

## 01 Beverly Hills

Single Family

<b>1001 HANOVER DR</b>	Open	11-2	<b>NEW</b>
<b>\$9,000,000</b>	4+5	SPANISH	



**270 N CAROLWOOD DRIVE**

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 soothe the senses.

**Mandile Rosenfeld** 323.446.3224  
**MERCER VINE**

270NCarolwood.com

<b>142 N HAMEL DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$4,599,000</b>	6+7	CONTEMP MED	



**EXQUISITE CONTEMPORARY IN BEVERLY HILLS**

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.

**MLS#17-263464**  
**Meir Kroll** 310-341-4393  
**THE AGENCY**

Blt-Ins,Cbl,Cent Vac,Dshwshr,Dryer,Other

<b>430 S CLARK DR</b>	Open	11-2	<b>NEW</b>
<b>\$3,595,000</b>	4+4	CONTEMPORARY	




**NEW CONSTRUCTION WITH SOUL IN BEVERLY HILLS**

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!

**Naomi Selick** 213.280.9120  
**TELES PROPERTIES**

www.430clark.com

<b>455 S PECK DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,995,000</b>	3+3	1sty-SPANISH	




**MODERN SPANISH ELEGANCE IN THE HEART OF BEVERLY HILLS**

See Full Page Ad.

**Michael Rabbani** 310.499.8835  
**RODEO REALTY**

<b>1124 MARILYN DR</b>	Open	11-2	<b>rev</b>
<b>\$16,995,000</b>	6+9	CONTEMP MED	




**CALIFORNIA LIVING 7 BLOCKS NORTH OF SUNSET IN BEVERLY HILLS**

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.

**MLS#17-196360**  
**Jeff Hyland Rick Hilton** 310.278.3311  
**HILTON & HYLAND**

HiltonHyland.com

<b>517 N BEVERLY DR</b>	Open	11-2	<b>rev</b>
<b>\$11,450,000</b>	7+8	3sty-MEDITERRANEAN	




**GORGEOUS MEDITERRANEAN IN THE FLATS - NEWLY STAGED!**

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.

**MLS#17-236864**  
**Edward Fitz** 424.230.3757  
**THE AGENCY**

www.EdwardFitz.com

<b>1275 BENEDICT CANYON DR</b>	Open	11-2	<b>rev</b>
<b>\$10,950,000</b>	7+9	2sty-MEDITERRANEAN	




**GRAND ESTATE IN BEVERLY HILLS**

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.

**MLS#17-261740**  
**Florence Mattar** 310-927-2777  
**COLDWELL BANKER BHN**

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

<b>570 CHALETTE DR</b>	Open	11-2	<b>rev</b>
<b>\$6,999,000</b>	5+6	CONTEMPORARY	



**TROUSDALE ESTATE**

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 scone are excluded.

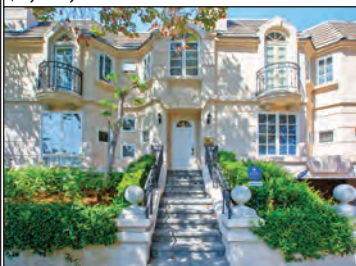
**MLS#17-204550**  
**Doris Safizadeh** 310-888-3369  
**NOURMAND & ASSOCIATE**

Blt-Ins,Dshwshr,Grbg Disp,Hood Fan

## 01 Beverly Hills

Condo / Co-op

<b>309 N ALMONT DR</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,249,000</b>	3+3	FRENCH	



**PRIME BEVERLY HILLS ARCHITECTURAL TOWNHOME**

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.

**MLS#17-267006**  
**I. Golberg & Jen Okhovat** (310)482-9609  
**JOHN AAROE GROUP**

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

<b>235 S GALE DR #204</b>	Open	11-2	<b>NEW</b>
<b>\$1,149,000</b>	2+3	2sty-MEDITERRANEAN	



**PRISTINE LUXURY CONDO**

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.

**MLS#17-263092**  
**Thomas Finch II** 213-840-8299  
**COLDWELL BANKER RESI**

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



<b>✕ 325 ARNAZ DR, UNIT 101</b>		Lunch	11-2	<b>NEW</b>
<b>\$899,000</b>	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 3233001174  
KELLER WILLIAMS RLTY

stove, microwave, fireplace, patio

<b>9950 DURANT DR #404</b>		Open	11-2	<b>NEW</b>
<b>\$719,000</b>	2+2	MODERN		



**CLASSIC BEVERLY HILLS PIED-A-TERRER!**

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!

MLS#17-267136  
Julie Kryukova Meggat 310-402-8181  
KELLER WILLIAMS BH

Cbl, Dshwshr, Rng/Ovn, Fridg

**01 Beverly Hills** Lease

<b>8900 ALTO CEDRO DR</b>		Open	11-2	<b>NEW</b>
<b>\$13,000</b>	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.

MLS#17-266444  
Rochelle Maize 310-968-8828  
NOURMAND & ASSOCIATE

Blt-Ins, Dshwshr, Dryer, Rng/Ovn

<b>✕ 425 N MAPLE DR, UNIT 201</b>		Lunch	11-2	<b>NEW</b>
<b>\$12,000</b>	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 310-291-4111  
HOCHMAN ADVISORS

s/s appliances, washer, dryer

<b>8601 WILSHIRE #305</b>		Open	11-2	632J2	<b>NEW</b>
<b>\$3,495</b>	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.

MLS#16-134842  
Nicole Contreras 310-614-4952  
NOURMAND & ASSOCIATE

Available for Immediate Occupancy

**02 Beverly Hills Post Office** Single Family

<b>✕ 2925 TRUDY DRIVE</b>		Lunch	11-2	<b>NEW</b>
<b>\$5,295,000</b>	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.

MLS#17-267964  
PAUL CZAKO 310-995-1963  
GUSSMAN CZAKO ESTATE

\* GOURMET AIX-EN-PROVENCE LUNCH SERVED \*

<b>1659 WAYNECREST DR</b>		Open	11-2	<b>NEW</b>
<b>\$4,295,000</b>	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 310.717.3700  
HILTON & HYLAND

HiltonHyland.com

<b>2519 HUTTON DR</b>		Refresh.	11-2	<b>NEW</b>
<b>\$1,950,000</b>	3+3	1sty-TRADITIONAL		



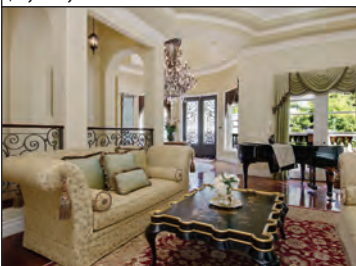
**TRADITIONAL 3 BEDROOM FAMILY HOME**

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.

MLS#17-253486  
Leslie Kavanaugh 310-432-7232  
RODEO REALTY - B.H.

Blt-Ins, Dshwshr, Other

<b>1453 SAN YSIDRO DR</b>		Open	11-2	<b>red</b>
<b>\$4,999,999</b>	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.

MLS#17-212534  
Myra Nourmand&P. Stevens 310-888-3333  
NOURMAND&ASSOCIATES

BBQ, Dshwshr, Dryer, Elvtr, Grbg Disp, Other

<b>9400 EDEN DR</b>		Open	11-2	<b>red</b>
<b>\$2,495,000</b>	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.

MLS#17-240554  
Josh Flagg 13107508040  
RODEO REALTY - BEVER

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

TUESDAY



<b>9374 BEVERLY CREST DR</b>	Open	12-2	<b>rev</b>
<b>\$11,950,000</b>	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

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

<b>9560 SHERWOOD FOREST LN</b>	Refresh.	12-2	<b>rev</b>
<b>\$5,950,000</b>	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

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

<b>9336 HAZEN DR</b>	Open	12-2	<b>rev</b>
<b>\$3,495,000</b>	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

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

<b>2201 COLDWATER CANYON DR</b>	Open	11-2	<b>bom</b>
<b>\$1,699,000</b>	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

### 03 Sunset Strip - Hollywood Hills West Single Family

<b>2300 MOUNT OLYMPUS DR</b>	Open	11-2	<b>NEW</b>
<b>\$5,299,000</b>	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

<b>1458 N KINGS RD</b>	Open	11-2	<b>NEW</b>
<b>\$4,495,000</b>	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

<b>9222 FLICKER WAY</b>	Open	11-2	<b>NEW</b>
<b>\$4,495,000</b>	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

<b>8042 OKEAN TER</b>	Refresh.	11-2	<b>NEW</b>
<b>\$2,895,000</b>	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

<b>1461 RISING GLEN RD</b>	Open	11-2	<b>NEW</b>
<b>\$2,695,000</b>	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

<b>2705 OUTPOST DR</b>	Open	12-3	<b>NEW</b>
<b>\$2,295,000</b>	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 opn fir 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,Blt-Ins,Dshwshr,Rng/Ovn,Fridg



<b>1618 SUNSET PLAZA DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,095,000</b>	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

<b>2102 RIDGEMONT DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,750,000</b>	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

<b>9324 WARBLER WAY</b>	Open	11-2	<b>NEW</b>
<b>\$1,999,999</b>	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

<b>1814 COURTNEY TER</b>	Open	11-2	<b>NEW</b>
<b>\$1,595,000</b>	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

<b>8184 MANNIX DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,995,000</b>	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

<b>2112 HIGH TOWER DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,589,000</b>	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

<b>3201 BONNIE HILL DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,899,000</b>	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.

Carolyn Rae Cole 323-359-7300  
NORMAND&ASSOCIATES

www.3201bonniehill.com

<b>1641 N KINGS RD</b>	Open	11-2	<b>NEW</b>
<b>\$1,499,000</b>	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 bdms & 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

<b>7179 CHELAN WAY</b>	Open	11-2	<b>NEW</b>
<b>\$1,799,000</b>	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

<b>1690 MOUNTCREST AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,395,000</b>	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



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



**MODERN VISION**

Please see full page ad for details. [www.StIvesDrive.com](http://www.StIvesDrive.com)

**MLS#17-223498**

Drew Fenton 310.858.5474

HILTON & HYLAND

[StIvesDrive.com](http://StIvesDrive.com)

<b>9369 FLICKER WAY</b>	Open	11-2:15	592G5	<b>rev</b>
<b>\$13,950,000</b>	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](http://IconicLAViewModern.com)

<b>8455 FRANKLIN AVE</b>	Open	11-2	<b>red</b>
<b>\$5,295,000</b>	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](http://BBQ,Dshwshr,Dryer,Elvtr,Rng/Ovn,Other)

<b>8952 ST IVES DR</b>	Open	11-2	<b>rev</b>
<b>\$5,250,000</b>	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](http://HiltonHyland.com)

<b>1664 SUNSET PLAZA DR</b>	Open	11-2	<b>red</b>
<b>\$3,849,000</b>	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](http://Top-Of-The-Line Appliances)

<b>9274 WARBLER WAY</b>	Open	11-2	<b>rev</b>
<b>\$4,490,000</b>	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](http://www.RogerPerry.com)

<b>1276 SUNSET PLAZA DR</b>	Open	11-2	<b>red</b>
<b>\$2,090,000</b>	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.](http://N of Sunset Blvd.)

<b>1505 ORIOLE LN</b>	Open	11-2	<b>rev</b>
<b>\$2,999,000</b>	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](http://HiltonHyland.com)

<b>9369 FLICKER WAY</b>	Refresh.	11-2	592G5	<b>rev</b>
<b>\$13,950,000</b>	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](http://IconicLAViewModern.com)

<b>1778 N ORANGE GROVE AVE</b>	Open	11-2	<b>rev</b>
<b>\$1,649,000</b>	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](http://www.1778ORANGEGROVE.com)



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



**HOLLYWOOD HILLS LOCATION 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

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

<b>6728 HILLPARK DR #308</b>	Refresh.	11-2	<b>NEW</b>
<b>\$459,000</b>	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**

Blt-Ins,Dshwshr,Micro,Rng/Ovn

**03 Sunset Strip - Hollywood Hills West** *Lease*

<b>8724 SHOREHAM DR #B</b>	Open	11-1	<b>NEW</b>
<b>\$6,000</b>	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

<b>8912 WONDERLAND PARK AVE</b>	Open	11-2	<b>rev</b>
<b>\$9,750</b>	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

**04 Bel Air - Holmby Hills** *Single Family*

<b>10445 BELLAGIO RD</b>	Open	11-2	<b>NEW</b>
<b>\$35,000,000</b>	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**

<b>10122 BAYWOOD CT</b>	Open	11-2	<b>NEW</b>
<b>\$2,695,000</b>	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

<b>1145 STRADELLA RD</b>	Refresh.	11-2	<b>red</b>
<b>\$9,750,000</b>	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  
**NOORMAND & ASSOCIATE**

Coffee Bar

<b>1150 BROOKLAWN DR</b>	Open	11-2	<b>red</b>
<b>\$7,495,000</b>	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.stevefrankel.com](http://www.stevefrankel.com)

<b>1456 STRADELLA RD</b>	Refresh.	11-2	<b>red</b>
<b>\$6,950,000</b>	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**

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

<b>10412 WINDTREE DR</b>	Open	11-2	<b>rev</b>
<b>\$1,795,000</b>	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




## 05 Westwood - Century City

Single Family

<b>10401 WYTON DR</b>		Lunch	11-2	<b>NEW</b>
<b>\$5,495,000</b>		6+10	TRADITIONAL	
				
MLS#17-266248				
Gild/Stearns		310.497.9223		
PARTNERS TRUST BW		Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg		


**A RARE GEM IN LITTLE HOLMBY**

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.

<b>10479 WILKINS AVE</b>		Open	11-2	<b>NEW</b>
<b>\$3,595,000</b>		6+7	2sty-CONTEMPORARY	
				
MLS#17-261094				
Sina Razban-Nia		818-347-2223		
RAZBANNIA GROUP, INC		Dshwshr,Grbg Disp,Hood Fan,Micro,Rng/Ovn		


**OPEN HOUSE TUESDAY 11:00-2:00PM**

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.

<b>1409 CLUB VIEW DR</b>		Lunch	11-2	<b>NEW</b>
<b>\$3,195,000</b>		4+3.5	2sty-TRADITIONAL	
				
MLS#17-264162				
Nancy Sanborn		310-777-2858		
BERKSHIRE HATHAWAY		SanbornTeam.com		

**PRIVATE, GATED TRADITIONAL IN COMSTOCK HILLS**

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.

<b>276 TAVISTOCK AVE</b>		Lunch	11-2	<b>NEW</b>
<b>\$2,895,000</b>		4+3	MID-CENTURY	
				
MLS#17-266374				
Larry Young		3107772879		
BERKSHIRE HATHAWAY		276Tavistock.com		

**SUNNY MID-CENTURY IN WESTWOOD HILLS**

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.

<b>1906 S BENTLEY AVE</b>		Open	11-2	<b>NEW</b>
<b>\$1,699,000</b>		3+2.75	TRADITIONAL	
				
MLS#17-268114				
Dana Cataldi		3108049207		
PARTNERS TRUST BW		www.1906bentley.com		

**TURNKEY TRADITIONAL IN PRIME WESTWOOD!**

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!

<b>2222 BALSAM AVE</b>		Open	11-2	<b>NEW</b>
<b>\$1,529,000</b>		3+2.5	SPANISH	
				
MLS#17-265868				
Chad Lund		424-202-3295		
TELES PROPERTIES		www.2222BalsamAvenue.com		


**BEAUTIFULLY UPDATED SPANISH ON DESIRED -AWAY STREET.**

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.

<b>901 MALCOLM AVE</b>		Open	11-2	<b>rev</b>
<b>\$4,195,000</b>		4+6	SPANISH	
				
MLS#17-248420				
Sally F. Jones/M. Lewis		310-691-7888		
JOHN AAROE GROUP		901malcolm.com		

**SPANISH STYLE IN PRIME LITTLE HOLMBY**

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!

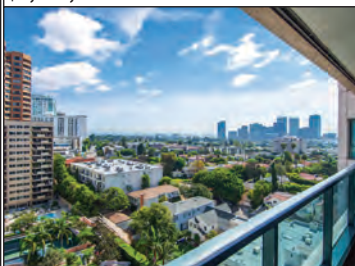
<b>331 DALEHURST AVE</b>		Open	11-2	<b>rev</b>
<b>\$3,100,000</b>		4+4	MODERN	
				
MLS#17-264162				
Nancy Sanborn		310-777-2858		
BERKSHIRE HATHAWAY		SanbornTeam.com		

**IMPECCABLE MODERN HOME LOCATED IN LITTLE HOLMBY NEIGHBORHOOD**

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

## 05 Westwood - Century City

Condo / Co-op

<b>10490 WILSHIRE #1105</b>		Open	11-2	<b>NEW</b>
<b>\$1,399,000</b>		2+3	CONTEMPORARY	
				
MLS#17-267226				
Sally F. Jones/N. Chinn		310-691-7888		
JOHN AAROE GROUP		10490wilshire1105.com		

**BEAUTIFULLY UPDATED CONDO IN THE BLAIR HOUSE**

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.

<b>1878 GREENFIELD AVE, UNIT PH6</b>		Open	11-2	<b>NEW</b>
<b>\$1,299,999</b>		3+2.5	4sty-CONTEMPORARY	
				
Terry Pullan		310-721-4090		
COLDWELL BANKER				

**EXQUISITE PENTHOUSE**

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.



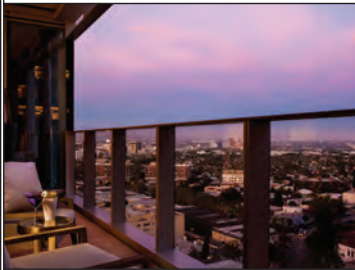
<b>1277 S BEVERLY GLEN #303</b>	Open	11-2	<b>NEW</b>
<b>\$839,000</b>	2+3	TRADITIONAL	
			
<b>LARGE CONDO HOME @ WILSHIRE LENCREST</b> Large condo home w/ over 2,000 sq. ft. of living space in the Wilshire Lencrest, just two blocks So. of Wilshire Blvd in the heart of Westwood. High ceilings w/ expansive 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 L Young 310.777.2879 BERKSHIRE HATHAWAY			
Dshwshr,Dryer,Frzr,Grbg Disp,Hood Fan			

<b>1561 MANNING AVE, UNIT 4</b>	Open	11-2	<b>NEW</b>
<b>\$699,000</b>	2+2	CONTEMPORARY	
			
<b>SPACIOUS TOP FLOOR UNIT IN PRIME WESTWOOD!</b> 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 TELES PROPERTIES			
Range/Oven,Hood Fan,W/D,Dishwshr, Fridge			


<b>10590 WILSHIRE BLVD #301</b>	Open	11-2	<b>NEW</b>
<b>\$695,000</b>	2+2	CONTEMPORARY	
			
<b>STUNNING WEST-FACING GEM IN PRESTIGIOUS WESTHOLME</b> 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 Ron Wynn 310-591-9172 COLDWELL BANKER RESI			
Blt-Ins,Dshwshr,Dryer,Rng/Ovn,Fridg,			

<b>969 HILGARD AVE #505</b>	Open	11-2	<b>NEW</b>
<b>\$629,000</b>	1+1	CONTEMPORARY	
			
<b>PARK WESTWOOD TOWERS</b> 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 Tregg Rustad 310-623-8825 RODEO REALTY - BH			
ParkWestwoodTowers.com			

<b>10750 WILSHIRE BLVD #304</b>	Open	11-2	<b>red</b>
<b>\$899,000</b>	2+2		
			
<b>ELEGANT &amp; FULLY REMODELED 2BD FULL SERVICE CONDO W/ VIEWS!</b> 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 ST. JAMES + CANTER 310.704.4248 BERKSHIRE HATHAWAY			
WWW.10750WILSHIRE304.COM			

<b>05 Westwood - Century City</b>			<i>Lease</i>
<b>X 10000 SANTA MONICA #PH106</b>	Lunch	11-2	<b>NEW</b>
<b>\$24,800</b>	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 Elise Lillia Rasco 310-556-0001 THE AGENCY NEW DEVEL			
Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other			

<b>10100 EMPYREAN WAY #101</b>	Open	11-2	<b>NEW</b>
<b>\$8,750</b>	2+3	FRENCH	
			
<b>LE PARC GORGEOUS LEASE</b> 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 Lori Hashman Berris 310-880-3061 SOTHEBY'S INT REALTY			
Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other			


<b>06 Brentwood</b>			<i>Single Family</i>
<b>475 HALVERN DR</b>	Open	11-2	<b>NEW</b>
<b>\$9,950,000</b>	5+7	CONTEMP MED	
			
<b>GATED CONTEMPORARY MEDITERRANEAN ESTATE</b> 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 Steve & Jennifer Levine 310.702.4509 HILTON & HYLAND			
Co-Listed w/ Valerie Fitzgerald			

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

<b>13600 BAYLISS RD</b>	Open	11-2	<b>NEW</b>
<b>\$6,995,000</b>	5+7	2sty-CAPE COD	
			
<b>NO EXPENSE SPARED</b> 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 Michael Edlen 310-230-7373 CB - PAC PAL			
BBQ, Blt-Ins, Dshwshr, Washer, Dryer			



<b>343 S WESTGATE AVE</b>	Open	11-2	<b>NEW</b>
<b>\$6,195,000</b>	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

<b>11411 AYRSHIRE RD</b>	Open	11-2	<b>NEW</b>
<b>\$2,550,000</b>	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

<b>12090 CHALON RD</b>	Open	11-2	<b>NEW</b>
<b>\$4,995,000</b>	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

<b>12020 CHALON RD</b>	Open	11-2	<b>rev</b>
<b>\$6,595,000</b>	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

<b>600 S BUNDY DR</b>	Open	11-2	<b>NEW</b>
<b>\$4,249,000</b>	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

<b>912 N KENTER AVE</b>	Open	11-2	<b>rev</b>
<b>\$2,757,500</b>	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

<b>617 HANLEY AVE</b>	Open	11-2	<b>NEW</b>
<b>\$4,200,000</b>	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.

**Hugh Evans III 310.500.1331**  
**PARTNERS TRUST BW**

oven, range, refrigerator, fan, pool

<b>906 WELLESLEY AVE</b>	Open	11-2	<b>rev</b>
<b>\$2,675,309</b>	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**  
Sean McMillan

**BBQ,Dshwshr,Rng/Ovn,Fridg**  
**HEYLER REALTY**

**06 Brentwood**

Condo / Co-op

<b>2536 PESQUERA DR</b>	Open	11-2	<b>NEW</b>
<b>\$3,949,000</b>	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.

**David Carlin 3102131694**  
**WHITE PICKET FENCE**

Barbecue,Alarm,Built In Spkrs, Microwave

<b>11908 DARLINGTON AVE, UNIT 304</b>	Open	11-2	<b>NEW</b>
<b>\$13,290,000</b>	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

**Dan Nessel 310-365-0195**  
**BERKSHIRE HATHAWAY**

Range/Oven, Fridge, dishwasher,



<b>871 GRANVILLE AVE #202</b>	Open	11-2	<b>NEW</b>
<b>\$1,299,000</b>	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

<b>951 GRANVILLE AVE, UNIT PH3</b>	Open	11-2	<b>NEW</b>
<b>\$1,195,000</b>	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

<b>11918 KIOWA AVE, UNIT 306</b>	Open	11-2	631/H5	<b>NEW</b>
<b>\$899,000</b>	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

<b>11338 CASHMERE ST</b>	Open	11-2	<b>NEW</b>
<b>\$4,795</b>	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

<b>11230 PICKFORD ST</b>	Open	11-2	<b>NEW</b>
<b>\$1,040,000</b>	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

<b>1717 S BARRINGTON AVE #101</b>	Open	11-2	<b>NEW</b>
<b>\$1,395,000</b>	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

<b>1530 S CENTINELA AVE #PH4</b>	Open	11-2	<b>NEW</b>
<b>\$999,000</b>	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!

**MLS#17-268222**  
Ben Lee  
CB - BEVERLY HILLS N

<b>1739 FEDERAL AVE #205</b>	Open	11-2	<b>NEW</b>
<b>\$749,000</b>	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.

**MLS#17-267682**  
Ron Wynn 310-621-1772  
COLDWELL BANKER RESI

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

<b>11337 NEBRASKA AVE #104</b>	Open	11-2	<b>NEW</b>
<b>\$699,000</b>	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.

**MLS#17-267324**  
Gary Limjap 310 430 0818  
COLDWELL BANKER RESI

Blt-Ins,Dshwshr,Dryer,Eltvr,Grbg Disp

## 07 West L.A. Income

<b>11509 WYOMING AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,250,000</b>		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

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



**08 Cheviot Hills - Rancho Park** *Single Family*

<b>10655 BLYTHE AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,445,000</b>	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 Pavilion, Theaters and shops. Near the Expo line.

**MLS#17-268142**  
Eliane Capdeville 3107012061  
COLDWELL BANKER SM

**09 Beverlywood Vicinity** *Single Family*

<b>9767 MONTE MAR DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$4,380,000</b>	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](http://www.BeverlywoodDream.com)

<b>2426 CASTLE HEIGHTS AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$4,195,000</b>	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](http://2426castleheights.com)

<b>9215 MONTE MAR DR</b>	Open	11-2	<b>NEW</b>
<b>\$3,149,000</b>	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 Kosher 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

<b>1461 S CASTELLO AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,895,000</b>	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,Clng Fan,Dshwshr,Dryer,

<b>8932 W 24TH ST</b>	Open	11-2	<b>NEW</b>
<b>\$1,199,000</b>	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](http://www.8932west24thstreet.com)

**09 Beverlywood Vicinity** *Condo / Co-op*

<b>1278 S CAMDEN DR #101</b>	Open	11-2	<b>NEW</b>
<b>\$749,000</b>	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 addtl small storage space in garage. Close to Beverly Hills, Century City & Pico/Beverly shops.

**MLS#17-268068**  
Jeremy Ives 3108581902  
COMPASS

[1278SouthCamdenDrive101.com](http://1278SouthCamdenDrive101.com)

**10 West Hollywood Vicinity** *Single Family*

<b>838 N SIERRA BONITA AVE</b>	Open	11-2	<b>NEW</b>
<b>\$3,900,000</b>	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,Clng Fan,Dshwshr,Other

<b>8724 ROSEWOOD AVE</b>	Open	11-2	<b>NEW</b>
<b>\$3,250,000</b>	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

<b>735 N STANLEY AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$3,149,000</b>	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](http://www.735NStanley.com)



<b>367 N EDINBURGH AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,695,000</b>	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

<b>859 WESTBOURNE DR #4</b>	Open	11-2	<b>NEW</b>
<b>\$1,699,000</b>	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**

<b>8916 ASHCROFT AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,695,000</b>	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 converted 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

<b>855 N CROFT AVE #105</b>	Open	11-2	<b>NEW</b>
<b>\$1,250,000</b>	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

<b>999 N DOHENY DR, UNIT 1104</b>	Refresh.	11-2	<b>NEW</b>
<b>\$2,990,000</b>	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**

<b>850 N CROFT AVE, UNIT 404</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,199,000</b>	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

<b>616 N CROFT #PH9</b>	Open	11-2	<b>NEW</b>
<b>\$2,060,000</b>	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

<b>851 N SAN VICENTE #113</b>	Open	11-2	<b>NEW</b>
<b>\$949,900</b>	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

<b>851 N KINGS RD #PH310</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,850,000</b>	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  
**CBHBS**

www.851Kings.com

<b>1155 N LA CIENEGA #805</b>	Open	11-2	<b>NEW</b>
<b>\$865,000</b>	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



<b>8455 FOUNTAIN AVE, UNIT 420</b>	Open	11-2	<b>NEW</b>
<b>\$789,000</b>	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 310-777-6361  
COLDWELL BANKER BHN

Washer/Dryer, Range Oven, Fridge, etc.

<b>906 N DOHENY DR, UNIT 304</b>	Refresh.	11-2	592/H6	<b>NEW</b>
<b>\$618,000</b>	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 323-362-8801  
KW HOLLYWOOD HILLS

Range/Oven, Refrigerator, Dishwasher

<b>1112 N OLIVE DR #7</b>	Open	11-2	<b>NEW</b>
<b>\$499,000</b>	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.

MLS#17-265636  
Milstein/Silver 310.867.5598  
KELLER WILLIAMS BH

www.1112Olive7.com

<b>1420 N LAUREL AVE #402</b>	Open	11-2	<b>rev</b>
<b>\$1,249,000</b>	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.

MLS#17-266244  
ST. JAMES + CANTER 310.291.1029  
BERKSHIRE HATHAWAY

WWW.STJAMESCANTER.COM

<b>8788 SHOREHAM DR #21</b>	Refresh.	11-2	<b>rev</b>
<b>\$1,199,000</b>	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

MLS#17-262502  
Susana Miller 310 508-4707  
JOHN AAROE GROUP

CingFan, Dshwshr, Dryer, Grbg Disp, Hood Fan

<b>1242 N SWEETZER AVE #2</b>	Lunch	11-2	<b>rev</b>
<b>\$989,000</b>	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

## 10 West Hollywood Vicinity Income

<b>9014 HARRATT ST</b>	Lunch	11-2	<b>NEW</b>
<b>\$3,295,000</b>	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 3233001174  
KELLER WILLIAMS RLTY

laundry, stove, microwave, dishwasher

## 10 West Hollywood Vicinity Lease

<b>118 S CLARK DR #206</b>	Open	12-2	<b>NEW</b>
<b>\$4,450</b>	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.

MLS#17-267096  
Brian Mazurkiewicz 310-386-9086  
JOHN AAROE GROUP

NEWER LUXURY BUILDING CLOSE TO ALL

## 11 Venice Single Family

<b>2335 EASTERN CANAL</b>	Lunch	11-2	<b>NEW</b>
<b>\$4,495,000</b>	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 4243542929  
THE AGENCY

Blt-Ins, Rng/Ovn, Fridg, Spa, Sauna, BBQ

<b>237 WINDWARD AVE</b>	Open	11-2	<b>NEW</b>
<b>\$4,190,000</b>	4+3.5		



**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 310.908.6860  
HILTON & HYLAND

HiltonHyland.com



<b>437 LINNIE CANAL</b>	Open	11-2	<b>NEW</b>
<b>\$2,899,000</b>	2+3	CALIFORNIA BUNGALOW	




**LINNIE CANAL VENICE BUNGALOW**

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.

**MLS#17-267080**  
Rogers-Stellini-Ritt 310-888-3377  
NOURMAND & ASSOCIATE

www.437LinnieCanal.com

<b>946 INDIANA AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,599,000</b>	3+2	SPANISH	




**ROMANTIC AND BEACHY 3 BEDROOM IN VENICE**

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.

**MLS#17-267318**  
Lauren Lambert 310.866.7540  
PARTNERS TRUST - OCE

Dshwshr,Dryer,Grbg Disp,Fridg,Wshr

<b>2328 OCEAN AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$2,598,000</b>	3+4	MODERN	



**A TOUCH OF THE HAMPTONS IN VENICE**

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!

**MLS#17-255600**  
Jerry Jaffe/Alison Betts 310.403.4925  
TELES PROPERTIES

<b>2477 GLYNDON AVE</b>	Open	11-2	<b>red</b>
<b>\$2,950,000</b>	3+5	MODERN	



**INCREDIBLE MODERN HOME IN VENICE**

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.

**MLS#17-231128**  
Jonathan Pearson 310-490-4716  
HALTON PARDEE

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

<b>949 NOWITA PL</b>	Open	11-2	<b>NEW</b>
<b>\$2,450,000</b>	3+2	CALIFORNIA BUNGALOW	



**VENICE WALK STREET OPPORTUNITY ADJACENT TO COMMERCIAL AREA**

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.

**MLS#17-265416**  
Frank Langen 3109633891  
DEASY,PENNER&PARTNER

homeasart.com

<b>717 CALIFORNIA AVE</b>	Open	11-2	671H5	<b>rev</b>
<b>\$3,950,000</b>	2+1	MID-CENTURY		




**LEGENDARY VENICE PROPERTY OF JAY GRIFFITH**

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.

**MLS#17-243576**  
Jennifer Hughes 310-383-7299  
BULLDOG REALTORS

OVERSIZED 8207 SF TRIANGULAR LOT

<b>701 VERNON AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,995,000</b>	3+2	CALIFORNIA BUNGALOW	



**701 VERNON AVENUE VENICE**

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.

**MLS#17-265416**  
Nicole Contreras 310-614-4952  
NOURMAND & ASSOCIATE

Grilled Cheese Truck

<b>1106 ROSE AVE</b>	Refresh.	5-7	<b>rev</b>
<b>\$2,888,000</b>	4+5	MODERN	




**MODERN MEETS BOHEMIAN IN THIS VENICE HOME**

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.

**MLS#17-261886**  
Kerry Ann Sullivan 310-907-6517  
HALTON PARDEE

www.HaltonPardee.com

<b>2429 CLOY AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,845,000</b>	3+2	CONTEMPORARY	




**A SILVER TRIANGLE TREASURE**

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.

**MLS#17-267144**  
Penny Muck 310-266-9946  
HALTON PARDEE

www.haltonpardee.com

<b>1215 CABRILLO AVE</b>	Open	11-2	<b>rev</b>
<b>\$2,425,000</b>	2+2	2sty-CRAFTSMAN	



**RARE AND BEAUTIFUL CRAFTSMAN IN ABBOT KINNEY NEIGHBORHOOD**

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.


**MLS#17-250594**  
Ramey Ward 310-266-0867  
DEASY PENNER & PARTN

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



## 12 Marina Del Rey Single Family

<b>5409 VIA DONTE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$3,998,000</b>	5+5.5	ARCHITECTURAL	



**EXQUISITE SILVER STRAND CANAL HOME**

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!

Alison Betts  
TELES PROPERTIES 323-309-3976

<b>128 ROMA CT</b>	Open	11-2	<b>rev</b>
<b>\$2,950,000</b>	4+5	MODERN	



**CENTER OF MARINA DEL REY'S SILVER STRAND**

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.

MLS#17-241018  
D Kramer | A Powers  
HILTON & HYLAND 310-691-2400  
www.DavidKramerGroup.com

## 12 Marina Del Rey Condo / Co-op

<b>4115 GLENCOE AVE #103</b>	Open	11-2	<b>NEW</b>
<b>\$1,068,000</b>	2+2	ARCHITECTURAL	




**SOHO LOFT LIVING IN THE MARINA ARTS DISTRICT**

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.

MLS#17-268256  
Penny Muck  
HALTON PARDEE 3109076517  
www.haltonpardee.com

<b>4115 GLENCOE AVE, UNIT 309</b>	Open	11-2	<b>NEW</b>
<b>\$849,000</b>	2+2	MODERN	

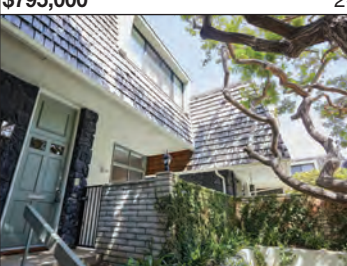


**LOWEST PRICE 2 BR LOFT IN MDR**

Completely updated 2 BR 2 BA Loft in Marina Arts District.

Tab Howard  
SOTHEBY'S 310-346-3500

<b>4776 LA VILLA MARINA #G</b>	Open	11-2	<b>NEW</b>
<b>\$795,000</b>	2+3		



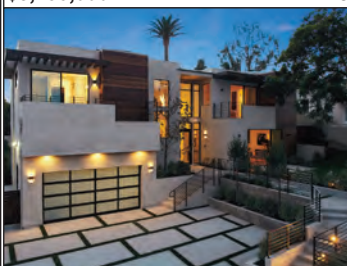
**POOLSIDE TOWNHOUSE WITH PRIVATE, ATTACHED TWO CAR GARAGE**

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.

MLS#17-265804  
Carley Werts  
PARTNERS TRUST BW 3105135387  
Cing Fan, Dshwshr, Grbg Disp, Micro, Rng/Ovn

## 13 Palms - Mar Vista Single Family

<b>3675 INGLEWOOD</b>	Open	11-2	<b>NEW</b>
<b>\$3,795,000</b>	5+6	CONTEMPORARY	



**STUNNING BRAND NEW CONTEMPORARY ON 12,300+ LOT**

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.

MLS#17-266804  
Gavin Fleminger  
NOURMAND & ASSOC 310-850-8053  
BBQ, Dshwshr, Grbg Disp, Micro, Rng/Ovn,

<b>2827 S BARRINGTON AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,395,000</b>	5+4	CONTEMPORARY	



**SPOIL YOURSELF**

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.

MLS#17-265116  
Joe Noel  
KELLER WILLIAMS-SANT 310-994-8721  
Dshwshr, Grbg Disp, Micro, Rng/Ovn, Fridg

<b>3786 STEWART AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,700,000</b>	3+2	ARCHITECTURAL	



**AMAZING MAR VISTA REMODEL**

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.

MLS#17-266928  
Laurent Bijaoui  
THE AGENCY 3107179525  
Cbl, Dshwshr, Dryer, Frzr, Rng/Ovn, Other

<b>3350 HALDERMAN ST</b>	Open	11-2	<b>NEW</b>
<b>\$1,525,000</b>	4+3	TRADITIONAL	



**CHARACTER ON A QUIET CORNER**

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.

MLS#17-267114  
Sherri Noel  
KELLER WILLIAMS-SANT 310-994-8721  
Dshwshr, Dryer, Micro, Rng/Ovn, Fridg, Other

<b>3605 MAPLEWOOD AVE</b>	Open	11-1	<b>NEW</b>
<b>\$1,395,000</b>	3+2	MID-CENTURY	



**A WOOD STREET MODERN CLASSIC**

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-laid courtyard & barbeque area. Built-in cabinetry, crown moulding and original hardwood floors speak to the inherent charm and character that embodies this home.

MLS#17-268016  
Penny Muck  
HALTON PARDEE 3109076517  
www.haltonpardee.com



<b>4261 BEETHOVEN ST</b>	Open	11-2	<b>NEW</b>
<b>\$1,369,000</b>	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 3109630363  
DPP

Other

<b>3044 VETERAN AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,075,000</b>	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 310-918-2064  
COLDWELL BANKER BWD

<b>3513 ASHWOOD AVE</b>	Open	11-2	<b>NEW</b>
<b>\$975,000</b>	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 (310) 261-8878  
ENGEL & VOLKERS

Other

<b>3582 MILITARY AVE</b>	Open	11-2	<b>NEW</b>
<b>\$4,900</b>	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.

MLS#17-266906  
Vida Ash 3107108426  
KELLER WILLIAMS-SANT

Dshwshr, Micro, Rng/Ovn, Fridg

<b>12450 ANETA ST</b>	Open	11-2	<b>rev</b>
<b>\$1,325,000</b>	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 hardwood floors, sizable closets, ceiling fans & large windows. This spacious home w/a grand backyard, secluded studio loft & energy efficient solar panels is conveniently located!

MLS#17-255418  
Sherri Noel 310-994-8721  
KELLER WILLIAMS-SANT

Cing Fan, Dshwshr, Dryer, Micro, Rng/Ovn

<b>14 Santa Monica</b>	Single Family	
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<b>X 710 19TH ST</b>	Lunch	11-2	<b>NEW</b>
<b>\$6,295,000</b>	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!

MLS#17-267840  
Sally Forster Jones 310-691-7888  
JOHN AAROE GROUP

71019thstreet.com

<b>510 LINCOLN BLV</b>	Open	11-2	<b>NEW</b>
<b>\$4,999,000</b>	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 310.429.1185  
CB-MONTANA

<b>14 Santa Monica</b>	Condo / Co-op	
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<b>270 PALISADES BEACH RD #203</b>	Open	11-2	<b>NEW</b>
<b>\$5,150,000</b>	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.

MLS#17-262552  
David / Anna Solomon 424.400.5905  
THE AGENCY

www.270PalisadesBeach203.com

<b>X 118 WADSWORTH AVE #8</b>	Lunch	1-3	<b>NEW</b>
<b>\$2,950,000</b>	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.

MLS#17-268132  
Chellee Cassels 3102834697  
DEASY PENNER & PARTN

homeasart.com

<b>X 2203 OCEAN AVE #103</b>	Lunch	11-2	671F4	<b>NEW</b>
<b>\$2,695,000</b>	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.

MLS#17-265662  
Joan Lurie Farb 310-968-4900  
JOAN LURIE REALTY

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



<b>908 20TH ST, UNIT A</b>	Open	11-2	<b>NEW</b>
<b>\$1,375,000</b>	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

<b>1135 17TH ST #D</b>	Open	11-2	<b>NEW</b>
<b>\$1,249,000</b>	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.

MLS#17-265448

Deborah Thurm  
COLDWELL BANKER RESI

3103452661

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

<b>1912 BROADWAY #311</b>	Open	11-2	<b>NEW</b>
<b>\$995,000</b>	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.


MLS#17-267796

Lisa Pound  
GIBSON INTERNATIONAL

310-622-7442

Side by Side Parking and Laundry in Unit

<b>1834 11TH ST, UNIT 3</b>	Open	11-2	<b>NEW</b>
<b>\$799,000</b>	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

<b>515 OCEAN AVE #SPHD</b>	Open	11-2	<b>red</b>
<b>\$5,400,000</b>	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.


MLS#17-253050

Kaaren Kurtzman  
JOHN AAROE GROUP

310-741-4010

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

<b>1820 MONTANA AVE #1</b>	Open	11-2	<b>rev</b>
<b>\$1,499,000</b>	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.

MLS#17-266802

Sean Galligan  
KELLER WILLIAMS BH

646-643-0472

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

<b>14 Santa Monica</b>	<b>Income</b>		
<b>710 BAY ST</b>	Open	11-2	<b>NEW</b>
<b>\$1,849,000</b>	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.

MLS#17-257284

T. Rustad P. Maurice  
RODEO REALTY - BH

310-623-8825

710BaySt.com

<b>14 Santa Monica</b>	<b>Lease</b>		
<b>842 11TH ST #5</b>	Open	11-2	<b>NEW</b>
<b>\$10,995</b>	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.

MLS#17-266924

Austin Brunkhorst  
COLDWELL BANKER RESI

310-254-7989

Blt-Ins, Cbl, Dshwshr, Dryer, Grbg Dis, Other

<b>1118 3RD ST #401</b>	Open	11-2	<b>NEW</b>
<b>\$5,400</b>	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.

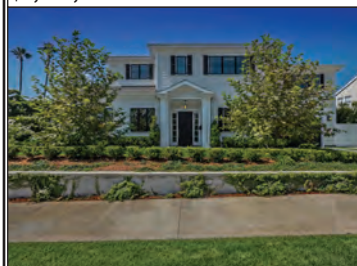
MLS#17-265762

Kate Bransfield  
COLDWELL BANKER

310.395.1133

Blt-Ins, Dshwshr, Dryer, Micro, Rng/Ovn

<b>15 Pacific Palisades</b>	<b>Single Family</b>		
<b>701 CHAPALA DR</b>	Open	11-2	<b>NEW</b>
<b>\$8,295,000</b>	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.

MLS#17-261518


Laurie Hudson  
BERKSHIRE HATHAWAY H

310-230-3754

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



<b>210 MONTE GRIGIO DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,249,000</b>	3+2	1sty-TRADITIONAL	




**CASTELLEMARE GEM**

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.

Judy Orsini (310) 739-2421  
GIBSON INTERNATIONAL

Other

<b>15515 VIA DE LAS OLAS</b>	Refresh.	5:30-7:30	<b>rev</b>
<b>\$7,595,000</b>	4+5	MID-CENTURY	



**TWILIGHT OPEN ONLY 5:30- 7:30 PM**

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.

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

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

<b>533 SWARTHMORE AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,000,000</b>	2+1	1sty-TRADITIONAL	



**DEVELOPER'S DREAM, CLOSE TO VILLAGE**

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.

Anthony Marguleas 310.293.9280  
AMALFI ESTATES

<b>641 N LAS CASAS AVE</b>	Lunch	11-2	<b>rev</b>
<b>\$4,695,000</b>	6+7	MEDITERRANEAN	



**NEWER SPANISH/MED IN THE LAS CASAS BLUFFS**

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.

MLS#17-266384  
Dan Urbach 310.360.5096  
THE AGENCY

www.641LasCasas.com

<b>1131 DONAIRE WAY</b>	Open	11-2	<b>NEW</b>
<b>\$1,949,000</b>	3+2	1sty-MID-CENTURY	



**OCEAN & COASTLINE VIEWS, SINGLE LEVEL HOME ON CUL-DE-SAC**

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.

MLS#17-267058  
Nicolas Beauvy 310-573-7473  
COLDWELL BANKER PPAL

Offers due by 9/17

<b>17733 PORTO MARINA WAY</b>	Open	11-2	<b>rev</b>
<b>\$4,195,000</b>	4+3	SPANISH	




**VIEW, VIEWS, VIEWS... THE ULTIMATE IN SEASIDE LIVING!!**

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.

MLS#17-262082  
Marc Chorin-Susan Stark 310.995.6344  
GIBSON INTERNATIONAL

17733PortoMarina.com

<b>17177 AVENIDA DE LA HERRADURA</b>	Open	11-2	<b>NEW</b>
<b>\$1,699,000</b>	3+2	1sty-CONTEMPORARY	



**Great one level couple or family home in a very quiet neighborhood. Marble entry leads to a family room ideally located to the open kitchen with granite counter tops, Subzero refrigerator wine cooler.**

MLS#17-268012  
Tom Hackett 310-400-4140  
SOTHEBY'S INTERNATIO

<b>16746 CALLE DE CATALINA</b>	Refresh.	11-2	<b>rev</b>
<b>\$2,050,000</b>	5+4	2sty-MEDITERRANEAN	



**OCEAN VIEWS ON GATED PRIVATE STREET**

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.

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

<b>17536 CAMINO DE YATASTO</b>	Open	11-2	<b>rev</b>
<b>\$7,950,000</b>	7+9	2sty-FRENCH	



**GRAND ESTATE, TENNIS COURT, POOL, 33K SF LOT**

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.

MLS#17-262370  
A. Afshar | R. Jancula 3107409719  
COMPASS

17536CaminoDeYatasto.com

<b>15425 ANTIOCH ST #201</b>	Open	11-2	<b>NEW</b>
<b>\$1,399,000</b>	2+2.5	CONTEMP MED	



**SPACIOUS CORNER RESIDENCE IN PRIME PACIFIC PALISADES**


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.

MLS#17-267352  
David / Anna Solomon 424.400.5905  
THE AGENCY

www.15425Antioch.com



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



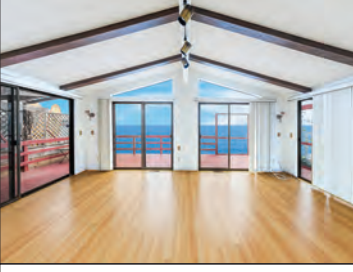
**SOUGHT AFTER PALISADES HIGHLANDS TOWNHOME**

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

<b>17015 PACIFIC COAST HWY, UNIT 2</b>	Open	11-2	<b>NEW</b>
<b>\$849,000</b>	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

<b>1524 PALISADES DR</b>	Open	11-2	<b>NEW</b>
<b>\$4,100</b>	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

<b>8512 HARGIS ST</b>	Open	11-2	<b>NEW</b>
<b>\$1,199,000</b>	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

<b>1911 S BURNSIDE AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$899,000</b>	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

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

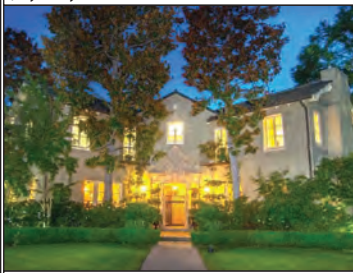


**HISTORIC ITALIAN RENAISSANCE IN HANCOCK PARK**

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

<b>201 LORRAINE BLV</b>	Open	11-2	<b>NEW</b>
<b>\$4,975,000</b>	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

<b>248 S VAN NESS AVE</b>	Open	11-2	<b>NEW</b>
<b>\$4,249,000</b>	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.

<b>237 S IRVING BLVD</b>	Open	11-2	<b>NEW</b>
<b>\$3,995,000</b>	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

<b>4205 W 6TH ST</b>	Lunch	11-2	<b>NEW</b>
<b>\$2,499,000</b>	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.

Loveland Carr Properties (323) 460-7606  
COLDWELL BANKER

www.4205west6th.com



✕ 656 N GRAMERCY PL

Lunch 11-2

\$1,030,000 3+3.5 3sty-MODERN



ACCESS GUEST PARKING THRU GATE ON GRAMERCY

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.

Loveland Carr Properties (323) 460-7606

COLDWELL BANKER

www.656Gramercy.com

NEW

148 S WILTON PL

Open 11-2

\$1,759,000 4+2 SOUTHERN COLONIAL



GREAT CURB APPEAL AND LARGE LOT

\*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.

MLS#17-249412

Linda Hindley 3236106070

CB BH NORTH

Lovely Original Details + SS Appliances

rev

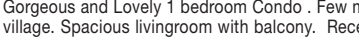
18 Hancock Park-Wilshire

Condo / Co-op

637 WILCOX AVE #1F

Open 11-2

\$759,000 1+2 OTHER



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,

MLS#17-264540

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

Christine Y Kim 213 703 8808

BEE INVESTMENT, INC.

NEW

109 N SYCAMORE AVE, UNIT 204

Open 11-2

\$599,000 1+1 4sty-MEDITERRANEAN



PRE WAR 1928 WARWICK BUILDING \$599,000

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

Pamela Rich 310 666 7424

HILTON & HYLAND

listingzen.com/property/6444

NEW


18 Hancock Park-Wilshire

Income

✕ 1206 S LONGWOOD AVE

Lunch 11-2

\$1,599,000 Duplex 2sty-SPANISH



TACO TUESDAY !!!!

Exceptional Spanish VIEW Duplex in demanding Longwood Highlands. 4+2 down (owners unit projected income \$4500), 2+1 up (\$3,000) + bonus not 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.

JSR / Richard Battaglia 310-386-6697

KW LARCH/JOHN AAROE

Dishwasher,W/D,Range, Frig

NEW

OPEN HOUSE STATUS

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

NEW

NEW\*

RED

REV

BOM

New, automatic status

New, not yet listed

Reduced

Review, automatic status

Back on Market


18 Hancock Park-Wilshire

Lease

534 N CAHUENGA

Open 11-2

\$6,900 2+2 SPANISH



SPANISH COLONIAL REVIVAL FOR LEASE

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.

MLS#17-268064

John Duerler 2139242208

HANCOCK HOMES REALTY

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

NEW

19 Beverly Center-Miracle Mile

Single Family

439 N MARTEL AVE

Open 11-2

\$4,198,800 5+5.5 3sty-CONTEMPORARY



GRAND SCALE NEW MODERN WWW.439MARTEL.COM

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.

Omega Group-Todd Michaud 310.429.8191

KELLER WILLIAMS HH

www.OmegaGroup.LA

NEW

6207 W 5TH ST

Open 11-2

\$3,100,000 4+4.5 2sty-SPANISH



INCREDIBLE NEW MODERN SPANISH

New saltwater pool/spa, studio, high ceilings and designer finishes!

Paul Wylie (323) 515-9585

LAMERICA L.P.

NEW

909 S CURSON AVE

Open 11-2

\$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

NEW

127 N GARDNER ST

Open 11-2

\$1,988,000 3+3.5 2sty-SPANISH



STUNNING ARCHITECTURAL SPANISH

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.

Ivan M / Sharona Alperin 310.888.3708


SOTHEYBY'S INT REALTY

127NGardner.com

NEW



<b>6533 HAYES DR</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,949,000</b>	3+3	TRADITIONAL	



**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

<b>627 N VISTA ST</b>	Open	11-2	<b>rev</b>
<b>\$3,249,000</b>	5+5	2sty-MODERN	



**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

<b>127 S. VISTA ST. 90036</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,890,000</b>	3+2	1sty-SPANISH	



**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

<b>534 N SIERRA BONITA AVE</b>	Open	11-2	<b>rev</b>
<b>\$2,745,000</b>	4+5	SPANISH	



**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*

<b>531 N FULLER AVE</b>	Refresh.	11-2	<b>red</b>
<b>\$2,995,000</b>	3+65000	5+5 2sty-MEDITERRANEAN	



**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

<b>305 ARNAZ DR #301</b>	Open	11-2	<b>NEW</b>
<b>\$925,000</b>	2+2	1sty-CONTEMPORARY	



**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

<b>434 N CRESCENT HEIGHTS</b>	Open	11-2	<b>rev</b>
<b>\$3,425,000</b>	5+5.5	CONTEMP MED	



**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

<b>1076 S ORANGE GROVE AVE #13</b>	Open	11-2	<b>NEW</b>
<b>\$635,000</b>	2+2	SPANISH	



**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*

<b>112 N EDINBURGH AVE</b>	Open	11-2	<b>rev</b>
<b>\$3,295,000</b>	4+5	SPANISH	



**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

<b>411 N KINGS RD</b>	Open	11-2	<b>NEW</b>
<b>\$6,795</b>	3+3	1sty-CONTEMPORARY	



**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

\$4,995
2+2
SPANISH

NEW



**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
310-888-3740

SOTHEBY'S

Co/listed w/ J. Martinez @ PartnersTrust

21
Silver Lake - Echo Park
Single Family

2014 BALMER DR
Refresh.
11-2

\$2,249,000
4+3
MEDITERRANEAN

NEW



**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!

MLS#17-267952

Noelle Hettlinger Til
310-621-9800

COMPASS

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

2209 MEADOW VALLEY TER
Refresh.
11-2

\$1,699,000
3+2
MID-CENTURY

NEW



**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
323-462-6262

NOURMAND & ASSOC.

Pool, Fridge, Range, Dshwshr, Microwave

21
Silver Lake - Echo Park
Income

656 N OCCIDENTAL
Open
11-2
594C7

\$1,199,000
CRAFTSMAN

NEW



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.

MLS#17-268018

Dawn Marie MacLeod
661-618-3893

TDC/ PACIFIC PROPERTY

1551 MURRAY DR
Open
11-2

\$999,000
Triplex
SPANISH

NEW



**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
323-377-0548

PARTNERS TRUST BH

www.1551murraydrive.com

22
Los Feliz
Single Family

2400 WILD OAK DR
Open
11-2

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

NEW



**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.

MLS#17-267418

Jeffrey Young
213.819.9630

SOTHEBY'S INTERNATIO

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

2578 CANYON DR
Lunch
11-2

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

NEW



**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.

MLS#17-267938

Pamela McMurray
310-923-0869

KELLER WILLIAMS

www.2578canyondrive.com

4423 AMBROSE TER
Lunch
11-2

\$1,998,000
4+5
3sty-MEDITERRANEAN

NEW



**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
3234289747

COLDWELL BANKER RESI

Miele refrig, Wolf stove, pool, and spa

5860 LOCKSLEY PL
Open
11-2

\$1,699,000
4+4
SPANISH

NEW



**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

MLS#17-268024

Dorothy Carter
213-703-1001

KELLER WILLIAMS REAL

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

4130 PARVA AVE
Open
11-2

\$3,795,000
5+6
MODERN

rev



**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

MLS#17-241506

Rogers+Stellini+Ritt
310-888-3378


NOURMAND & ASSOCIATE

www.4130ParvaAve.com



## 28 Culver City Single Family

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



**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 lvng 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.

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

11177WestwoodBlvd.com

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



**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!

Vanessa Schreiber 310-435-9354  
DOGTOWN REALTY

Washer/dryer, fridge, stove, dishwasher

<b>12059 JUNIETTE ST</b>	Refresh.	11-2	<b>red</b>
<b>\$1,288,000</b>	1+295000	3+2	



**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.

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

www.HaltonPardee.com

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



**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!

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

## 28 Culver City Income

<b>3808 COLLEGE AVE</b>	Open	11-2	<b>red</b>
<b>\$2,100,000</b>		CALIFORNIA BUNGALOW	



**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!

MLS#17-223044  
Vahn Alexander 310.345.3378  
BERKSHIRE HATHAWAY

## 30 Hollywood Hills East Single Family

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



**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)!

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

www.3030Arrowhead.com

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




**SPANISH COLONIAL REVIVAL - BEACHWOOD CANYON**

CIRCA 1926, BY NOTED ARCHITECT, VINCENT PALMER, A.I.A., ONE OF THE ORIGINAL HOLLYWOODLAND ARCHITECTS IN BEACHWOOD CANYON. UPGRADED W/ A SENSITIVITY TO THE ORIGINAL DESIGN. A ROTUNDA ENTRY HALL, MAHOGANY WOPD FLRS, IRON FIXTURES & HAND-RAILS, OVERSIZED LIV. RM W/ BEAMED CEILINGS. A PROVENCE INSPIRED KITCH. W/STONE FLRS. WALLED AT THE STREET, THE PROPERTY IS A SANCTUARY W/ VERDANT TERRACED GARDENS & EXTENDED VIEWS TO HOLLYWOOD SIGN, GREENBELT & CITY LIGHTS. ADJACENT PARCEL AVAILABLE SEPARATELY.

MLS#17-267878  
Timothy Enright 310-652-6600  
THE ENRIGHT COMPANY

WWW.THEENRIGHTCOMPANY.COM

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



**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.

Rose Ware 213-369-9171  
BHHS- BH

Dshwshr,Grbg Disp,Hood Fan,Ov/range

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



**SLEEK, SOPHISTICATED AND COOL MID-CENTURY MODERN**


Sleek, Sophisticated and cool Mid-Century Modern in the sought-after Lake Hollywood Knolls. Enjoy an open floor plan and views of the Hollywood Hills from your beautifully remodeled home and yard. The kitchen features quartz counter tops, elegant tile backsplash, newer cabinetry and stainless steel appliances. The living room has rich hardwood floors, a fireplace with gorgeous stone veneer and stunning views from every angle. Newer HVAC, roof, appliances, fixtures, and Control 4 Home Automation

Tom Otero 818-919-5350  
RODEO REALTY

Remodeled, updated and beautiful!!!

## 30 Hollywood Hills East Condo / Co-op

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



**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.

GiselePlouffe&JohnAbreu 3236711200  
BERKSHIRE HATHAWAY

Doorman will be present to allow access



**39 Playa Vista** Condo / Co-op

<b>5625 CRESCENT PAR, UNIT 407</b>	Open	11-2	<b>NEW</b>
<b>\$919,000</b>	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

**42 Downtown L.A.** Condo / Co-op

<b>1850 INDUSTRIAL ST #712</b>	Open	11-2	<b>NEW</b>
<b>\$2,200,000</b>	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  
Diana Braun Group - 310.866.5039

**62 Encino** Single Family


<b>16731 ADDISON ST</b>	Refresh.	11-2	<b>NEW</b>
<b>\$2,395,000</b>	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  
SILVA MIRZOIAN  
BBQ,Blt-Ins,Dshwshr,Frzr,Grbg Disp,Other

<b>5934 ZELZAH AVE</b>	Open	11-2	<b>NEW</b>
<b>\$799,000</b>	3+2	CONTEMPORARY	



**BEAUTIFULLY DESIGNED ENCINO HOME**

Beautifully designed, expertly executed & ideally situated. Minutes rom Lake Balboa Park w/ its golf courses, playgrounds & jogging trails. Featuring an open floor plan w/ step down living room & remodeled fireplace. Open kitchen w/ stylish brass hardware, stainless appliances & abundant counter space. Two generously sized guest beds w/ ample closet space share a nicely remodeled bath. Master bedroom feat. a lovely ensuite bath w/ double vanity, designer tile & a shower built for two!

The Kostrey Collection (323) 462-6262  
NORMAND & ASSOCIATES  
Fridge, Range, Microwave, W/D,Dishwasher

**72 Sherman Oaks** Single Family

<b>5022 STERN AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,225,000</b>	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

<b>4705 VAN NOORD AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,150,000</b>	3+3	1sty-TRADITIONAL	



**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

<b>15135 CAMARILLO ST</b>	Open	11-2	<b>NEW</b>
<b>\$899,000</b>	4+2.5	TRADITIONAL	




**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 (310) 2460888  
RE/MAX ESTATE PROPER  
Dshwshr, Micro, Rng, Ovn, Fridg

**WEDNESDAY OPEN HOUSES****32 Malibu Beach** Single Family

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



**PRIME MALIBU BEACH HOUSE**

Premier oceanfront house for the ultimate Malibu beach lifestyle. Modern elegance, impeccable craftsmanship & stunning architectural features. Ocean views gravitate you past the FDR & into a great rm w/ soaring ceiling, chef's kit & LR w/ fp. Indoor/outdoor entertaining w/ spa, fire pit & yard. 2nd level features: office, fitness area, & lux Master's suite w/ ocean views, fp & pvt deck. A sep ensuite guest rm, 3 addl ensuite bdrms, Crestron system & 3-car garage complete this ocean retreat home.

MLS#17-267670  
Linda May (310) 492.0735  
HILTON & HYLAND  
BroadBeachLifestyle.com

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TUESDAY

WEDNESDAY