRADITIONAL CHARMER

Located on a quaint street just minutes to shopping, restaurants, freeway, and hospitals. Hard wood floors throughout, crown moldings, and two fireplaces all add to the charm and original detail this home has to offer. The kitchen features stainless steel appliances and a separate laundry area. The massive back yard is a blank canvas to create your own private oasis or utilize the space to add on to the main house. A detached garage and long driveway are great for off street parking.

MLS#17-267242
B. FARRUGIA A. LASCANO 424.253.5489
HILTON & HYLAND

HiltonHyland.com

07 West L.A. Condo / Co-op

1717 S BARRINGTON AVE #101		Open	11-2	NEW
\$1,395,000	4+3.5	3sty-CONTEMPORARY		



NEWLY REMODELED FRONT TOWNHOUSE

Space and Amenities of a House! Nearly 2,600 sqft w/ 4 bdrms each w/ a balcony, full laundry room & private, direct access 2-car garage. 4-unit, controlled access building in an excellent central Westside location! Bright & filled w/ natural light! Newly remodeled w/ high-end finishes throughout including hardwood floors, built-in speakers, recessed lighting & white marble bathrooms. Private rooftop deck affords vistas in all directions- city lights, mountains, treetops, sunrise and sunset!

MLS#17-268174
John Hathorn 310-924-4014
PARTNERS TRUST SM

Dshwshr,Dryer,Frzr,Hood Fan,Micro,Other

1530 S CENTINELA AVE #PH4		Open	11-2	NEW
\$999,000	3+3	CONTEMPORARY		



SPACIOUS 3 BED/2.5 BATH PENTHOUSE IN THE HEART OF WEST LA

Secured entry for garage and building. Large open gourmet kitchen with stainless appliances, granite counters & breakfast nook. Dining room with romantic fireplace and expansive living room that leads to a balcony with city lights & mountain views. Generous master suite with views, lux bath and walk-in closet. Washer/dryer in unit. 2 car tandem garage parking. Secured entry for garage and building. A stone's throw to all the fun shops and restaurants in Santa Monica!

Ben Lee
CB - BEVERLY HILLS N

MLS#17-268222

1739 FEDERAL AVE #205		Open	11-2	NEW
\$749,000	2+2	TRADITIONAL		



BRIGHT, FRONT FACING, EASTERN EXPOSURE UNIT AT THE WESTBURY


Wonderful open floor plan, plenty of natural light. New double pane windows, bamboo floors, lots of storage. Living room has a fireplace and balcony. Central air conditioning, dining area plus eating area in the kitchen. 2 bedrooms/2 full baths. Master suite has a large walk in closet. Plenty of closets everywhere.

Ron Wynn 310-621-1772
COLDWELL BANKER RESI

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

MLS#17-267682

11337 NEBRASKA AVE #104		Open	11-2	NEW
\$699,000	2+2	CONTEMPORARY		



TRANQUIL WEST LA COURTYARD CONDO

2 bedrooms + 2 baths a block away from vibrant Sawtelle Blvd dining/shopping district. Redone unit w/ spacious floor plan w/ approx. 1203 sqft. Inside laundry, sxs sec parking. HOD includes water and earthquake insurance.

Gary Limjap 310 430 0818
COLDWELL BANKER RESI

Bit-Ins,Dshwshr,Dryer,Elvtr,Grbg Disp

MLS#17-267324

07 West L.A. Income

11509 WYOMING AVE		Open	11-2	NEW
\$2,250,000		CONTEMPORARY		



PRIME WEST LA TRIPLEX WITH GUEST HOUSE FOR OWNER OCCUPIED!

A truly unique and rare offering in prime West Los Angeles is this beautiful impeccably maintained 3-unit triplex property with Guest House. This owner occupied penthouse unit includes 2 bedrooms + 2.5 baths with a detached & remodeled guest house with a private grassy yard. The home is set at the rear of the property & has been remodeled with custom kitchen with all stainless steel appliances, stone counters, custom cabinets, fixtures & recessed lighting.

MLS#17-268224
Danny Mahelka 213-359-4097
COLDWELL BANKER RESI

Bit-Ins,Dshwshr,Dryer,Micro,Rng/Ovn,Othe

TUESDAY

08 Cheviot Hills - Rancho Park *Single Family*

10655 BLYTHE AVE	Open 11-2	NEW
\$1,445,000	3+3 TRADITIONAL	




TOP RANCHO PARK LOCATION

Charming traditional home. 3 br, 3 ba plus den (3rd bed and bath are part of a large detached guesthouse that also features a living room and laundry). Walk to Overland elementary school, Westside Pavillion, Theaters and shops. Near the Expo line.

MLS#17-268142
Eliane Capdeville 3107012061
COLDWELL BANKER SM

09 Beverlywood Vicinity *Single Family*

9767 MONTE MAR DR	Lunch 11-2	NEW
\$4,380,000	5+6 2sty-CONTEMPORARY	



WWW.BEVERLYWOODDREAM.COM

Meticulously crafted contemporary home located in the heart of the Beverlywood HOA. Newly built in 2017, this rich in limestone porcelain home offers high end custom finishes in a great entertainment ready open floor-plan. This is arguably by far one of the nicest new constructions in Beverlywood with no expenses spared. The luxurious master retreat has an incredible walk in closet and a spa like master bath with a steam shower, gorgeous bath tub and state of the art UV sauna. Welcome home.

Vangelis Korasidis 310-247-1500
COLDWELL BANKER

www.BeverlywoodDream.com

2426 CASTLE HEIGHTS AVE	Lunch 11-2	NEW
\$4,195,000	6+7 TRADITIONAL	




STUNNING NEWLY COMPLETED TRADITIONAL - JOIN US FOR LUNCH

Newly completed traditional style home in the prime Beverlywood. High ceilings & large windows provide lots of natural light. Open floor plan features a gorgeous kitchen w/ new white cabinetry, center island, SS appliances & ample storage. Kitchen opens to the living room w/ fireplace and doors that open to the stunning yard w/ pool & spa. Master suite w/ soaring ceilings, private balcony & master bath! The highest quality materials throughout, composed w/ a thoughtful designer's touch.

MLS#17-267828
Sally Forster Jones 310-691-7888
JOHN AAROE GROUP

2426castleheights.com

9215 MONTE MAR DR	Open 11-2	NEW
\$3,149,000	5+5 2sty-TRADITIONAL	



METICULOUSLY CRAFTED TRADITIONAL HOME IN BEVERLYWOOD HOA

An entertainer's delight, this gorgeous home has exquisite finishes throughout with great attention to detail. This 5 bedroom, 5 bathroom home has a welcoming open floor plan flooded with natural light throughout. Spacious living room and formal dining room. Gourmet Koshher kitchen offers top of the line Thermador Appliances with 2 dishwashers, 3 sinks, double ovens, & over-sized center island.

MLS#17-267522
Bellet/Grakal Group 3107701124
KELLER WILLIAMS BH

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

1461 S CASTELLO AVE	Open 11-2	NEW
\$1,895,000	4+2.5 1sty-TRADITIONAL	



AMAZING OPPORTUNITY TO REMODEL OR REBUILD YOUR DREAM HOME!

Amazing opportunity to remodel or rebuild your dream home on this spacious 9100 sq. foot lot. Located on a tree lined street in the trendy Beverlywood area, home features 4 bedrooms + 2.5 bathrooms. Spacious floor plan has plenty of natural light throughout. Inviting living room features hardwood floors, recessed lights, high ceilings and a wood burning fireplace. Walking distance to all that Pico Blvd has to offer.

MLS#17-267518
Bellet/Grakal Group 3103672288
KELLER WILLIAMS BH

Blt-Ins,Cing Fan,Dshwshr,Dryer,

8932 W 24TH ST	Open 11-2	NEW
\$1,199,000	2+2 SPANISH	



1931 SPANISH, FLAWLESSLY RENOVATED & EXUDES PERIOD DETAIL

1930s Spanish. Family Room with French doors could serve as 3rd BR. Wood beams, stone surround fpl, harwd floors and vintage tile. Chef's Kit offers stainless steel appliances and granite counters. Patio with decorative fpl next to detached garage; an art studio/gym/office. Located on tree-lined street.

Chris Pickett 424.202.3230
TELES PROPERTIES

www.8932west24thstreet.com

09 Beverlywood Vicinity *Condo / Co-op*

1278 S CAMDEN DR #101	Open 11-2	NEW
\$749,000	2+2.5 1sty-MEDITERRANEAN	



BEAUTIFUL 2BR BEVERLY HILLS ADJ. CONDO

Beautiful 2BR+2.5BA condo in prime BH Adj. neighborhood. This stylish unit boasts remodeled kitchen w/custom cabinetry & breakfast bar & updated ensuite bathrooms. Open living & dining area w/wet bar & private balcony & 2 spacious master suites w/large closets. Features gleaming hrdwd flrs, central HVAC & laundry in unit. Building amenities include gym & sauna, rec room & secured tandem parking plus add'l small storage space in garage. Close to Beverly Hills, Century City & Pico/Beverly shops.

MLS#17-268068
Jeremy Ives 3108581902
COMPASS

1278SouthCamdenDrive101.com

10 West Hollywood Vicinity *Single Family*

838 N SIERRA BONITA AVE	Open 11-2	NEW
\$3,900,000	6+6 2sty-MODERN	



BRAND NEW MODERN TRADITIONAL

Brand new construction modern traditional in the heart of sought-after Beverly Grove. The colossal sweeping floor-plan offers 6 bedrooms, 5.5 bathrooms, office, a home theater; a glassed wine room, a Chef's kitchen; 2nd floor has 5 spacious bedrooms, a family quarter, a sumptuous Master suite with vaulted high ceilings, a terrace with views of the lush private oasis: a zero-edge pool and spa, waterfall, outdoor built-in kitchen with BBQ & Bar, all walled and gated in great comfort.

MLS#17-261966
Or Brodsky 310-623-2319
COLDWELL BANKER BHN

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

8724 ROSEWOOD AVE	Open 11-2	NEW
\$3,250,000	4+4 2sty-MODERN	



WEHO DESIGN DISTRICT ARCHITECTURAL

Modern marble in the heart of the West Hollywood Design District, just steps away from iconic dining and shopping on Robertson and Melrose, this smart home is an architectural perfection! The soaring ceilings of the great room and sun-catching two story glass wall make this a truly warm and bright home. Amenities include a Control4 smart home system, Hansgrohe plumbing fixtures, Miele appliances, salt water pool with spa and much more.

Rosalie Klein (310) 261-8878
ENGEL & VOLKERS

Smart Home

735 N STANLEY AVE	Refresh. 11-2	NEW
\$3,149,000	4+5 SPANISH	



NEW CONSTRUCTION TIMELESS SPANISH CITY VILLA IN MELROSE


Spanish-Moorish inspired city villa designed by Timothy Corrigan has 9 ft high ceilings and seductively decorated interiors. Arched entry ways, custom decorative panel moldings, Trompe-l'oeil gas fireplaces and walls, custom luxe drapery, cathedral ceiling foyer and open floor plan family room and gourmet kitchen complete with Jenn-Air appliances. Lush secluded backyard features a saline pool, spa, BBQ, fire pit and dining area. Integrated speakers, Nest, and smart-ready technology and security.

MLS#17-261756
THE JMTEAM 323-377-8332
JOHN AAROE GROUP

www.735NStanley.com

TUESDAY

367 N EDINBURGH AVE	Open	11-2	NEW
\$2,695,000	3+4	1sty-SPANISH	



GORGEOUS REBUILT SPANISH WITH GRASSY YARD, DECK, SPA

Dramatic light & bright 3+4 Spanish in prime Beverly Grove area! Rebuilt. Towering trees 4 privacy. Open floor plan, high ceilings. Gourmet kitchen w/ quartz counters opens to Great Room that features lit art niche built ins & glass doors to grassy yard & deck. Master opens to romantic backyard, gazebo, 2 bars & new Sundance Spa suited for 7 guests, firepit, fountain & lush landscaping. 2 car garage w new floors, lighting, AC & French doors to yard. Open Tues 9/12 & Fri 9/15 from 11-2pm

MLS#17-267618
 Jennifer Maraia 310-467-1666
PINNACLE ESTATE PROP

Breakfast Bar, Island, Spa, Gazebo, Deck

859 WESTBOURNE DR #4	Open	11-2	NEW
\$1,699,000	2+3	SPANISH	



BRAND NEW LISTING IN WEST HOLLYWOOD

Unique opportunity to buy a home in West Hollywood. Legally a "condo" but its truly similar to living in a single family house. It has no shared walls in the house & its own private backyard. Drive through a gated driveway to enter a very special 4 unit complex, this amazing town home, has been updated & opens out to ample outdoor space & an enclosed 2 car garage. Downstairs a large open living/dining area & a gourmet eat in kitchen. There is nothing like it on or off the market.

MLS#17-267376
 Scott Segall 310.480.4823
DOUGLAS ELLIMAN

8916 ASHCROFT AVE	Open	11-2	NEW
\$1,695,000	2+2.5	COTTAGE	




CHARMING 2BD/2.5BA HAMPTONS-STYLE HOME IN PRIME WEHO/MELROSE

Charming Hamptons-Style Cottage in prime WeHo/Melrose neighborhood. This private, updated 2BD/2.5BA home boasts light-filled living & dining areas with a fireplace, crown moldings & hardwood floors throughout. Kitchen offers a breakfast bar, newer appliances, & ample storage. Master suite opens to a private deck & landscaped yard, perfect for entertaining. Addtl covered garage/guest house/office w/ bath (unpermitted). Parking for 3 cars. Walk score of 92.

MLS#17-267282
 ST. JAMES + CANTER 310.291.1029
BERKSHIRE HATHAWAY

www.8916ASHCROFT.com

855 N CROFT AVE #105	Open	11-2	NEW
\$1,250,000	2+3	ARCHITECTURAL	



MODERN ARCHITECTURAL NOT TO BE MISSED!

Gorgeous single-level, modern at A+ West Hollywood location. 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. Available furnished and ready to move in.

MLS#17-264400
 Jay Robertson 3102836000
GIBSON INTERNATIONAL

10 West Hollywood Vicinity Condo / Co-op

999 N DOHENY DR, UNIT 1104	Refresh.	11-2	NEW
\$2,990,000	2+2.5		



STUNNING, TURN-KEY MASTERPIECE IN ICONIC 999 DOHENY

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. The unit can be available totally turn-key, down to the silverware.

Robert Grandinetti 310-497-6365
RODEO REALTY

850 N CROFT AVE, UNIT 404	Lunch	11-2	NEW
\$1,199,000	2+2	TRADITIONAL	



SOUTH FACING PENTHOUSE WITH 2 PATIOS!

Stunning designer-done Penthouse in West Hollywood! Grand formal entry & skylights for abundant natural light, the gleaming wood floors, entertainer's floor plan & formal dining area are pointed w/sophisticated touches. The cook's kitchen w/eat-in bar opens to the living room w/fireplace. 2 patios take in the views while the bedrooms are separated by the living room for maximum privacy. Huge master w/WIC, master bath w/dual sinks, shower & soaking tub. Laundry inside & 2 parking spaces.

Grant Linscott 323-300-1174
KELLER WILLIAMS RLTY

stove, microwave, fireplace, balcony

616 N CROFT #PH9	Open	11-2	NEW
\$2,060,000	2+2.5	ARCHITECTURAL	



ARCHITECTURAL PENTHOUSE W/ PRIVATE ROOFTOP DECK

Designer upgraded penthouse just steps away from Melrose Place and the West Hollywood Design District. This spacious two bedroom two and a half bathroom is luxury loft-style living at it's best. Professional kitchen with top appliances opens to living area with 17' ceilings and floor to ceiling windows with panoramic views of the Sunset Strip. This newer constructed condo has a large private rooftop deck equipped with hot tub, views of the Hollywood Sign and Downtown LA.

MLS#17-266180
 Jodee Jean Lemon 3103639210
BERKSHIRE HATHAWAY B

Dshwshr, Dryer, Elvtr, Frzr, Grbg Disp, Other

851 N SAN VICENTE #113	Open	11-2	NEW
\$949,900	2+3	TRADITIONAL	



RARE VALUE & LUXURY

Amazing quality finishes combine with a superior location to create a special opportunity. This large unit has the perfect floor plan: Downstairs has a living dining area with the opportunity for formal dining, large eat-in kitchen with newer cabinetry, office/den, ample storage area and guest bath. There is a private terrace with lush planters and a gas line for grilling. Upstairs a split bedroom plan with dual master suites. Side by side parking makes daily life easy.

MLS#17-268324
 RED Real Estate Group
KW LARCHMONT

851SanVicente.com

851 N KINGS RD #PH310	Lunch	11-2	NEW
\$1,850,000	3+3	2sty-CONTEMPORARY	



CONTEMPORARY PENTHOUSE IN WEHO WITH ROOF DECK & VIEWS!

Chic 1,900 Sq Ft Penthouse in a sought after premier West Hollywood building with a large private rooftop terrace featuring 180 degree city views from Century City to the Hollywood Hills plus a second private rooftop terrace. A large overhead window floods the penthouse w/sunlight. An upgraded kitchen with accent lighting, quartz countertops and stainless steel appliances opens up to a grand two-story dining space. WINE & CHEESE TWILIGHT OPEN FOR BROKERS 6-7PM & 7-8PM FOR BROKERS WITH BUYERS.

MLS#17-266604
 Tom Scrocco/Randy Isaacs 310-259-7355
CBBHS

www.851Kings.com

1155 N LA CIENEGA #805	Open	11-2	NEW
\$865,000	2+2	MODERN	



STAR POWER CONDO!!!!

Stunning Done Corner unit at Westview Towers with Fabulous Southwestern Views. Highly coveted 8th floor view corner unit features 2 bedrooms & 2 full bathrooms & is updated with high quality finishes. The high-end kitchen opens to the living area & has beautiful, sleek white cabinetry, white stone countertops, designer glass backsplash & stainless steel appliances. Recessed lighting & wood flooring has been installed throughout the unit. Living room opens to private balcony w/dramatic views.

MLS#17-267562
 Lee Ziff 310-945-7752
KELLER WILLIAMS BH

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


TUESDAY

8455 FOUNTAIN AVE, UNIT 420 Open 11-2		NEW
\$789,000	2+2 1sty-CONTEMPORARY	
		
BREEZY, QUIET, NEAR PERFECT LOCATION!		
Spacious remodeled 2 bed 2 bath, airy, with limestone floors throughout. Large eat-in stainless kitchen with private entry and balcony, plus side by side laundry. Generous dining and living room with fireplace leads to gated patio and direct pool access. Remodeled spa like bathrooms with soaking tub and duel shower heads. Newer HVAC, quiet building location, private & breezy with no street noise and easy garage access for two tandem cars. Bring or send clients. Also Open Sunday 9/17, 2-5PM.		
Jeffrey Sachs COLDWELL BANKER BHN	310-777-6361	Washer/Dryer,Range Oven,Fridge,etc.

1242 N SWEETZER AVE #2 Lunch 11-2		rev
\$989,000	2+3 2sty-CONTEMPORARY	
		
ARCHITECTURAL TOWNHOUSE WITH LOFT!		
Architectural 2 bedroom, 2.5 bath plus loft townhouse in West Hollywood on a tree lined street! 4 units only and set back from the street providing a private home feel. Tennessee Bleached Hickory floors w/expansive wide 8 foot planks. Generous skylights & windows fill this unit with light throughout the day giving it a dramatic effect all the time. Remodeled kitchen with Pental quartz counter tops, Subway tile back splash, Avalon Maple Medallion custom-made cabinets w/under counter lighting.		
MLS#17-250840	Tom Scrocco/Randy Isaacs 310-259-7355 COLDWELL BANKER BHS	www.1242Sweetzer.com

906 N DOHENY DR, UNIT 304 Refresh. 11-2 592/H6		NEW
\$618,000	1+1	
		
CREATE YOUR OWN CANVAS		
Make this open concept condo your own gallery space with pristine walls for your art, recessed lighting, and oak hardwood flooring flowing throughout. Custom cabinetry, Caesarstone counter tops, and stainless appliances complete the kitchen. Walk-in shower with Carrera marble floor tiles and Hansgrohe rain shower/ handheld combo. Over-sized bedroom with custom walk in closet. Perfect location in building with private patio and no common walls, right in the heart of the Norma Triangle.		
JENNIFER QUICK KW HOLLYWOOD HILLS	323-362-8801	Range/Oven,Refrigerator,Dishwasher

10 West Hollywood Vicinity Income

9014 HARRATT ST Lunch 11-2		NEW
\$3,295,000	Units CALIFORNIA BUNGALOW	
		
TROPHY COMPOUND ON HUGE LOT IN NORMA TRIANGLE!		
One of a kind opportunity to acquire urban hideaway & luxurious residential compound where Beverly Hills, the Sunset Strip, and Norma Triangle meet. This trophy property on one of largest lots in the Norma Triangle includes entire private compound featuring a 3 bedroom + office main residence delivered vacant, along w/ another 2 bedroom detached home, + a third building containing a duplex. This singular trophy property in a world class location cannot be replicated.		
Grant Linscott KELLER WILLIAMS RLTY	3233001174	laundry, stove, microwave, dishwasher

1112 N OLIVE DR #7 Open 11-2		NEW
\$499,000	2+2 TRADITIONAL	
		
GREAT WEHO 2+2 CONDO		
Located in one of West Hollywood's best areas, this light and bright 2nd floor unit features 2 bedrooms, 2 baths and freshly painted with distressed wood floors. The open floor plan features a large kitchen with granite counters, dining area and large picture window. Extremely low dues that include Earthquake insurance underground secured parking space and steps away from Sunset and Santa Monica Blvd, and close to some of the best restaurants and shops the area has to offer.		
Milstein/Silver KELLER WILLIAMS BH	310.867.5598	www.1112Olive7.com


10 West Hollywood Vicinity Lease

118 S CLARK DR #206 Open 12-2		NEW
\$4,450	3+2.5 4sty-SPANISH	
		
NEW LUXURY 3 BED WEHO ADJ. LEASE		
EXPERIENCE EXCEPTIONAL QUALITY & LIVING IN THIS NEWER LUXURY 3+2.5 CORNER UNIT. FEATURES INCLUDE GOURMET KITCHEN, 2 FIREPLACES, HWD FLR, SURROUND SOUND, LARGE MSTR W/ SPA LIKE BTH. ONE BLOCK FROM CEDARS, SHOPS ON ROBERTSON, RESTUARANTS AND BOUTIQUES ON BEVERLY DRIVE. ENJOYING WALKING TO ALL THE BEST OF WEST HOLLYWOOD'S FAMED DESIGN DISTRICT.		
Brian Mazurkiewicz JOHN AAROE GROUP	310-386-9086	NEWER LUXURY BUILDING CLOSE TO ALL


1420 N LAUREL AVE #402 Open 11-2		rev
\$1,249,000	2+2.5 ARCHITECTURAL	
		
GORGEOUS 2-STORY PENTHOUSE W/ STUNNING VIEWS. PRIME WEHO!		
Chic 2-Story WeHo Penthouse (Townhouse) Built in 2005 With Panoramic Views & 4 Outdoor Terraces! The Bright 2 Bedroom Suite + 2.5 Bath Front Unit Has South, West, & North Exposures. It Features Sleek High End Designer Details, Fixtures, & Stainless Steel Appliances. The Modern Gourmet Kitchen Boasts Caesarstone Counter Tops & Imported Cabinets, Hardwood Floors In Living Room & Dining Area. Landry Inside Unit. 2 Parking Spaces Side by Side. Prime location in West Hollywood.		
ST. JAMES + CANTER BERKSHIRE HATHAWAY	310.291.1029	WWW.STJAMESCANTER.COM

11 Venice Single Family

2335 EASTERN CANAL Lunch 11-2		NEW
\$4,495,000	3+4 3sty-ARCHITECTURAL	
		
ARCHITECTURAL STUNNER WITH DRAMATIC CANAL VIEWS		
This eco-conscious home, reimagined by architect David Hertz, offers rare T-canal views and sophisticated interiors moments from the beach, shops and restaurants of Abbot Kinney. Features include solar-radiant, polished concrete floors, custom chef's kitchen, solar panels, and water filtration system. Expansive windows and clean lines delineate the architect's style and flow. A gated courtyard with a spa, canal-facing terraces and a sustainable rooftop garden exemplify the California lifestyle.		
Michael Grady THE AGENCY	4243542929	Bit-Ins,Rng/Ovn,Fridg,Spa,Sauna,BBQ


8788 SHOREHAM DR #21 Refresh. 11-2		rev
\$1,199,000	2+3 MODERN	
		
LUXURIOUS MODERN LIVING		
2 Bd/2.5 Ba 1490 SF condo in private (built 2006) 15-unit bldg above Sunset w/private elevator entrance. Near cafes, hotels & clubs on the Strip. Large,spacious living room/ dining area leads to outdoor terrace for indoor/outdoor living. 2 Master Bd suites on opposite sides of unit for relaxing in privacy. Contemporary kitchen w/modern cabinetry,SS Viking appliances. 2 sidexside pkg in gated garage w/ guest pkg & storage closet.Bldg features controlled access, security& 2 rooftop decks w/ views		
Susana Miller JOHN AAROE GROUP	310 508-4707	CingFan,Dshwshr,Dryer,Grbg Disp,Hood Fan


237 WINDWARD AVE Open 11-2


\$4,190,000	4+3.5	NEW
		
ROBERT THIBODEAU DESIGNED ARCHITECTURAL MASTERPIECE		
With soaring redwood ceilings, great natural light, large scale rooms with Fleetwood doors and polished concrete and wood floors extending throughout. Entertain on the extensive rooftop deck with 360-degree views. This is an extremely well built, bright, airy modern home in the center of prime Venice just steps from the beach and the avant-garde eats and shops on renowned Abbot Kinney Blvd.		
Zach Goldsmith HILTON & HYLAND	310.908.6860	HiltonHyland.com

TUESDAY

437 LINNIE CANAL	Open	11-2	NEW
\$2,899,000	2+3	CALIFORNIA BUNGALOW	
	LINNIE CANAL VENICE BUNGALOW		
<p>Situated on the south facing Linnie Canal is Casa di Gennaio, a 1926 light-filled cottage w/ exposed-beam ceilings, sun porches & an open floor plan. Built in bay window w/ seating & overlooks the canal. The kitchen is well equipped w/ stainless steel appliances, wine fridge & walk-in pantry. The 2nd level is dedicated to the sun-drenched master retreat, complete w/ a cozy reading nook & wood burning fireplace leading to a private balcony. Just blocks away from the beach, Marina & Abbot Kinney.</p>			
MLS#17-267080		www.437LinnieCanal.com	
Rogers-Stellini-Ritt 310-888-3377 NOURMAND & ASSOCIATE			


946 INDIANA AVE	Open	11-2	NEW
\$1,599,000	3+2	SPANISH	
	ROMANTIC AND BEACHY 3 BEDROOM IN VENICE		
<p>Beautifully restored 3 bed, 2 bath 1925 Spanish home features custom upgrades and detailed craftsmanship throughout. Enclosed courtyard entrance and great flow into the lush backyard centered around a giant Camphor tree - perfect to entertain, relax and swing from tall branches. Bonus space for office or exercise room. A/C, 2 car garage, easy access to beach, Main street, Abbott Kinney and Rose.</p>			
MLS#17-267318		Dshwshr,Dryer,Grbg Disp,Fridg,Wshr	
Lauren Lambert 310.866.7540 PARTNERS TRUST - OCE			

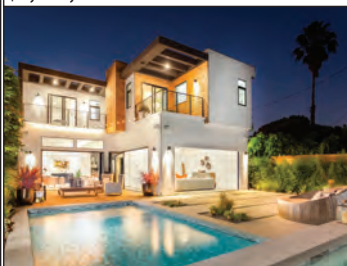
2328 OCEAN AVE	Refresh.	11-2	NEW
\$2,598,000	3+4	MODERN	
	A TOUCH OF THE HAMPTONS IN VENICE		
<p>Warm contemporary-style Craftsman perfectly situated between the Venice Canals & Abbot Kinney. Dramatic sun-drenched 2-story living room w/ wood-beamed ceilings, skylights & fireplace. A Gourmet kitchen w/ Thermador Pro Oven & French farmhouse-style cabinetry opens to a dining rm that flows outdoors to a garden patio, perfect for entertaining. Escape to the top level & relax in the spacious Den w/ wood-beamed ceilings open to a roof deck to enjoy the cool ocean breezes. Moments from Venice Beach!</p>			
MLS#17-255600		Blt-Ins,Dshwshr,Micro,Rng,Ovn,Fridg	
Jerry Jaffe/Alison Betts 310.403.4925 TELES PROPERTIES			

2477 GLYNDON AVE	Open	11-2	red
\$2,950,000	3+5	MODERN	
	INCREDIBLE MODERN HOME IN VENICE		
<p>Enter into the open concept interior, which flows to the gorgeous outdoor courtyard & backyard pool area. The well-designed floor plan combines an open living area w/ fireplace & pocket sliding doors. Engineered hardwood floors line the home thought & designer finishes in the kitchen & baths. The master suite includes walk-in closet & stunning bath w/ soaking tub & skylights. Also, there are 2 additional ensuite bathrooms & an office/lounge area, w/ private terraces & roof deck w/ fire pit.</p>			
MLS#17-231128		Blt-Ins,Dshwshr,Micro,Rng,Ovn,Fridg	
Jonathan Pearson 310-490-4716 HALTON PARDEE			


949 NOWITA PL	Open	11-2	NEW
\$2,450,000	3+2	CALIFORNIA BUNGALOW	
	VENICE WALK STREET OPPORTUNITY ADJACENT TO COMMERCIAL AREA		
<p>Wonderful opportunity to purchase a double lot comprised of 6500 square feet on one of the most coveted walk streets in Venice. Located just West of Lincoln adjacent to a commercial parcel, which is also for sale, fronting Lincoln Blvd. The options for this potential combination are only limited by ones own imagination.</p>			
MLS#17-265416		homeasart.com	
Frank Langen 3109633891 DEASY,PENNER&PARTNER			

717 CALIFORNIA AVE	Open	11-2	671H5	rev
\$3,950,000	2+1	MID-CENTURY		
	LEGENDARY VENICE PROPERTY OF JAY GRIFFITH			
<p>Dramatically situated on an oversized 8,207 sf triangular lot, the longtime residence of renowned landscape designer Jay Griffith is a one-of-a-kind Venice property. Expansive grounds share only 1 property line with neighbors & are uniquely positioned to enjoy the best sunlight exposure of any lot west of Lincoln Blvd. The stunning compound has served as a horticultural laboratory for decades & is filled with magnificent specimen plants, impressive sculptures & artistically cultivated gardens.</p>				
MLS#17-243576		OVERSIZED 8207 SF TRIANGULAR LOT		
Jennifer Hughes 310-383-7299 BULLDOG REALTORS				

701 VERNON AVE	Lunch	11-2	NEW
\$1,995,000	3+2	CALIFORNIA BUNGALOW	
	701 VERNON AVENUE VENICE		
<p>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.</p>			
MLS#17-265416		Grilled Cheese Truck	
Nicole Contreras 310-614-4952 NOURMAND & ASSOCIATE			


1106 ROSE AVE	Refresh.	5-7	rev
\$2,888,000	4+5	MODERN	
	MODERN MEETS BOHEMIAN IN THIS VENICE HOME		
<p>An architectural masterpiece, 1106 Rose Avenue is the perfect blend of modern and bohemian Venice Beach living. With over 3000 square feet of living space, this property boasts 4 bedrooms, 4.5 baths with a spectacular secluded backyard with a baja sectioned pool, raised spa and waterfall. In addition to a personalized piece of graffiti art. The convertible garage can be used as a two-car showcase or as a bonus room and the glass staircase leads you upstairs with stunning views of greenery.</p>			
MLS#17-261886		www.HaltonPardee.com	
Kerry Ann Sullivan 310-907-6517 HALTON PARDEE			

2429 CLOY AVE	Open	11-2	NEW
\$1,845,000	3+2	CONTEMPORARY	
	A SILVER TRIANGLE TREASURE		
<p>Silver Triangle treasure, this contemporary, cool and stylish single family home will inspire your lifestyle with infinite joy. Private and serene with its seamless indoor/outdoor flow. Enjoy three bright bedrooms, beautifully appointed architecturally designed/updated bathrooms, a spacious den, an updated kitchen that opens to the lush and covered patio setting, perfect for al fresco dining that leads to an elevated sunny wood deck off of the master suite.</p>			
MLS#17-267144		www.haltonpardee.com	
Penny Muck 310-266-9946 HALTON PARDEE			

1215 CABRILLO AVE	Open	11-2	rev
\$2,425,000	2+2	2sty-CRAFTSMAN	
	RARE AND BEAUTIFUL CRAFTSMAN IN ABBOT KINNEY NEIGHBORHOOD		
<p>1921 Craftsman on favorite Venice street. Meticulously restored and updated. Rich wood floors, doors, window sashes and built-ins. The beautifully appointed custom kitchen opens onto a redwood deck and stone patio with an area for al fresco dining. Upstairs master suite features a vaulted ceiling, a large walkable closet and spacious bath with separate shower and claw foot tub. One car garage and an additional off street parking space.</p>			
MLS#17-250594		Blt-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan	
Ramey Ward 310-266-0867 DEASY PENNER & PARTN			


TUESDAY


12 Marina Del Rey Single Family


5409 VIA DONTE	Refresh. 11-2	NEW
\$3,998,000	5+5.5 ARCHITECTURAL	
EXQUISITE SILVER STRAND CANAL HOME		
 <p>Magnificent Canal home w/breathtaking Channel & ocean views! Wonderful open floor plan ideal for entertaining w/ Architectural flare. Master suit w/custom glass corner that opens to the sea, spa bathroom, & true oversized closet. Must see this rare gem!</p>		
Alison Betts TELES PROPERTIES	323-309-3976	

128 ROMA CT	Open 11-2	rev
\$2,950,000	4+5 MODERN	
CENTER OF MARINA DEL REY'S SILVER STRAND		
 <p>Masterfully redone by world-renowned designer Anne Hauck, every detail of this impeccable 3-story, private rooftop home was created with a careful artistic eye. Step inside to a magazine-worthy dining & living room, connected by an open floor-to-ceiling fireplace. The kitchen is crafted to hold everything yet show nothing. Wander upstairs to your master suite, complete with 2 balconies, secluded seating area, walk-in closet, and 5-star bathroom.</p>		
MLS#17-241018 D Kramer A Powers HILTON & HYLAND	310-691-2400	www.DavidKramerGroup.com


12 Marina Del Rey Condo / Co-op

4115 GLENCOE AVE #103	Open 11-2	NEW
\$1,068,000	2+2 ARCHITECTURAL	
SOHO LOFT LIVING IN THE MARINA ARTS DISTRICT		
 <p>One-of-a-kind SoHo inspired architectural loft where aesthetics meets functionality to create the perfect combination of industrial chic and California beach living. Situated within a private building, this 2BD/2BA dwelling features unique built-out bedrooms, ample storage and closet space, a spacious loft area, and custom home office.</p>		
MLS#17-268256 Penny Muck HALTON PARDEE	3109076517	www.haltonpardee.com

4115 GLENCOE AVE, UNIT 309	Open 11-2	NEW
\$849,000	2+2 MODERN	
LOWEST PRICE 2 BR LOFT IN MDR		
 <p>Completely updated 2 BR 2 BA Loft in Marina Arts District.</p>		
Tab Howard SOTHEBY'S	310-346-3500	

4776 LA VILLA MARINA #G	Open 11-2	NEW
\$795,000	2+3	
POOLSIDE TOWNHOUSE WITH PRIVATE, ATTACHED TWO CAR GARAGE		
 <p>Enter the gated Villa San Cipriano to find this charming 2 bedroom, 2.5 bathroom townhouse. It features an outdoor patio, a bonus space ideal for an office directly off the master and a private, attached two car garage. Enjoy the views of the pool from your master bedroom, kitchen and dining area, along with the added seclusion provided by a tree located directly outside. Ideal opportunity to move in as is or update to fit your needs.</p>		
MLS#17-265804 Carley Werts PARTNERS TRUST BW	3105135387	Cing Fan, Dshwshr, Grbg Disp, Micro, Rng/Ovn

13 Palms - Mar Vista Single Family

3675 INGLEWOOD	Open 11-2	NEW
\$3,795,000	5+6 CONTEMPORARY	
STUNNING BRAND NEW CONTEMPORARY ON 12,300+ LOT		
 <p>Brand new contemporary on a 12,300+ lot. Formal living room with walls of glass & outdoor patio. Huge, open kitchen/family room with fireplace. Chef's kitchen with breakfast room, huge center island, quartz counters, custom cabinets & top of the line appliances. 5 Beds, 6 baths. Master bedroom with fireplace & large walk in closet. Master bath with huge walk in shower, dual sinks & soaking tub. Gorgeous back yard with pool, spa, grassy yard, outdoor kitchen & outdoor living room with fireplace.</p>		
MLS#17-266804 Gavin Fleminger NOURMAND & ASSOC	310-850-8053	BBQ, Dshwshr, Grbg Disp, Micro, Rng/Ovn,

2827 S BARRINGTON AVE	Open 11-2	NEW
\$2,395,000	5+4 CONTEMPORARY	
SPOIL YOURSELF		
 <p>Masterful design & modern luxury are embodied in this newly constructed 5 bedroom, 4 bath farmhouse in West LA. French oak floors extend into the formal living room w/high ceilings and an elaborate fireplace. The kitchen is adorned w/white cabinetry, Caesar stone counter tops, stainless steel appliances, walk-in pantry & two large sliding glass doors that open into the backyard. This home is top of the line, move-in ready and just a short stroll to Starbucks, Wholefoods & Mar Vista Park.</p>		
MLS#17-265116 Joe Noel KELLER WILLIAMS-SANT	310-994-8721	Dshwshr, Grbg Disp, Micro, Rng/Ovn, Fridg


3786 STEWART AVE	Open 11-2	NEW
\$1,700,000	3+2 ARCHITECTURAL	
AMAZING MAR VISTA REMODEL		
 <p>This gem is located on one of the best streets of Mar Vista. If you love the active, fast-paced vibe, many great shops and restaurants on Venice Blvd., the Grandview farmer's market, and Bowlero are just outside your doorstep. This stunning architectural home has just finished being remodeled and features three bedrooms, two bathrooms, gated entrance, hardwood floors throughout, open living, a detached 2 car garage, and a huge back yard with a tranquil fireplace great for entertaining.</p>		
MLS#17-266928 Laurent Bijaoui THE AGENCY	3107179525	Cbl, Dshwshr, Dryer, Frzr, Rng/Ovn, Other

3350 HALDERMAN ST	Open 11-2	NEW
\$1,525,000	4+3 TRADITIONAL	
CHARACTER ON A QUIET CORNER		
 <p>This beautiful two story, four bedroom, two and a half bathroom home is situated on a large corner lot w/very little traffic. Enter the bright & spacious living room w/bay windows, original hardwood floors and an open concept. The kitchen has plenty of counter space, cabinets, an adjacent laundry area & a powder room. Enjoy the spacious family room that opens to the private backyard. Ideally located in a fantastic neighborhood, just minutes from Venice, Santa Monica & local beaches.</p>		
MLS#17-267114 Sherri Noel KELLER WILLIAMS-SANT	310-994-8721	Dshwshr, Dryer, Micro, Rng/Ovn, Fridg, Other

3605 MAPLEWOOD AVE	Open 11-1	NEW
\$1,395,000	3+2 MID-CENTURY	
A WOOD STREET MODERN CLASSIC		
 <p>Situated on a quiet tree-lined street amongst the coveted "Wood Streets" in prime Mar Vista, this charming Mid-century modern home is a picture perfect cozy escape from the bustling city. Upon entering, natural light floods the living room with floor to ceiling windows overlooking the peaceful brick-layed courtyard & barbeque area. Built-in cabinetry, crown moulding and original hardwood floors speak to the inherent charm and character that embodies this home.</p>		
MLS#17-268016 Penny Muck HALTON PARDEE	3109076517	www.haltonpardee.com

TUESDAY

4261 BEETHOVEN ST	Open	11-2	NEW
\$1,369,000	4+3	1sty-COTTAGE	
	MINI-COMPOUND IN MAR VISTA		
Breezy and comfortable cottage in the Del Rey section of Mar Vista. Retaining original details and charm this 3 bedroom 2 bath with detached 1 bedroom apartment is the perfect mini compound. Minutes from Venice, Walking distance to marina shops, movies and new restaurants on Washington Ave. Newly renovated kitchen and bath in the 1 bedroom apartment, lush shady private backyard with mature avocado tree and treehouse. Great starter home or investment property.			
Coleman Eisner DPP	3109630363	Other	

3044 VETERAN AVE	Open	11-2	NEW
\$1,075,000	2+1	1sty-TRADITIONAL	
	WESTSIDE VILLAGE~GREAT OPPORTUNITY FOR OWNER-USER/ DEVELOPER		
Simply charming 2 bed, 1 bath traditional on apx 6,440 sf lot in premier Westside Village location. With great curb appeal and a nice open floor plan, this home includes living room with fireplace and dining area that opens to generous grassy back yard with deck & detached garage. Kitchen has cozy eat-in breakfast area with window seat. Amenities include hardwood floors, central heat and A/C, copper plumbing and upgraded electrical.			
Nora & Peter Wendel COLDWELL BANKER BWD	310-918-2064		

3513 ASHWOOD AVE	Open	11-2	NEW
\$975,000	3+1	1sty-MID-CENTURY	
	DEVELOPER'S DELIGHT		
Beautiful quiet treeline street in prime Mar Vista. Probate Sale, may not require court confirmation. Close proximity to hip Silicon Beach and other beach cities. All offers must be submitted on probate residential purchase agreement.			
Rosalie Klein ENGEL & VOLKERS	(310) 261-8878	Other	


3582 MILITARY AVE	Open	11-2	NEW
\$4,900	3+2	1sty-FRENCH	
	PERFECT GARDEN FOR ENTERTAINING YOUR GUESTS		
Welcome to this lovely & spacious home situated in West Side Village. Features are 3 beds, 2 baths, Central Heat & A/C, copper plumbing, open floor plan, informal dining room through French doors leads into a lush & private backyard, the perfect spot for entertainment. The garden has lemon, Eucalyptus & Italian Stone Pine trees. Bright happy kitchen with views of the deck and beautiful garden that is perfect for reading a book & drinking your coffee.			
Vida Ash KELLER WILLIAMS-SANT	MLS#17-266906 3107108426	Dshwshr, Micro, Rng/Ovn, Fridg	


12450 ANETA ST	Open	11-2	rev
\$1,325,000	4+3	TRADITIONAL	
	DOWNSTAIRS HOME. UPSTAIRS LOFT		
This 4 bedroom, 3 bathroom home features a first floor main home & a separate guest house/loft w/its own private entrance to the second floor. The dining area flows into the living rm w/an inviting fireplace. The kitchen has wood cabinetry, granite counters & looks out to the back patio. All three downstairs bedrms have hardwd floors, sizable closets, ceiling fans & large windows. This spacious home w/a grand backyard, secluded studio loft & energy efficient solar panels is conveniently located!			
Sherri Noel KELLER WILLIAMS-SANT	MLS#17-255418 310-994-8721	Clng Fan, Dshwshr, Dryer, Micro, Rng/Ovn	

14 Santa Monica		Single Family	
X 710 19TH ST	Lunch	11-2	NEW
\$6,295,000	5+6	TRADITIONAL	
	EXQUISITELY DESIGNED HOME IN SANTA MONICA-JOIN US FOR LUNCH		
Newly completed & exquisitely designed, traditional home boasting bright open floor plan, hardwood floors, tons of natural light, high ceilings and tasteful finishes throughout. Enjoy the master chef's kitchen featuring SS appliances and beautiful marble island. Expansive family room with sliding glass doors opening to gorgeous backyard with stunning pool, perfect for entertaining. Impressive master suite with balcony, fireplace and en suite. This must-see home is truly remarkable!			
Sally Forster Jones JOHN AAROE GROUP	MLS#17-267840 310-691-7888	71019thstreet.com	

510 LINCOLN BLV	Open	11-2	NEW
\$4,999,000	5+4.5	2sty-CONTEMPORARY	
	BIG OPPORTUNITY!		
Situated on 1 and 1/2 lots North of Montana with 75 sq. ft. frontage. The house is approx. 5,400 sq. ft. and has 5 bedrooms and 4.5 baths. Great potential. Bring designer or contractor			
Linda Lackey CB-MONTANA	310.429.1185		


14 Santa Monica		Condo / Co-op	
270 PALISADES BEACH RD #203	Open	11-2	NEW
\$5,150,000	3+3.5	MODERN	
	AMAZING BEACHFRONT CONDO PARKING PROVIDED AT 415 PCH		
Awesome opportunity to live directly on the sand in Santa Monica. Modern architectural condo featuring incredible coastline, ocean, and white-water views. Multi-level open floor plan perfect for entertaining. Gourmet kitchen with custom counter top and island, built-ins, wine fridge, and breathtaking views of the Pacific Ocean. Residence boasts spacious dining area, family room with built in sound system, and multiple large balconies that looks upon an endless stretch of ocean, sand, and surf.			
David / Anna Solomon THE AGENCY	MLS#17-262552 424.400.5905	www.270PalisadesBeach203.com	

X 118 WADSWORTH AVE #8	Lunch	1-3	NEW
\$2,950,000	3+2	ARCHITECTURAL	
	OCEANFRONT PENTHOUSE CONDO		
Oceanfront! Location doesn't get any better than this. Amazing, unobstructed ocean, coastal, sunset & beach views. A rare opportunity to own a one of a kind, 3 bdrm, 2 bath + bonus loft. Exceptional light living room w/ fireplace features soaring ceilings & floor to ceiling windows beautifully framing the captivating water views. Offering the quintessential CA lifestyle whether as a pied-a-terre or everyday beach front living. Centrally located. Prvt, 9 unit building. 2 car tandem parking. Low HOA.			
Chellee Cassels DEASY PENNER & PARTN	MLS#17-268132 3102834697	homeasart.com	

X 2203 OCEAN AVE #103	Lunch	11-2	NEW
\$2,695,000	3+3	2sty-CONTEMPORARY	
	SANTA MONICA OCEAN FRONT 3 BD+3 BA +DEN REMODELED TOWNHOUSE		
RARE OFFERING! SPECTACULAR, OCEAN FRONT 3 BD+ Office/Den 2 sty. townhouse, feels just like a private home w/head-on whitewater ocean & coastline views, just steps to the sand! 3 private patios for dining al fresco, enjoying the sunset & cool ocean breezes. Beautifully updated unit has FAB Master, hardwood floors, 2 fireplaces, newly remodeled slate, stone & designer tile baths, gourmet kitchen w/gas range. Lg. pvt. laundry. 10 unit building, rarely available! Side x Side parking & guest parking.			
Joan Lurie Farb JOAN LURIE REALTY	MLS#17-265662 310-968-4900	Blt-Ins, Cbl, Dshwshr, Dryer, Elvtr, Other	

TUESDAY

908 20TH ST, UNIT A	Open	11-2	NEW
\$1,375,000	3+2.5		




ONE OF THE BEST TOWN HOMES IN SANTA MONICA!

A rare opportunity to own one of the best town homes in Santa Monica! Freshly painted and ready to move in! This beautiful light-filled town house, with a center courtyard and a gated front porch, is walking distance to coveted Montana Avenue and Franklin Elementary School. This spacious home boasts 3 bedrooms, 2.5 baths, a living room with a separate family room, fireplace, an open kitchen with stainless appliances, and side-by-side secure parking with extra storage.

Shelby Roos WEA	818-481-8841
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1820 MONTANA AVE #1	Open	11-2	rev
\$1,499,000	2+3	MODERN	



FULLY RENOVATED 3-STORY TOWNHOUSE ON 18TH & MONTANA!

Stunning renovation by designer couple! End-Unit. 2 bed / 2.5 bath plus media room/office. Open living area, kitchen w/ all new Bosch appliances & dining w/ balcony. Oversized master w/ double-height vaulted & beamed ceilings, his-n-hers closets & slider to top floor balcony. En-suite bath w/ skylight & large waterfall shower. Downstairs is combo media room/office w/ custom built-in desk. Private 2-car garage w/ workbench & direct-entry. Blocks from heart of Montana Ave! \$350 HOA.

Sean Galligan KELLER WILLIAMS BH	646-643-0472	Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other
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1135 17TH ST #D	Open	11-2	NEW
\$1,249,000	2+3	ARCHITECTURAL	




ARCHITECTURAL TOWNHOME WITH MODERN CURB APPEAL!

Light-filled 2 bed, 2.5 bath, +loft-Hardwood floors, recessed lighting +high ceilings, Large master suite w/newly remodeled bathroom, walk-in closet, fireplace +French doors to outdoor patio. 2nd bedroom w/in-suite remodeled bathroom. Loft with French doors leading to a rooftop sundeck, new a/c unit, new washer/dryer, and 2-car side-by-side gated parking. Pet friendly building and HOA dues include earthquake insurance. Franklin School District.

Deborah Thurm COLDWELL BANKER RESI	3103452661	Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other
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14 Santa Monica			<i>Income</i>
710 BAY ST	Open	11-2	NEW
\$1,849,000	Triplex	1sty-TRADITIONAL	




SANTA MONICA TRIPLEX

Back on market - previously sold with multiple offers! Buyer did not perform because of personal health reasons (nothing to do with property). Superb, charming, pride-of-ownership TRIPLEX in the heart of Ocean Park, only moments from cafes, shops, Joslyn dog park and the beach. This updated 1950's property includes two 1 bed +1 bath units and one 2 bed + 1 bath rear unit with private patio/yard area with mature shade trees. Each warm, adorable unit contains unique, tasteful finishes.

T. Rustad P. Maurice RODEO REALTY - BH	310-623-8825	710BaySt.com
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1912 BROADWAY #311	Open	11-2	NEW
\$995,000	2+2	ARCHITECTURAL	



Light-filled open floor plan with spiral staircase, 19-foot ceiling, large windows and 2 balconies with Ocean View. Unit features high-end Boffi kitchen cabinets with Caesar Stone counter tops, stainless steel appliances, tiled bathrooms with tile floor and bathtub surround. Electric blinds, professional built-in closets. Security system, Video intercom system, key fob entry, DIRECTV-ready and cable pre-wired. Den can be converted to second bedroom. Side by side parking and laundry in unit.

Lisa Pound GIBSON INTERNATIONAL	310-622-7442	Side by Side Parking and Laundry in Unit
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14 Santa Monica			<i>Lease</i>
842 11TH ST #5	Open	11-2	NEW
\$10,995	5+6	CONTEMPORARY	




GORGEOUS 3,500+ SQ FT HOME ALTERNATIVE STEPS FROM MONTANA!

This absolutely stunning and completely remodeled, 3,500+ sq ft unit is one of the largest and highest quality apartments to hit the market in this A+ Santa Monica location. This amazing Single Family home alternative has been re-imagined with only the finest detailing/finishes. The unit occupies a full floor of the building, creating a feeling of living in your own home. Highlights include kitchen w/ Sub Zero Fridge, Wolfe Range/Hood, Italian Subway tile, dining area and huge family room.

Austin Brunkhorst COLDWELL BANKER RESI	310-254-7989	Blt-Ins,Cbl,Dshwshr,Dryer,Grbg Dis,Other
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1834 11TH ST, UNIT 3	Open	11-2	NEW
\$799,000	2+2.5	TUDOR	



TOWNHOME IN SANTA MONICA

Wonderful 2 bedroom/2.5 bath Townhouse in a great Santa Monica location with easy access to the beach and all that SM has to offer. This unit has a spacious living room with fireplace, patio & wet bar, dining area, powder room and kitchen. Upgraded hardwood floors on stairs and in bedrooms. Large bedrooms with custom bedroom closets. Low HOAs, Side by Side parking with storage.

Jody Fine/Monica Antola BERKSHIRE HATHAWAY	310.230.3770	Range, Washer/Dryer, Ceiling Fans
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1118 3RD ST #401	Open	11-2	NEW
\$5,400	2+2	6sty-CONTEMPORARY	



LEASE OPPORTUNITY IN THE COVETED 1118 3RD ST BUILDING

Polished 2 + 2, single-level condo North of Wilshire. Large lvg rm / dng rm w/ gas fireplace & tons of natural light. Balcony on south east corner. Sophisticated galley kitchen w/ stainless steel appliances, breakfast nook, & laundry closet w/ stacked washer/dryer. Spacious master suite w/ large walk-in closet. Master bath w/ double vanity & stand-alone shower & separate tub. Includes two, side-by-side parking spots. The building amenities include a pool, spa area, fitness room, & club room.

Kate Bransfield COLDWELL BANKER	310.395.1133	Blt-Ins,Dshwshr,Dryer,Micro,Rng/Ovn
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515 OCEAN AVE #SPHD	Open	11-2	red
\$5,400,000	5800000	3+4 7sty-MODERN	



OCEAN, MOUNTAIN AND CITY VIEWS ON OCEAN AVENUE!

Great opportunity to own a 3175 square foot Penthouse on Ocean Avenue. White water ocean views from the living room and city lights, trees, mountain views from other rooms. Wrap around windows insure ocean breezes and views from every room. 3 bedr, den, extra-large living room, separate dining room, large kitchen, 4 baths, extra high ceilings. Pool, spa, gym, concierge, valet and more. Across from Palisades Park, near Montana Ave., Third Street Promenade.

Kaaren Kurtzman JOHN AAROE GROUP	310-741-4010	Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg
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15 Pacific Palisades			<i>Single Family</i>
701 CHAPALA DR	Open	11-2	NEW
\$8,295,000	6+8	3sty-TRADITIONAL	




SPARKLING NEWER TRADITIONAL IN THE HUNTINGTON PALISADES!

Exquisitely executed newer 3 level Huntington Palisades traditional w/an airy modern ambience. All rooms are where they should be & nothing is missing, including 6 BR's+8 Baths, 2 Family Rooms, a Home Theatre, Gym, Office & more!! Beautifully positioned on a corner lot offering great light, privacy & usable yard. Luxurious & pristine in every detail, as well as thoughtfully created to provide easy living. Crestron smart home w/lovely finishes & sensational quality throughout.

Laurie Hudson BERKSHIRE HATHAWAY H	310-230-3754	BBQ,Blt-Ins,Dshwshr,Frzr,Grbg Disp,Other
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TUESDAY

210 MONTE GRIGIO DR	Open	11-2	NEW
\$2,249,000	3+2	1sty-TRADITIONAL	
	CASTELLEMARE GEM		
<p>This charming home Castellemmare Mesa home is on the market for the first time in 60 years. Featuring fabulous front facing ocean and mountain views, this home was completely remodeled in 2014. The light infused living room has wood beamed ceilings, hardwood floors and large windows capturing the beautiful north facing views. The large eat-in kitchen opens to the bright family room with sliding doors leading to the patio and large, mostly flat backyard.</p>			
Judy Orsini GIBSON INTERNATIONAL	(310) 739-2421	Other	


15515 VIA DE LAS OLAS	Refresh.	5:30-7:30	rev
\$7,595,000	4+5	MID-CENTURY	
	TWILIGHT OPEN ONLY 5:30- 7:30 PM		
<p>TWILIGHT ONLY. Join us for wine and hors d'oeuvres. Situated on a tranquil bluff overlooking the Pacific sits a mid-century jewel on 2 flat lots totaling 16,693 square-feet. This mid century bluff home is gorgeous as is or create your own estate. Enjoy coastal living and awe -inspiring panoramic ocean views while being just moments from the newly developed Palisades Village. The development possibilities are excellent as the site consists of two legally zoned and separate view-laden lots.</p>			
MLS#17-248052		Mike Deasy/Sara Clephane 310-909-4648	
DEASY PENNER & PARTN		Dshwshr,Dryer,Frzr,Rng/Ovn,Fridg,Other	

533 SWARTHMORE AVE	Open	11-2	NEW
\$2,000,000	2+1	1sty-TRADITIONAL	
	DEVELOPER'S DREAM, CLOSE TO VILLAGE		
<p>This property is a developer's dream. Conveniently located in the heart of Pacific Palisades a few blocks from a few grocery stores, cafes, and restaurants. Nearby schools include highly-ranked Palisades Charter Elementary, Village School, and Seven Arrows Elementary. Near Temescal Gateway Park and Will Rogers State Historic Park.</p>			
Anthony Marguleas AMALFI ESTATES	310.293.9280		

641 N LAS CASAS AVE	Lunch	11-2	rev
\$4,695,000	6+7	MEDITERRANEAN	
	NEWER SPANISH/MED IN THE LAS CASAS BLUFFS		
<p>This gorgeous 6-bedroom, 7.5-bathroom Spanish/Mediterranean in the Las Casas bluffs neighborhood perfectly captures the spirit of sophisticated yet casual Pacific Palisades living. The residence was completed in 2010 and still shows like new. Thoughtfully designed with high ceilings, an expansive 5,171 square feet of living area and generously sized rooms. Highlights include: sensational master suite, gourmet center island kitchen, large private backyard with swimmer's pool.</p>			
MLS#17-266384		Dan Urbach 310.360.5096	
THE AGENCY		www.641LasCasas.com	

1131 DONAIRE WAY	Open	11-2	NEW
\$1,949,000	3+2	1sty-MID-CENTURY	
	OCEAN & COASTLINE VIEWS, SINGLE LEVEL HOME ON CUL-DE-SAC		
<p>Located in the Marquez Knolls neighborhood, this very bright & private home has been lovingly kept and has an updated country kitchen w/ sub-zero that opens up to the family room which spills out to the view-facing patio. The spacious living room & dining area also open up to the patio and the rear yard. There are 3-bdrms & 2-baths including a spacious master suite. Also: newer heat & air, hardwood floors, vaulted wood ceilings thru-out, Jacuzzi walk-in tub, terraced rear yard w/ huge potential.</p>			
MLS#17-267058		Nicolas Beauvy 310-573-7473	
COLDWELL BANKER PPAL		Offers due by 9/17	

17733 PORTO MARINA WAY	Open	11-2	rev
\$4,195,000	4+3	SPANISH	
	VIEW, VIEWS, VIEWS... THE ULTIMATE IN SEASIDE LIVING!!		
<p>Rare opportunity to own an authentic Spanish villa w/ unobstructed whitewater views w/beach across PCH bridge. Dramatic living rm w/soaring wood beamed ceilings; den/media rm w/domed ceiling & stunning bar w/humidor; dining rm w/balcony & breathtaking views; bright/breezy kitchen w/breakfast bar. Spacious back courtyard w/dining area, outdoor fireplace +2 fountains. Romantic master ste w/ balcony + explosive coastal views + luxe bath. Quality deco fixtures compliment this stylish & timeless home.</p>			
MLS#17-262082		Marc Chorin-Susan Stark 310.995.6344	
GIBSON INTERNATIONAL		17733PortoMarina.com	

17177 AVENIDA DE LA HERRADURA	Open	11-2	NEW
\$1,699,000	3+2	1sty-CONTEMPORARY	
	OCEAN VIEWS ON GATED PRIVATE STREET		
<p>Wonderful 2 story Mediterranean with 5 bedrooms & 4 baths on a private gated street in the Summit. The double door entry leads to a large living room & dining room. Family room with fireplace opens to the beautiful kitchen with central island & breakfast area. 4 bedrooms upstairs including the master with high ceilings & large sitting area with fireplace and balcony with ocean views. Large master bath & walk-in closet. Downstairs bedroom is used as an office. Summit Club Membership included.</p>			
MLS#17-268012		J. Azarmi & Berta Negari 310.573.7452	
Tom Hackett SOTHEBY'S INTERNATIO		Blt-Ins,Clng Fan,Dshwshr,Frzr,Grbg Disp	

16746 CALLE DE CATALINA	Refresh.	11-2	rev
\$2,050,000	5+4	2sty-MEDITERRANEAN	
	OCEAN VIEWS ON GATED PRIVATE STREET		
<p>Wonderful 2 story Mediterranean with 5 bedrooms & 4 baths on a private gated street in the Summit. The double door entry leads to a large living room & dining room. Family room with fireplace opens to the beautiful kitchen with central island & breakfast area. 4 bedrooms upstairs including the master with high ceilings & large sitting area with fireplace and balcony with ocean views. Large master bath & walk-in closet. Downstairs bedroom is used as an office. Summit Club Membership included.</p>			
MLS#17-264226		J. Azarmi & Berta Negari 310.573.7452	
CB & BH MINT		Blt-Ins,Clng Fan,Dshwshr,Frzr,Grbg Disp	

15 Pacific Palisades Condo / Co-op

17536 CAMINO DE YATASTO	Open	11-2	rev
\$7,950,000	7+9	2sty-FRENCH	
	GRAND ESTATE, TENNIS COURT, POOL, 33K SF LOT		
<p>Situated within the coveted Palisades Country Estates, a 24-hour guard gated community, this home is traditional luxury at its best. Spacious layouts, verdant surroundings, total privacy, and massive in-home movie theater, a home like this becomes your own personal resort. Tennis court, oversize pool, 33,597 sq ft lot and absolute tranquility are perfectly accompanied by convenient access to the charming downtown of Pacific Palisades, Santa Monica, and Malibu's famed Will Rodger's Beach.</p>			
MLS#17-262370		A. Afshar R. Jancula 3107409719	
COMPASS		17536CaminoDeYatasto.com	

15425 ANTIOCH ST #201	Open	11-2	NEW
\$1,399,000	2+2.5	CONTEMP MED	
	SPACIOUS CORNER RESIDENCE IN PRIME PACIFIC PALISADES		
<p>Outstanding location in one of the most popular buildings in Palisades village. Spacious, bright corner residence. Unit includes eat-in kitchen, separate laundry room, master suite. Secondary bedroom is ensuite and set away from master for privacy. Step-down living room includes wood-burning fireplace with high ceilings. Good-sized dining area perfect for entertaining. Three balconies plus powder room round out this wonderful home-like unit. Close to Caruso shopping center, park, and library.</p>			
MLS#17-267352		David / Anna Solomon 424.400.5905	
THE AGENCY		www.15425Antioch.com	

TUESDAY

1736 PALISADES DR	Open	11-2	NEW
\$875,000	2+2	2sty-CONTEMPORARY	




SOUGHT AFTER PALISADES HIGHLANDS TOWNHOME

LR with hardwood floors includes a FP and generous private patio. Dining area leads to upgraded kitchen with granite counters, S/S appliances, and breakfast area. Second bedroom and a full bath complete the main living floor. Spacious master suite with vaulted ceilings a private balcony, en-suite bath and walk-in closet. In-unit laundry and 2-car garage with direct access. Community pool/spa, tennis courts and gym. Hiking trails & restaurants in close proximity to this amazing opportunity.

Chanin/Cannella 310.780.3100
GIBSON INTERNATIONAL

1736palisadesdrive.com

17015 PACIFIC COAST HWY, UNIT 2	Open	11-2	NEW
\$849,000	2+2	1sty-MID-CENTURY	



BREATHTAKING HEAD-ON OCEAN VIEWS & STUNNING SUNSETS AWAIT!

This 2 bedroom, 2 bath retreat has been well-maintained & is in the highly desirable front row of Malibu Village, perched on a bluff overlooking the Pacific. The open layout allows for views from kitchen, living area & dining area. Kitchen has skylight, bay window & a breakfast bar, and opens to dining & living area w/ beamed vaulted ceilings. Sliding doors lead to spacious deck w/ unobstructed whitewater ocean views. Unit comes w/one carport parking spot & complex includes pool & clubhouse.

Rowe & Tzadik 424-203-1890
TELES PROPERTIES

Range/Oven,Hood Fan,W/D,Dishwasher

15 Pacific Palisades Lease

1524 PALISADES DR	Open	11-2	NEW
\$4,100	2+2	CONTEMPORARY	



ARTFULLY RENOVATED HIGHLANDS LEASE

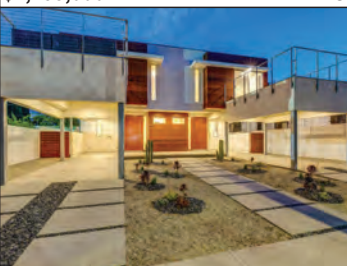
Split level condo, 2 bedroom & 2 baths. Entire unit has been updated with new kitchen and bathrooms, new carpet, drapes and new paint throughout. Patio off living room and dining area. 2-car private garage with direct entry and laundry facilities. HOA amenities include pool - heated all year round - exercise room, sauna and two tennis courts. Available now for a 2 year term.

MLS#17-267812
Holly Davis 310.230.7377
COLDWELL BANKER-PAC.

Cbl,Dshwshr,Dryer,Frzr,Grbg Disp

16 Mid Los Angeles Condo / Co-op

8512 HARGIS ST	Open	11-2	NEW
\$1,199,000	3+3	MODERN	



MODERN LIVING @ THE HARGIS PROJECT

Two units in a spectacular new construction building. Stylish modern living with a zen vibe. Polished concrete, mahogany, oak and stainless-steel combine to create something truly special. Perfect for those seeking a low maintenance home with and indoor outdoor vibe. All within walking distance of Platform, the Culver City Art Walk, the newly announced HBO headquarters, Ivy Station and the Expo line. Be a part of what's next.

MLS#17-268336
RED Real Estate Group
KW LARCHMONT

TheHargisProject.com

16 Mid Los Angeles Income

1911 S BURNSIDE AVE	Lunch	11-2	NEW
\$899,000	Triplex	2sty-TRADITIONAL	



MID-CITY TRIPLEX R1.5 LOT

Take a deep breath as opportunity is not knocking but banging on your door. This triplex is priced at the cost of a remodeled house & best of all, 2 of the 3 units are being delivered vacant. With an R1.5 lot the possibilities are endless. The property features a duplex in back with an upper & lower unit, both delivered vacant, and a front home that is tenant occupied. Steps from the Culver City Arts District and a quick walk/Lyft/bike to the Expo line. Collect rent while you create your dream!

MLS#17-267656
The Carrabba Group 323-899-2900
COMPASS

www.CarrabbaGroup.com

18 Hancock Park-Wilshire Single Family

115 N ROSSMORE AVE	Lunch	11-2	NEW
\$6,995,000	5+7	MEDITERRANEAN	

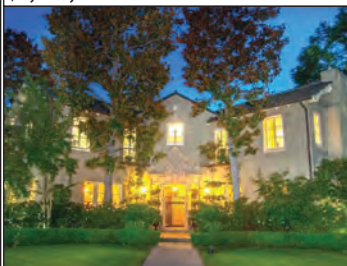


HISTORIC ITALIAN RENAISSANCE IN HANCOCK PARK

Majestic 5 Bd/7 Ba Italian Renaissance Revival mansion, nearly an acre in size, overlooking Wilshire Country Club. The massive backyard features a large heated pool, covered hot tub, sauna & cabana, with endless golf course views. Stunning floor to ceiling French windows, enormous living room w/ fireplace, formal dining room & wood paneled library. Master bdrm suite w/ his & her dressing rooms. Large partially finished attic perfect for a home office/artist studio/storage.

MLS#17-268044
John Duerler 2139242208
HANCOCK HOMES REALTY

201 LORRAINE BLV	Open	11-2	NEW
\$4,975,000	4+5	2sty-SEE REMARKS	




MANIFICENT SPANISH COLONIAL - TWILIGHT OPEN 6:30PM - 8:00PM

Meticulous Spanish Colonial. Designed by renowned architect G. Lawrence Stimson for the President of Southern California Gas Company. The main floor includes grand entry, formal LR w/ fireplace, dining rm, chef's eat-in kitchen, family rm, powder rm, laundry rm and California wine cellar. Upper level has 4 bdrms, 4 bathrms and outdoor patio. Professionally designed landscaping and lighting. Whole house water filtration system, central vac system, two-zone HVAC, sound system and much more.

Pete Buonocore 323-762-2560
KW - LARCHMONT

www.201Lorraine.com

248 S VAN NESS AVE	Open	11-2	NEW
\$4,249,000	5+3	2sty-MEDITERRANEAN	



GORGEOUSLY REIMAGINED FOR TODAY'S STYLE

Former celebrity's home. Gorgeously reimagined for today's style. Chic new marble and tile in master bath; 4 Bed / 2 Bath up plus 1 Bed / 1 Bath guest studio; powder + exterior pool bathroom down; gourmet eat in kitchen with media space AND a grand scale family room both overlook lush resort style grounds/ pool/ spa/ BBQ/ bar on nearly a 18,000 sq ft lot! HPOZ.

Lisa Hutchins 323-460-7626
COLDWELL BANKER RES.

237 S IRVING BLVD	Open	11-2	NEW
\$3,995,000	5+4	MEDITERRANEAN	



WONDERFUL MEDITERRANEAN WITH A POOL ON A GREAT BLOCK

Windsor Square Mediterranean blending 1920's architecture w/ modern upgrades. Sunny living room w/ fireplace & large windows. Family rm features a Sony 4k Projector & roll down screen. Doors out to covered patio & private yard. The formal dining rm features large French windows. Kitchen is a cooks dream w/ high end finishes & top of the line appliances. Large laundry rm, maids & bath. Master suite w/ beautiful bath as well as 3 other bdrms & another new bath. Playroom up as well

MLS#17-268146
Rick Llanos 323 810-0828
COLDWELL BANKER HP

Beautiful Designer Finishes

4205 W 6TH ST	Lunch	11-2	NEW
\$2,499,000	4+4.5	2sty-TRADITIONAL	



ROOM FOR MANY

This impressive multi-level home offers generous scale throughout, marrying orig details w/modern updates. The entry hall leads to the LR w/ fplc & the FDR. A remodeled kitchen features European cabinetry & stainless steel appliances, a Viking refrigerator & 6 burner Viking stove. Upstairs are 4 beds & 3 redone baths + an office. Downstairs is a huge entertainment room w/ built-in bar, fplc & 1/2 bath. Private patios offer space for entertaining. A 1+1 guest quarters is located above the garage.

MLS#17-268146
Loveland Carr Properties (323) 460-7606
COLDWELL BANKER

www.4205west6th.com

TUESDAY

X 656 N GRAMERCY PL		Lunch	11-2	NEW
\$1,030,000	3+3.5	3sty-MODERN		
		ACCESS GUEST PARKING THRU GATE ON GRAMERCY		
<p>NY meets LA. Recently built in 2014 by reputable builder Lennar, this street-facing small lot home situated in a gated community is conveniently located. This chic, multi-level home offers you an open floor plan w/ stunning views from your own personal rooftop deck. It has 3 bedrooms, 3.5 bathrooms, laundry room & 2-bay garage w/ storage space. The kitchen has been customized with thermofoil cabinets, ice snow ceasarstone, unique stainless steel back splash & GE appliances. Ample guest parking.</p>				
Loveland Carr Properties (323) 460-7606 COLDWELL BANKER		www.656Gramercy.com		

148 S WILTON PL		Open	11-2	rev
\$1,759,000	4+2	SOUTHERN COLONIAL		
		GREAT CURB APPEAL AND LARGE LOT		
<p>*Motivated Seller* Lovely Georgian Colonial Revival Home w/great curb appeal & oversize triangular lot /tall trees. Traditional floor plan w/formal Entrance Hall & formal Living Room & formal Dining Room. Living Room w/French Doors to patios. Kitchen w/stainless steel appliances & separate Breakfast Room. 4 Beds up. Large Master Bedroom w/ attached Bath w/tub, shower stall and private toilet. Original details: wedding cake moldings, built-ins, lovely staircase, 3 leaded glass windows.</p>				
MLS#17-249412 Linda Hindley 3236106070 CB BH NORTH		Lovely Original Details + SS Appliances		

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

637 WILCOX AVE #1F		Open	11-2	NEW
\$759,000	1+2	OTHER		
<p>Gorgeous and Lovely 1 bedroom Condo . Few minutes from Wilshire country club, LA Tennis club, Larchmont village. Spacious livingroom with balcony. Recently remodeled. Wood floor,</p>				
MLS#17-264540	Cbl,Dshwshr,Dryer,Elvtr,Grbg Disp,Other			
Christine Y Kim	213 703 8808	BEE INVESTMENT, INC.		

109 N SYCAMORE AVE, UNIT 204		Open	11-2	NEW
\$599,000	1+1	4sty-MEDITERRANEAN		
		PRE WAR 1928 WARWICK BUILDING \$599,000		
<p>The "Warwick" 1928 Elegance. Rare Pre-War building on prime Sycamore Ave. 1 bedroom front facing unit. Old world style with a loft type feel. High Ceilings, hardwood floors, and great natural light, Exposed beams. Juliette style balcony. Building has cross fitness style gym, guest parking, 1 covered underground spot,Lush courtyard</p>				
Pamela Rich 310 666 7424 HILTON & HYLAND		listingzen.com/property/6444		

18 Hancock Park-Wilshire *Income*

X 1206 S LONGWOOD AVE		Lunch	11-2	NEW
\$1,599,000	Duplex	2sty-SPANISH		
		TACO TUESDAY !!!!		
<p>Exceptional Spanish VIEW Duplex in demanding Longwood Highlands. 4+2 down (owners unit projected income \$4500), 2+1 up (\$3,000) + bonus non permitted guest house (\$2,000). This property feels like a home with fantastic character detail throughout. Upgrades include automatic gate, 20 year guaranteed silicone roof, central hvac, hardwood floors, beautiful fireplace, exposed wood beams, barn doors, decorative ceilings, viking stove, copper plumbing & huge kitchen w/open flow to deck lush yard.</p>				
JSR / Richard Battaglia 310-386-6697 KW LARCH/JOHN AAROE		Dishwasher,W/D,Range, Frig		

18 Hancock Park-Wilshire *Lease*

534 N CAHUENGA		Open	11-2	NEW
\$6,900	2+2	SPANISH		
		SPANISH COLONIAL REVIVAL FOR LEASE		
<p>Charming 2br/1.75bath Spanish Colonial Revival house w/ converted garage space in Hancock Park.Located in 3rd Street School District, just down the block from both the LA Tennis Club and Wilshire Country Club!Amazing renovated kitchen with marble counter tops, wood floors, fridge, microwave, gas oven, and dishwasher. Renovated garage w/ beautifully finished wood floors makes for perfect guest quarters. Central A/C, and in-home stackable washer/dryer. Wide driveway provides parking for 4 vehicles.</p>				
MLS#17-268064 John Duerler 2139242208 HANCOCK HOMES REALTY		Dshwshr,Dryer,Micro,Rng/Ovn,Fridg,Other		

19 Beverly Center-Miracle Mile *Single Family*

439 N MARTEL AVE		Open	11-2	NEW
\$4,198,800	5+5.5	3sty-CONTEMPORARY		
		GRAND SCALE NEW MODERN WWW.439MARTEL.COM		
<p>Nearly 6500 sf of indoor-outdoor living. Walled, gated & hedged. Walls of glass, sleek pocket door systems open up to a black bottom zero-edge salt water pool-spa. Custom Italian kit w/ center island, Control4 automation, 5 fireplaces, formal dining room, open tread glass railed staircase connect all 3 levels. 2nd story outdoor lounge w/ fireplace. Master retreat w/ oversized balcony, fireplace, 2 walk-in closets & spa bath. Over 1100 sf of roof top deck w/ fireplace, city & mountain views.</p>				
Omega Group-Todd Michaud 310.429.8191 KELLER WILLIAMS HH		www.OmegaGroup.LA		

6207 W 5TH ST		Open	11-2	NEW
\$3,100,000	4+4.5	2sty-SPANISH		
		INCREDIBLE NEW MODERN SPANISH		
<p>New saltwater pool/spa, studio, high ceilings and designer finishes!</p>				
Paul Wylie (323) 515-9585 LAMERICA L.P.				

909 S CURSON AVE		Open	11-2	NEW
\$2,495,000	4+3.5	CONTEMPORARY		
		Situated in the heart of Miracle Mile, this completely remodeled two-story, four-bedroom, three-and-a-half bath smart home comes with a large open floor plan, floor-to-ceiling windows, and Control Four system. Complete with a large family room, dining room, all glass wine cellar and state-of-the-art kitchen with Miele appliances, and bright bedrooms with custom cabinetry. The backyard acts as a private oasis, complete with an infinity pool and adjacent fire-pit, cabana, and reclaimed wood deck.		
Azy Farahmand 310-710-8841 THE AGENCY		All Miele Appliances, Cabana, 0-Edge pl		

127 N GARDNER ST		Open	11-2	NEW
\$1,988,000	3+3.5	2sty-SPANISH		
		STUNNING ARCHITECTURAL SPANISH		
<p>This stunning architectural Spanish is perfect for today's modern lifestyle. There are two sophisticated en-suite bedrooms one of which is on main level. The backyard is great for alfresco dining by the pool or for warm L.A. nights in the spa. Conveniently located close to shops, parks, well known restaurants, The Grove, LACMA and Peterson Automotive Museum.</p>				
Ivan M / Sharona Alperin 310.888.3708 SOTHEBY'S INT REALTY		127NGardner.com		

OPEN HOUSE STATUS

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

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

TUESDAY

6533 HAYES DR Refresh. 11-2 \$1,949,000 3+3 TRADITIONAL		NEW
MODERN CONVENIENCE IN HISTORIC CARTHAY CIRCLE Step inside this recently done beauty and enjoy the best of both worlds. Vaulted ceilings make this light filled home a Carthay one of a kind. A versatile open concept floorplan creates a sense of ease for entertaining one or many. Central hallway leads to guest rooms and a master suite with lux shower. Beautiful open beamed family room opens to large backyard with a new garage and room for pool. All this steps from the new Purple line station and a lovely Beverly Hills park and recreation area.		
MLS#17-268200 RED Real Estate Group KW LARCHMONT		6533Hayes.com

627 N VISTA ST Open 11-2 \$3,249,000 5+5 2sty-MODERN		rev
NEW CONSTRUCTION ARCHITECTURAL MASTERPIECE W/ ROOFTOP DECK Gated new construction 4000SF masterpiece boasts rooftop terrace. Featuring soaring ceilings & light-filled open flr plan. Gourmet kitc & breakfast bar, sliding walls of glass opening to outdoor patio areas & covered outdoor living rm & infinity pool. Rooftop terrace w/360° views feat fire pit, hot tub & kitchen. Stunning mstr suite w/balcony & views, walk-in closet & spa like mstr bath w/soaking tub & one-of-a-kind shower. 2 additional en-suites upstairs & bonus family rm w/5th suite downstairs		
MLS#17-250386 Joshua Altman DOUGLAS ELLIMAN		3108193250 TheAltmanBrothers.com 627NVista.com

127 S. VISTA ST. 90036 Refresh. 11-2 \$1,890,000 3+2 1sty-SPANISH		NEW
NEW SPANISH GLORY A real historic masterpiece. Beautiful and charming historic Spanish villa, featuring spacious formal living room with coved ceiling, wood arched windows and Batchelder fireplace. Redesigned kitchen with Viking appliances surrounded by hand crafted cabinetry finished in CaesarStone. Bathrooms detailed in white marble and dressed with nickel fixtures. A redwood deck. Lush gardens. Surveillance camera system. Home entertainment system. Nest Climate control. Hardwood floors. 3BR/2BA		
MLS#17-267448 Pascal Hermansson MD PROPERTIES		424-332-8104 Dshwshr,Dryer,Rng/Ovn,Fridg

534 N SIERRA BONITA AVE Open 11-2 \$2,745,000 4+5 SPANISH		rev
NEW SPANISH GLORY Incredible Southern California living at its very finest! World class lifestyle Situated in the vibrant Melrose District, close to popular shops and restaurants. This stunning custom new home features high ceilings, natural light, open floor concept, 4 ensuite bedrooms of which the master bedroom boasts a fireplace, large dressing room with custom cabinetry and beautiful master bath with custom vanity, free-standing tub and spacious shower with frame-less door.		
MLS#17-227410 Paul Wylie LAMERICA REAL ESTATE		323-515-9585 BBQ,Blt-Ins,Dshwshr,Frzr,Grbg Disp,Other

19 Beverly Center-Miracle Mile Condo / Co-op

531 N FULLER AVE Refresh. 11-2 \$2,995,000 3+65000 5+5 2sty-MEDITERRANEAN		red
NOW THE HOT VALUE IN A HOT LOCATION! BRAND NEW CONSTRUCTION ON X-DEEP LOT IN COVETED LA BREA-MELROSE NEIGHBORHOOD! 2STY MEDITERRANEAN VILLA WITH SUNLIT ROOMS, HIGH CEILINGS, STUNNING WOOD FLOORS. VOLUMINOUS 2STY "GREAT" ROOM SETS THE TONE. HUGE FORMAL DINING ROOM. SEPARATE DEN/OFFICE. AMAZING CENTER-ISLE KITCHEN/FAMILY ROOM COMBINATION. MASTER SUITE WITH WALK-IN/BALCONY/LUXE BATH. DEEP YARD WITH POOL/SPA/PERGOLA/PATIOS/LAWN/POOL BATH. DIRECT-ACCESS 2 CAR GARAGE. PERFECT FOR INTIMATE OR LARGE SCALE ENTERTAINING.		
MLS#17-255408 Michael Libow COLDWELL BANKER RESI		310-285-7509 WWW.531FULLER.COM

305 ARNAZ DR #301 Open 11-2 \$925,000 2+2 1sty-CONTEMPORARY		NEW
EXECUTIVE SOUTH/EAST FACING CONTEMPORARY CORNER CONDO! This southeast facing, executive corner condo is located only steps to trendy 3rd Street and world class restaurants and shopping. 2 bedrooms and 2 full bathrooms featuring a cook's kitchen with generous counter space and a living room with fireplace perfect for entertaining guests. Expansive master suite includes a large master bathroom with shower, soaking tub and dual sinks and a walk-in closet. Enjoy the morning sunlight from your balcony nestled amongst the tree tops.		
MLS#17-266594 Tom Scrocco/Randy Isaacs CBBHS		310-259-7355 www.305Arnaz.com

434 N CRESCENT HEIGHTS Open 11-2 \$3,425,000 5+5.5 CONTEMP MED		rev
BEVERLY CENTER NEW CONSTRUCTION Enter the grounds through cast iron gates to meticulous topiary gardens, sandstone walkways, Mexican river rock & mature Olive and Palo Verde trees. Custom water feature leads to the solid-wood pivot door & double story entry w/ 12-14 foot ceilings throughout. European oak floors welcome you through to the ultimate living/family room, dining room & gourmet kitchen. Control4 system throughout, tank-less water heaters, security cameras & Nest thermostats, this perfect home is move-in ready.		
MLS#17-250128 Michelle Oliver DOUGLAS ELLIMAN		310-734-2653 www.michelleoliver.com

1076 S ORANGE GROVE AVE #13 Open 11-2 \$635,000 2+2 SPANISH		NEW
BEAUTIFULLY REMODELED TOP FLOOR CONDO IN WILSHIRE VISTA This beautifully remodeled condo is ideally situated within a lovely Spanish courtyard building. The top floor unit features a spacious living room with fireplace and balcony, open kitchen and dining room with custom cabinets and stainless steel appliances. The generous bedrooms have ample closet space and the ensuite master features a private balcony and a luxurious bath with extra-large shower. Additional features: central AC, in unit washer/dryer, tandem gated parking and low HOA dues.		
MLS#17-263528 Allison Schwarz COMPASS		310-237-5881 OrangeGroveCondo.com

19 Beverly Center-Miracle Mile Lease

112 N EDINBURGH AVE Open 11-2 \$3,295,000 4+5 SPANISH		rev
GREAT SCOTT WHAT AN AMAZING HOME Best fusion of warm rich Spanish architecture and modern amenities with all new construction. This stunning home boasts an expansive open floor plan with high ceilings. The outdoors has a pergola trimmed with bougainvilleas looking out to the saltwater pool & Beautiful arches, beamed ceiling, natural finish wide-plank oak floors and smart home wired. Ideal for anyone who likes to entertain & cook, the kitchen has been designed with all exceptional beauty and utility.		
MLS#17-228344 Paul Wylie LAMERICA REAL ESTATE		323-515-9585 BBQ,Blt-Ins,Dshwshr,Frzr,Grbg Disp,Other

411 N KINGS RD Open 11-2 \$6,795 3+3 1sty-CONTEMPORARY		NEW
GREAT BEVERLY CENTER LOCATION Light, bright 3 bdrm, 2.5 bath house centrally located near Beverly Center, Cedars-Sinai Healthcare Center & Beverly Blvd. The house features a warm living rm w/firepl, sep dining & breakfast areas, utilitarian kitchen, hardwd flrs, inside laundry rm, central a/c & heating. Property is gated w/locked, keypad, entrance that can be remotely controlled from inside the house, large front yard & patio, bonus room/office in backyard w/lg window & wall a/c unit, lg. grassy backyard w/patio & fire-pit.		
MLS#17-266584 Debbi & Gary RODEO REALTY - BH		3108641361 Blt-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan

20 Hollywood Single Family

812 N CHEROKEE AVE	Open	11-2	NEW
\$4,995	2+2	SPANISH	



CHARMING SPANISH STYLE HOME FOR LEASE

Beautiful home freshly painted with recently refinished hardwood floors & new kitchen appliances. Two bedrooms, one with a cozy den/office and two bathrooms. Garage for storage and a great attached finished bonus room perfect for a studio or workroom. Living room has barrel ceilings and decorative fireplace. Nicely sized grassy backyard. Great location close to Larchmont Village, Melrose, Pizzeria Mozza and all that Hollywood has to offer. Available for immediate occupancy. Minimum 1 year lease

Barry Fields SOTHEBY'S	310-888-3740	Co/listed w/ J. Martinez @ PartnersTrust
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21 Silver Lake - Echo Park Single Family

2014 BALMER DR	Refresh.	11-2	NEW
\$2,249,000	4+3	MEDITERRANEAN	



STUNNING SILVER LAKE 4-BED VILLA w Panoramic Reservoir & Mountain Views in the Moreno Highlands! A William P. Kesling design, one of Rudolph Schindler's draftsmen/architects, meticulously modernized & renovated w/o losing one ounce of character. Intricately hand-painted Art Deco ceil, French drs, hardwood flrs, hi ceilings throughout. Grand LR is a showstopper w enormous windows showcasing the private backyard, spacious entertaining decks. Magnificent lot, impossible to replicate. Ivanhoe Elem!

Noelle Hettlinger Til COMPASS	310-621-9800	Blt-Ins,Dshwshr,Dryer,Grbg Disp,Rng/Ovn
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2209 MEADOW VALLEY TER Refresh. 11-2

\$1,699,000	3+2	MID-CENTURY	NEW
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SOPHISTICATED MID-CENTURY ZONED FOR IVANHOE ELEMENTARY

Situated on a cul-de-sac w/ enviable views of Franklin Hills, this thoughtfully updated home features an open floor plan w/ beamed ceilings, fireplace and built-in bookshelves. Updated kitchen w/ stainless appliances. Two bright, cheerful bedrooms on upper level. Master suite w/ walk-in closet, lovely master bath and French doors to shimmering saltwater pool. Private front yard w/ BBQ/entertaining area. Convenient access to Silver Lake Reservoir, shops, and restaurants. www.2209MeadowValley.com

The Kostrey Collection NOURMAND & ASSOC.	323-462-6262	Pool, Fridge, Range, Dshwshr, Microwave
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21 Silver Lake - Echo Park Income

656 N OCCIDENTAL	Open	11-2	594C7	NEW
\$1,199,000		CRAFTSMAN		



This craftsman home with tons of natural charm has 2 bedrooms in the front house and a 1 bedroom unit above the garage. The interior has some charming touches with lots of "period" custom crafted wood window casings and detailed original moldings throughout. Also, each unit has its own patio/deck with dual sitting areas, great for entertainment. There are fruit trees on the property, a large backyard, long driveway and a 2 car garage.

Dawn Marie MacLeod TDC/ PACIFIC PROPERT	661-618-3893	
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1551 MURRAY DR Open 11-2

\$999,000	Triplex	SPANISH	NEW
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FIXER. TRIPLEX. VACANT. PRIME SILVERLAKE. VIEWS. \$999K!

Prime SILVERLAKE hills Triplex FIXER w/ amazing VIEWS delivered VACANT! First time on the market in 42 years. Phenomenal location close to the Sunset Junction, 1923 Spanish 3-unit building w/ large 2+1 owner's unit and two 1+1 units below. Owner's unit has fireplace, hardwood floors, high beamed ceilings, huge master w/ private balcony, galley style eat-in kitchen, and large living room that opens out to large wraparound terrace perfect for sunsets and cocktails. Incredible views. SOLD AS IS.

jimmy martinez PARTNERS TRUST BH	323-377-0548	www.1551murraydrive.com
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22 Los Feliz Single Family

2400 WILD OAK DR	Open	11-2	NEW
\$3,385,000	4+5	2sty-SPANISH	



GORGEOUS SPANISH IN THE LOS FELIZ OAKS

Glittering city lighted evenings from patios, lawns, where arched doors from every room in the home burst open to fresh, iconic Los Angeles landscapes and sweeping Griffith Park to DTLA views Styling a modern Spanish-revival era essence, embraced by a modern architectural ambience with open flow of living spaces & outdoor courtyards ; 4 bedroom en-suites, guest rooms, guest powder, open dining/living/ gourmet kitchen, formal and theater entertainment room all oriented on a gentle st. to st. lot.

Jeffrey Young SOTHEBY'S INTERNATIO	213.819.9630	Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other
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2578 CANYON DR Lunch 11-2

\$2,315,000	3+3	2sty-CONTEMPORARY	NEW
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STUNNING CONTEMPORARY

Stunning contemporary home in the prestigious "Oaks" neighborhood. 3 bdrm 3 bath plus bonus room (4th bdrm) open floor plan, vaulted ceilings, fireplace, gourmet kitchen w/ high end appliances. Seamless Indoor/outdoor living/ glass wall doors to a tranquil patio w/ wall fountain, sundeck with views of the canyon. Hardwood floors, alarm & video camera systems, 2 car garage & canyon views throughout. Completely renovated. Steps from Griffith Park & a short walk to restaurants of Franklin Village.

Pamela McMurray KELLER WILLIAMS	310-923-0869	www.2578canyondrive.com
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4423 AMBROSE TER Lunch 11-2

\$1,998,000	4+5	3sty-MEDITERRANEAN	NEW
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EXQUISITE 4+5 W/POOL, VIEWS, SEP GUEST, & LFZ VLLG

Sophisticated Los Feliz Village residence offers a private pool oasis with sweeping views of GP Observatory. Extensive renovations epitomize discernment with 4+5, 3521 SF (as measured by REST), den, upstairs study, separate pool house (w/o permit), gourmet kitch with Miele appl, & upper lvl deck with fire pit. Second flr mstr bed & bth are opulent with balc overlooking pl, & stylish Caribbean cement tile. Close to specialty shops & eateries - Lassens, McCalls, Little Doms, & Jenni's Ice Cream.

Grace Gaerlan COLDWELL BANKER RESI	3234289747	Miele refrig, Wolf stove, pool, and spa
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5860 LOCKSLEY PL Open 11-2

\$1,699,000	4+4	SPANISH	NEW
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CURB APPEAL PLUS!

Curb appeal plus in this Spanish in the Los Feliz Oaks w/ the character of a vintage home. Bright & airy w/ soaring ceilings & open floor plan. 4 bds + 3.5 baths, den & downstairs bedroom overlooking pool. Huge kitchen w/ Viking, Thermador + Miele appliances. Dramatic stairway w/ custom ironwork, large master w/ fireplace, sitting area + WIC. Master bath w/ diva spa tub. Outdoors, find a sparkling lap pool, spa & lounge area. Two additional BD, two water heaters, dual zone HVAC, & speakers throughout

Dorothy Carter KELLER WILLIAMS REAL	213-703-1001	Blt-Ins,Dshwshr,Grbg Disp, Micro,Rng/Ovn
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4130 PARVA AVE Open 11-2

\$3,795,000	5+6	MODERN	rev
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JUST REDUCED

Space, light & function are artistically integrated into this designer inspired renovation. Open floor plan & sliding walls of glass showcase views from the Chavez Ravine to the Pacific Ocean. Perfectly sited kitchen w jetliner views perfect for entertaining. Master suite features an extraordinary bath & shower centered on stunning views. Guest bedrooms feature walk-in closets & sleek bathrooms. Movie theater w wet bar & wine fridge open to a tranquil garden, pool & resort style cabana w fireplace

Rogers+Stellini+Ritt NOURMAND & ASSOCIATE	310-888-3378	www.4130ParvaAve.com
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TUESDAY

28 Culver City Single Family

11177 WESTWOOD	Open	11-2	NEW
\$1,199,000	3+2	TRADITIONAL	




MLS#17-267400
Stacy Blair Young (310) 367-7654
TELES PROPERTIES

FABULOUS OPP. TO LIVE IN CULVER CITY'S COVETED LINDBERG PARK

Spacious 3 + 1.75 traditional home waiting to be re-imagined. The front porch welcomes you into the entry hall where you can enter the updt'd ktchn w/granite counters & stainless steel appls or the lng rm adjoining the dining area & fam rm that opens to bckyrd patio & prvte grassy yrd. Welcoming community w/block parties, July 4th parade & park. Easy access to Culver City's award winning schools incl. Farragut Elem., downtown CC w/a multitude of restaurants, & theaters. EZ access to light rail.

11177WestwoodBlvd.com

11401 BARMAN AVE	Refresh.	11-2	672E4	NEW
\$1,090,000	3+2	1sty-CONTEMPORARY		



Vanessa Schreiber 310-435-9354
DOGTOWN REALTY

TURN-KEY GEM IN CULVER CITY!

Beautiful turn-key home on a corner lot in one of Culver City's highly desired neighborhoods. Spacious floor plan with renovated kitchen including built-ins and high end appliances, fenced rear yard with vegetable gardens, detached 2 car garage, laundry room, new windows, beautiful hardwood floors and much more. A lot of love has been put into this home, come see this gem!

Washer/dryer, fridge, stove, dishwasher

12059 JUNIETTE ST	Refresh.	11-2	red
\$1,288,000	3+2	TRADITIONAL	



MLS#17-257308
Kerry Ann Sullivan 310-907-6517
HALTON PARDEE

ELEGANT UPDATED HOME WALKING DISTANCE TO PLAYA VISTA

Walking distance to Playa Vista and Silicon Beach, this updated contemporary home features an amazing combination of warmth and charm that makes it a must see! Natural light fills the open concept layout, perfect for movie nights or large gatherings, while the chef's kitchen is easy to cook for everyone. Kitchen features include premium stainless steel appliances and large peninsula. With a two-car garage, separate laundry area, and sweet curb appeal, this enticing home is not to be missed.

www.HaltonPardee.com

5156 PICKFORD WAY	Open	11-2	rev
\$2,750,000	4+5	MODERN	



MLS#17-228096
Sara Afghani/David Rench 818-577-8227
NELSON SHELTON

BRAND NEW MODERN HOME IN THE HEART OF CULVER CITY

This stunning home includes a gourmet kitchen w state-of-the-art appliances & custom cabinetry, 3 fireplaces, high-end modern tile & wood floors throughout, an artistic wine wall, & remarkable attention to detail with extremely high-end custom features. The stunning roof top patio with Culver City views is an entertainer's dream and truly a MUST SEE!!! The incredible open floor plan with luxury indoor outdoor living area is truly California living at its finest!

28 Culver City Income

3808 COLLEGE AVE	Open	11-2	red
\$2,100,000		CALIFORNIA BUNGALOW	



MLS#17-223044
Vahn Alexander 310.345.3378
BERKSHIRE HATHAWAY

INVESTORS, BUILDERS, AND DEVELOPERS,

Fantastic Culver City property with great potential in coveted neighborhood close to dining, shopping, farmer's market and Sony Studios. Property includes three bungalows (front unit remodeled), as well as a pool, on a Residential Medium Density (RMD) zoned lot of just over 9,800 sf. Well suited for owner user; upgrade the remaining units and use as a rental building to generate cash flow; or develop a new multi-unit project...your choice!

30 Hollywood Hills East Single Family

3030 ARROWHEAD DR	Open	11-2	VIEWS!	NEW
\$2,995,000	3+3	1sty-ARCHITECTURAL		



MLS#17-264398
JEFF YARBROUGH 323.854.4300
L.A. LUXE GROUP | KW

THE ARROWHEAD HOUSE ON LAKE HOLLYWOOD

The Arrowhead House floats above Lake Hollywood and below the Hollywood sign. Sounds like a dream...or at least a dream location. But this restored 1960's masterpiece is a reality, and fits that dreamy description. This exemplary example of mid-century modern architecture features 3BRs (including a master suite with fireplace and city lights views) and 3BAs (including one with pool access). Open floor plan public rooms, salt-water pool/spa, and city, hills, and lake views for days (and nights)!

www.3030Arrowhead.com

3358 DERONDA DR	Refresh.	11-2	NEW
\$1,825,000	4+4	3sty-SPANISH	




MLS#17-267878
Timothy Enright 310-652-6600
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WWW.THEENRIGHTCOMPANY.COM

3254 LEDGEWOOD DR	Open	11-2	NEW
\$1,625,000	4+3	2sty-ARCHITECTURAL	



Rose Ware 213-369-9171
BHHS- BH

PRIME BEACHWOOD CANYON ARCHITECTURAL

Private Mid-Century style modern architectural. Built c.1990, this stunning home has a dramatic living & dining open floor plan w/vaulted beamed ceilings, wood-burning fpl & sliding glass doors that open to a tranquil Zen patio garden. Spacious Cook's kitchen. Main level also has a bedroom that could easily be a media den/office. Lower level offers a spacious master suite & 2 more ample bedrooms, all w/ views. An amazingly low maintenance, move-in ready home w/great sophisticated style & design.

Dshwshr,Grbg Disp,Hood Fan,Ov/range

3142 HOLLYCREST DR	Lunch	11-2	NEW
\$1,350,000	4+2	MID-CENTURY	



Tom Otero 818-919-5350
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30 Hollywood Hills East Condo / Co-op

1900 VINE ST, UNIT 403	Lunch	11-2	NEW
\$738,000	2+2	CONTEMP MED	



GiselePlouffe&JohnAbreu 3236711200
BERKSHIRE HATHAWAY

HIP HOLLYWOOD REGENCY IN THE HILLS

Chic Hollywood Hills condo, on the top floor, best location of the building. North facing quiet unit overlooking the hills. 2 ensuite BR's, plus loft w/ a little over 1500 sqft. 2 story's, displaying over 20 foot high ceilings in LR. 15x15ish outdoor private rooftop patio. Master w/ walk-in closet. Fresh kitchen w/ Stainless steel appliances and breakfast area. Full size W/D in unit. Fab Pool & Spa. Peek a boo views of the Capitol Records Bldg & Observatory. Open Sunday, 9/17 from 2-5pm.

Doorman will be present to allow access

TUESDAY
WEDNESDAY

39 Playa Vista Condo / Co-op

5625 CRESCENT PAR, UNIT 407 Open 11-2	NEW
\$919,000 2+2 1sty-CONTEMPORARY	



LARGE, SINGLE-LEVEL, TOP-FLOOR UNIT IN PLAYA VISTA

Incredible opportunity to own a large, top floor, single unit in Playa Vista's Metro building. This open plan 2 bed + 2 bath unit features: large living room with lots of windows and a treetop view, kitchen with breakfast bar, opening to dining room with fireplace, large master with sitting room/office area that opens to a balcony, 2 walk-in closets and a guest bedroom with its own full bath across the hall. Located at the core of Playa Vista, by The Resort, Whole Foods, Shops & Restaurants.

Greg Harris (323) 356-8024
COMPASS
GregHarrisEstates.com/Metro407

72 Sherman Oaks Single Family

5022 STERN AVE Lunch 11-2	NEW
\$1,225,000 4+3 TRADITIONAL	



JUST LISTED!! A BIT OF CONNECTICUT IN SHERMAN OAKS

Designer done traditional on a beautiful tree lined street reminiscent of a Connecticut country cottage. Simply stunning living room w/ gracious detail moldings. Formal dining room leads to a fabulous renovated cooks kitchen with high-end appliances and custom cabinetry. Master suite with spa bath and walk in closets. Outside this home offers beautiful and lush gardens with multiple patios. Fall in love and create memories that will last a lifetime.

MLS#17-267636
Bryant I Reichling 323-854-1780
COMPASS
www.5022Stern.com

42 Downtown L.A. Condo / Co-op

1850 INDUSTRIAL ST #712 Open 11-2	NEW
\$2,200,000 1+3 ARCHITECTURAL	



ARCHITECTURAL PENTHOUSE IN DTLA BISCUIT LOFTS

Exceptional opportunity to live in the industrial Arts District. Beautiful brick walls accompanied with hardwood floors throughout the entire space. Take in the city views from the private patio, set up shop in his/her mezzanine spaces/offices or spend time in the bonus room that offers opportunity to be a private guest, fitness or meditation room. Includes two covered parking spots, community pool, exercise room and concierge.

MLS#17-268220
Diana Braun 310.866.5039
COMPASS
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4705 VAN NOORD AVE Open 11-2

\$1,150,000 3+3 1sty-TRADITIONAL	NEW
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CHARMING INCOME BEAUTY SHERMAN OAKS

Sherman Oaks white picket fence charmer with beautiful pool. A fantastic investment opportunity, for the last two years it has brought income from several sources. Traditional three-bedroom, three-bath home with large redone master and ensuite bath on an extra-large corner lot. Den with fireplace can be used as a fourth bedroom. Living room with fireplace and windows overlooking the pool and backyard. Dining and adjacent kitchen with stainless steel appliances and three-quarter bath off laundry.

Deedee Howard 310-780-7676
THE AGENCY
www.TheAgencyRE.com

62 Encino Single Family

16731 ADDISON ST Refresh. 11-2	NEW
\$2,395,000 5+6 CAPE COD	



A meticulously built home that offers luxury and style. Step into this 5 bedrooms, 5.5 bathrooms home and admire the details that were labored into it. Perfect entertaining & Living w/pool/bbq.

MLS#17-267468
Silva Mirzoian 310-267-4688
SILVA MIRZOIAN
BBQ,Blt-Ins,Dshwshr,Frzr,Grbg Disp,Other

15135 CAMARILLO ST Open 11-2

\$899,000 4+2.5 TRADITIONAL	NEW
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AMAZING LOCATION CLOSE TO SHOPS, RESTAURANTS AND THEATRE


Natural light, open floor plan. HW flrs, decorative fireplace & bay window in the living room. Kitchen w/ granite counter tops. Dining room is open to the living room & kitchen. Master w/ vaulted ceilings, walk-in closet & French doors. Master bath w/ tub, separate shower stall & dual sinks. 3 add'l bedrooms have large closets & share a full bath w/ dual sinks & granite counter tops. Private yard. Add'l features: central AC/heat, detached 2 car garage, laundry inside, powder room.

MLS#17-264038
Elizabeth Marquart 3102460888
RE/MAX ESTATE PROPER
Dshwshr, Micro, Rng/Ovn, Fridg

WEDNESDAY OPEN HOUSES

32 Malibu Beach Single Family

31038 BROAD BEACH RD Open 10-12:30	NEW
\$17,995,000 5+5 ARCHITECTURAL	



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MLS#17-267670
Linda May 310.492.0735
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THURSDAY OPEN HOUSES

30 Hollywood Hills East

Condo / Co-op

1900 VINE ST, UNIT 403	Refresh.	5-8	NEW
\$738,000	2+2	CONTEMP MED	



WINE & CHEESE SERVED TWILIGHT OPEN

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BERKSHIRE HATHAWAY

Hip Hollywood Regency in the Hills

FRIDAY OPEN HOUSES

72 Sherman Oaks

Single Family

4058 MADELIA AVE	Open	11-2	NEW
\$1,650,000	3+3	MID-CENTURY	



SEXY RENOVATED MID CENTURY

Stunning, renovated Mid Century Architectural in PRIME Sherman Oaks, South of Valley Vista! Sexy open floor plan with amazing indoor-outdoor flow! 3 bed 3 bath! floating staircase, gourmet cooks kitchen with quartz counters, Bosch appliances, beautiful master suite with spa! Custom tile in all baths, serene backyard with huge 500 s.f. observation deck with stunning views! Lot is .28 acres per assessor!


MLS#17-225938
 Ian Brooks 310-428-6569
BERKSHIRE HATHAWAY

Beautifully Renovated- S. of the BLVD!

89 Calabasas

Single Family

3781 PRADO DE FUCSIA	Open	11-2	red
\$5,099,000	5299000	5+7	



REDUCED 200K - TROPHY ESTATE IN THE OAKS, PANORAMIC VIEWS

200K Price Reduction Sited on a cul-de-sac in one of the most prestigious gated communities in the world, The Oaks Of Calabasas, is this beautifully-appointed Estate offering unspoiled views across the Santa Monica Mountains and over 7,000 sq ft of tranquil living space. By way of soaring interiors and captivating design elements, such as an open-air atrium accessible from the main living and dining rooms, this 5 bed/7 bath residence lends an undeniable sense of luxury and grandeur.

MLS#17-249246
 Jonathan London 310-634-2812
COMPASS

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

BY APPOINTMENT

03 Sunset Strip - Hollywood Hills West

Single Family

7357 WOODROW WILSON DR	NEW
\$1,400,000	

4+3 2sty-TRADITIONAL



TRADITIONAL HOME + GUEST HOUSE ON 1/3 ACRE LOT!

1920's Traditional Charmer on 1/3 Acre lot in Hollywood Hills. The 1,500 SF home is reminiscent of a hunting lodge w/ river stone walls in the lower flr. Master bedroom showcases head on views of Hollywood sign. Detached 1bd guest house w/ 2-car garage & private yard. Addtl carport for two cars. Ample room to EXPAND this home. Per underbuilt report, 5,550 Sq Ft home can be built on existing lot. Trust sale. No court confirmation. SOLD AS IS & WHERE IS. SHOWN BY APPT ONLY. DO NOT DISTURB TENANTS.

MLS#17-266178
 Shawn S. Kormondy 323-638-7567
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*Source: Sam Batayneh ranked 113 in Mortgage Executive Magazine's 2016 Top 200 Mortgage Originators in America list

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