

REFRESHMENTS X LUNCH  
\*THEMLSPRO™ OPEN HOUSES

## TUESDAY OPEN HOUSE DIRECTORY

16-160348	11-2	X 7915 NORTON AVE #3/8	NEW	\$797,500	2+1	p.206	16-152900	12-2	607 26TH ST	rev	\$3,950,000	6+7	p.210		
16-160328	11-2	1323 N HAYWORTH AVE #E	NEW	\$649,000	1+1	p.206	16-127842	11-2	927 26TH ST	rev	\$3,150,000	7+6	*		
	11-2	1248 N FLORES ST, UNIT 2	NEW	\$625,000	1+1	p.206	<b>14 Santa Monica</b> <i>Condo / Co-op</i>								
	11-2	1248 N FLORES STREET #2	NEW*	\$625,000	1+1	*	16-157808	11-2	X 123 GEORGINA AVE #5	NEW	\$2,490,000	2+3	p.210		
16-160558	11-2	1248 N FLORES ST #2	NEW	\$625,000	1+1	*	16-157652	11-2	X 2203 3RD ST #6	NEW	\$2,185,000	2+3	p.210		
	11-2	1412 N CRESCENT HEIGHTS BLV, UNIT 104	NEW	\$617,000	2+1.5	p.206		11-2	812 EUCLID ST, UNIT C	NEW	\$1,699,000	2+2.5	p.210		
16-159788	11-2	1200 N FLORES ST #306	rev	\$695,000	2+2	*	16-160048	631E7	812 EUCLID ST #C	NEW	\$1,699,000	2+3	*		
16-141420	11-2	837 N WEST KNOLL DR #220	rev	\$469,000	1+1	p.206	16-148574	11-2	1013 10TH ST #6	NEW	\$1,275,000	2+3	p.210		
<b>10 West Hollywood Vicinity</b> <i>Lease</i>							671	11-2	X 1010 CALIFORNIA AVE, UNIT 1	NEW	\$1,149,000	2+2	p.210		
16-160198	12-2	1155 N LA CIENEGA BLVD #314	NEW	\$4,195	2+2	*	16-159966	11-2	1247 10TH ST #6	NEW	\$995,000	2+2	p.210		
<b>11 Venice</b> <i>Single Family</i>								11-2	1144 10TH ST, UNIT 3	NEW	\$975,000	2+2	p.210		
16-159662	11-2	X 613 SANTA CLARA AVE	NEW	\$4,775,000	4+4.5	p.206	16-160576	11-2	2405 34TH ST #4	NEW	\$799,000	3+2.5	p.210		
16-160270	11-2	2413 WILSON AVE	NEW	\$3,850,000	4+4	p.206	16-159986	11-2	1328 FRANKLIN ST #3	NEW	\$689,000	2+2	p.210		
16-159762	11-2	248 BERNARD AVE	NEW	\$3,795,000	3+4	p.206		11-2	1231 9TH ST, UNIT 4	NEW	\$579,000	1+1	p.211		
16-160204	11-2	X 1257 PALMS BLVD	NEW	\$3,425,000	4+4.5	p.207	16-144224	11-2	2607 2ND ST #1	red	\$1,850,000	2+3	p.211		
	11-2	2004 LOUELLA AVE	NEW	\$3,100,000	0+0	p.207	16-136022	671/C1	701 OCEAN AVENUE #303	rev	\$6,595,000	3+3	p.211		
16-146272	11-2	2905 STRONGS DR	NEW	\$2,995,000	4+4	p.207	<b>14 Santa Monica</b> <i>Lease</i>								
16-159754	11-2	2421 LOUELLA AVE	NEW	\$2,395,000	4+4	p.207	16-160452	11-2	1131 HARVARD ST	NEW	\$7,900	3+3	*		
16-158666	11-2	2409 CLOY AVE	NEW	\$1,425,000	3+2	p.207	16-159388	11-2	1617 SUNSET AVE	NEW	\$6,900	4+3	p.211		
16-158882	11-2	618 6TH AVE	rev	\$3,895,000	4+4	*	16-142410	12-2	116 FRASER AVE	rev	\$14,500	4+2	p.211		
16-137972	11-2	2018 LOUELLA AVE	rev	\$2,995,000	4+5	p.207	<b>15 Pacific Palisades</b> <i>Single Family</i>								
16-159860	11-2	548 BROADWAY ST	rev	\$2,495,000	3+3	*		11-2	1669 SAN ONOFRE DR	NEW	\$25,995,000	7+10	p.211		
16-137510	11:30-2	846 CALIFORNIA AVE	rev	\$1,487,000	3+3	p.207	16-157428	11-2	X 200 TOYOPA DR	NEW	\$20,000,000	7+10	*		
<b>11 Venice</b> <i>Condo / Co-op</i>								11-2	15926 ALCIMA AVE	NEW	\$13,995,000	8+10	p.211		
16-152094	11-2	235 MAIN ST #218	NEW	\$1,050,000	2+2	p.207		11-2	17876 VICINO WAY	NEW	\$5,950,000	3+3	p.211		
16-141702	11-2	661 BROADWAY ST	rev	\$2,950,000	4+4	p.207	16-137906	11-2	1014 GLENHAVEN DR	NEW	\$4,495,000	3+2.5	p.211		
<b>12 Marina Del Rey</b> <i>Single Family</i>								11-2	X 1099 VISTA GRANDE DR	NEW	\$4,395,000	4+3.5	p.211		
16-159386	11-2	X 5405 VIA DONTE	NEW	\$3,950,000	4+5	p.207		11-2	X 765 OCAMPO DR	NEW	\$4,195,000	3+3.5	p.212		
16-159406	11-2	135 LIGHTHOUSE MALL	NEW	\$2,795,000	5+6	p.154	16-129956	11-2	16824 LIVORNO DR	NEW	\$4,095,000	5+7	p.212		
	11-2	X 980 HARBOR CROSSING LN	NEW	\$2,795,000	4+3	p.208		11-2	545 CATALONIA AVENUE	NEW*	\$2,895,000	4+5	*		
<b>12 Marina Del Rey</b> <i>Condo / Co-op</i>								11-2	X 394 ARNO WAY	NEW	\$2,498,000	3+3	p.212		
16-160652	11-2	X 4211 REDWOOD AVE #412	NEW	\$1,035,000	2+2	p.208		11-2	1019 LAS PULGAS RD	NEW	\$1,995,000	4+2	p.212		
16-159652	11-2	4342 REDWOOD AVE #C203	NEW	\$965,000	2+2	p.208		11-2	926 BIENVENEDA AVE	NEW	\$1,650,000	3+2	p.212		
16-140712	11-2	4778 LA VILLA MARINA #C	NEW	\$809,000	2+2.5	p.208	16-129566	11-2	761 SWARTHMORE AVE	red	\$4,750,000	6+5.5	p.212		
16-159372	11-2	4215 GLENCOE AVE #226	NEW	\$799,000	2+2	*	16-143976	11-2	770 PASEO MIRAMAR	rev	\$8,995,000	7+9	*		
<b>12 Marina Del Rey</b> <i>Lease</i>								16-110612	11-2	526 AMALFI DR	rev	\$8,195,000	6+6	*	
16-157640	11-1	13243 FIJI WAY #K	NEW	\$4,350	2+3	p.208	16-131116	11-2	1807 CHASTAIN PKY	rev	\$4,900,000	6+7	p.212		
<b>13 Palms - Mar Vista</b> <i>Single Family</i>								16-138806	630J5	11-2	16056 AIGLON ST	rev	\$4,265,000	5+4.5	p.212
16-160368	11-2	3203 SELBY AVE	NEW	\$2,800,000	5+5.5	p.208	<b>15 Pacific Palisades</b> <i>Condo / Co-op</i>								
	11-2	12923 WARREN AVE	NEW	\$2,475,000	4+4	p.208	16-160402	11-2	16137 W SUNSET #202	NEW	\$745,000	2+2	p.212		
16-160480	11-2	3025 BARRY AVE	NEW	\$1,695,000	4+3	p.208	16-151960	11-2	1686 MICHAEL LN	rev	\$1,375,000	3+3.5	p.212		
16-160618	11-2	4316 LINDBLADE DR	NEW	\$1,695,000	6+4	p.208	16-138150	11-2	17350 W. SUNSET #201	rev	\$1,349,000	3+3	p.183		
16-160144	11-2	12300 CLOVER AVE	NEW	\$1,645,000	4+3	p.208	16-138150	11-2	17350 W SUNSET #201	rev	\$1,349,000	3+3	p.213		
	672 D2	11-2	3647 PURDUE AVE	NEW	\$1,485,000	3+2	p.209	<b>15 Pacific Palisades</b> <i>Lease</i>							
16-159954	11-2	X 3759 MOORE ST	rev	\$1,895,000	3+3	*	16-160012	11-2	1122 EL MEDIO AVE	NEW	\$7,200	4+2	p.213		
16-159954	5-7	3759 MOORE ST	rev	\$1,895,000	3+3	*	<b>16 Mid Los Angeles</b> <i>Single Family</i>								
16-154698	11-2	3612 TILDEN AVE	rev	\$1,365,000	3+3	*	16-160432	11-2	5510 SMILEY DR	NEW	\$635,000	2+2	*		
<b>13 Palms - Mar Vista</b> <i>Condo / Co-op</i>								11-2	2223 S DUNSMUIR AVE	NEW	\$575,000	2+1	p.213		
	11-2	11818 COURTLEIGH DR, UNIT 201	NEW	\$699,000	2+2	p.209	<b>18 Hancock Park-Wilshire</b> <i>Single Family</i>								
16-159346	1-4	3636 JASMINE AVE #402	NEW	\$649,000	2+2	p.209	16-160026	11-2	X 121 N JUNE ST	NEW	\$5,625,000	5+6.5	p.213		
16-159712	11-2	10021 TABOR ST #305	rev	\$650,000	2+2	*		633/G1	11-2	250 S PLYMOUTH BLV	NEW	\$4,100,000	5+5	p.213	
<b>14 Santa Monica</b> <i>Single Family</i>								11-2	639 N JUNE ST	NEW	\$3,189,000	5+5	p.213		
16-159680	11-2	443 LINCOLN BLVD	NEW	\$3,349,000	3+3	*		11-2	440 N CITRUS AVE	NEW	\$1,699,000	3+2	p.213		
	11-2	609 11TH ST	NEW	\$3,195,000	3+1.75	p.209	16-157678	11-2	205 N BEACHWOOD DR	NEW	\$1,695,000	3+2	p.213		
16-146028	11-2	2260 27TH ST	NEW	\$2,299,000	4+3	p.209		11-2	359 S ORANGE DR	NEW	\$1,679,000	4+5	p.213		
16-160642	11-2	3316 PEARL ST	NEW	\$1,695,000	4+2	p.209	16-154758	11-2	820 N JUNE ST	NEW	\$1,549,000	3+3	p.213		
16-152300	11-2	739 20TH ST	red	\$5,595,000	6+6	p.209		11-2	922 3RD AVE	NEW*	\$985,000	4+2	*		
16-156632	11-2	455 21ST PL	rev	\$6,495,000	6+9	p.209	16-159884	593H7	11-2	642 N GRAMERCY PL	NEW	\$939,000	3+3.5	p.214	
16-154718	11-2	421 23RD ST	rev	\$5,995,000	5+6	p.147		11-2	5742 6TH AVE	NEW	\$409,000	3+2	p.214		
16-154718	11-2	421 23RD ST	rev	\$5,995,000	5+6	p.209	16-152552	11-2	165 S HUDSON AVE	rev	\$10,700,000	6+9	*		
16-122746	11-2	416 18TH ST	rev	\$4,950,000	5+6	p.209	16-149618	11-2	74 FREMONT PLACE	rev	\$6,995,000	6+6	p.214		

## TUESDAY OPEN HOUSE DIRECTORY

📅 REFRESHMENTS   🍴 LUNCH  
🌟 THEMLS™ OPEN HOUSES

16-151578	11-2	105 N ROSSMORE AVE	rev	\$5,950,000	5+6	p.214
16-157446	11-2	✕340 N LAS PALMAS AVE	rev	\$4,599,000	6+7	p.214
16-143294	11-2	300 S MCCADDEN PL	rev	\$3,650,000	5+5	*
16-154524	11-2	📍1058 S PLYMOUTH	rev	\$1,795,000	4+4	p.214
16-152958	11-2	4006 INGRAHAM ST	rev	\$1,499,000	5+4	*
16-157034	11-2	718 S HIGHLAND AVE	rev	\$1,499,000	3+3	*
16-139240	11-2	511 LILLIAN WAY	rev	\$1,478,000	2+2	*

18 Hancock Park-Wilshire		Condo / Co-op				
16-149090	11-2	4661 WILSHIRE BLVD #PH301	rev	\$1,995,000	3+4	*
16-149102	11-2	4661 WILSHIRE BLVD #PH302	rev	\$1,985,000	3+4	*
16-149010	11-2	4661 WILSHIRE #101	rev	\$1,095,000	2+3	*
16-149058	11-2	4661 WILSHIRE BLVD #105	rev	\$995,000	2+3	*

19 Beverly Center-Miracle Mile		Single Family				
16-159608	11-2	479 S HOLT AVE	NEW	\$3,975,000	4+5	p.214
16-159510	11-2	356 N CRESCENT HEIGHTS	NEW	\$2,995,000	5+6	p.214
16-159510	11-2	350 N LAUREL AVE	NEW	\$1,995,000	3+2	p.214
16-160606	11-2	120 S VISTA ST	NEW	\$1,800,000	5+5	p.214
16-160606	11-2	602 N DETROIT ST	NEW	\$1,790,000	3+3	p.215
16-160556	633C1 11-2	170 N VISTA ST	NEW	\$1,750,000	4+4	p.215
16-159482	11-2	454 S HOLT AVE	NEW	\$1,399,000	3+2	p.215
16-159482	11-2	1150 S CURSON AVE	NEW	\$1,298,000	4+2	p.215
16-159482	11-2	1009 S BURNSIDE AVE	NEW	\$1,225,000	3+2	p.215
16-133188	11-2	1338 S SPAULDING AVE	NEW	\$1,129,000	3+2	p.215
16-155668	11-2	401 N LA JOLLA AVE	rev	\$2,900,000	4+5	*
16-154022	11-2	618 N GARDNER ST	rev	\$2,595,000	4+5	p.215
16-146502	11-2	133 N ALTA VISTA BLVD	rev	\$1,799,000	3+2	*

19 Beverly Center-Miracle Mile		Condo / Co-op				
16-145766	632/H1 11-2	8871 BURTON WAY #103	rev	\$939,000	2+2.5	p.215

20 Hollywood		Single Family				
16-157430	11-2	1231 SEWARD ST	NEW	\$999,000	3+2	p.215
16-152562	11-2	814 N JUNE ST	rev	\$1,495,000	4+4	p.215

20 Hollywood		Condo / Co-op				
16-157976	11-2	1353 N FULLER AVE #PH2	NEW	\$799,000	2+3	*
16-160340	12-2	1820 N CANYON DR #207	NEW	\$529,000	2+2	*

20 Hollywood		Lease				
16-148624	11-2	1550 N EL CENTRO AVE #PH3	NEW	\$27,000	3+4	*
16-148638	11-2	1550 N EL CENTRO AVE #1802	NEW	\$17,000	2+2	*
16-148628	11-2	1550 N EL CENTRO AVE #1510	NEW	\$12,500	1+1	*
16-157638	11-2	1550 N EL CENTRO AVE #1210	NEW	\$11,500	1+1	*
16-148616	11-2	1550 N EL CENTRO AVE #2008	NEW	\$9,600	2+2	*
16-148610	11-2	1550 N EL CENTRO AVE #1110	NEW	\$5,775	1+1	*
16-148606	11-2	1550 N EL CENTRO AVE #401	NEW	\$4,025	1+1	*
16-133486	11-2	1550 N EL CENTRO AVE #PH4	rev	\$30,000	3+3	*
16-133468	11-2	1550 N EL CENTRO AVE #PH2	rev	\$25,500	2+3	*
16-133440	11-2	1550 N EL CENTRO AVE #2002	rev	\$10,000	2+2	*
16-148582	11-2	1550 N EL CENTRO AVE #204	rev	\$6,550	2+2	*
16-133274	11-2	1550 N EL CENTRO	rev	\$5,000	2+2	p.216

21 Silver Lake - Echo Park		Single Family				
16-160162	11-2	📍2332 CABOT ST	NEW	\$749,000	3+2	p.216
16-160162	11-2	📍1245 VIN SCULLY AVE	rev	\$879,000	4+3	*

21 Silver Lake - Echo Park		Income				
16-157822	11-2	1119 W KENSINGTON RD	NEW	\$1,975,000		*
16-160264	11-2	2110 INDIA ST	NEW	\$969,000		*

22 Los Feliz		Single Family				
16-160406	11-2	📍2340 N VERMONT AVE	NEW	\$4,490,000	4+5	p.186
16-160406	11-2	📍2340 N VERMONT AVE	NEW	\$4,490,000	4+7	p.216
16-155842	11-2	4705 LOS FELIZ BLVD	NEW	\$3,999,950	6+8	*
16-159314	11-2	4753 AMBROSE AVE	NEW	\$1,749,000	3+3	p.216
16-159550	11-2	📍5867 TUXEDO TER	NEW	\$1,095,000	2+1	p.216
16-150280	11-2	1961 DE MILLE DR	rev	\$5,540,000	6+5	*

22 Los Feliz		Condo / Co-op				
16-160224	11-2	✕4455 LOS FELIZ BLV, UNIT 907	NEW	\$815,000	2+1	p.216
16-160106	11-2	4507 FINLEY AVE, UNIT 10	NEW	\$629,000	2+1	p.216
16-160106	672E6 11-2	4507 FINLEY AVENUE #10	NEW*	\$629,000	2+1	*

27 Topanga		Single Family				
16-160224	11-2	📍19783 VALLEY VIEW DR	NEW	\$950,000	2+2	p.216
16-160224	11-2	📍19783 VALLEY VIEW DR.	NEW*	\$950,000	2+2	*

28 Culver City		Single Family				
16-160224	11-2	📍4111 MADISON AVE	NEW	\$1,350,000	2+1	p.216
16-160224	11-2	4232 MCCONNELL BLV	NEW	\$1,345,000	2+2	p.216
16-160106	672E6 11-2	4118 BLEDSOE AVE	NEW	\$949,000	3+2	p.217
16-134904	11-2	12217 ALLIN ST	NEW	\$899,000	3+2	p.217
16-123248	11-2	5721 TELLEFSON RD	red	\$1,999,900	4+4	p.217
16-123248	11-2	10719 RANCH RD	rev	\$2,599,999	5+4	p.217

28 Culver City		Condo / Co-op				
16-160538	11-2	6709 HANNUM AVE	NEW	\$775,000	3+3	p.217
16-160538	11-2	📍4939 MAYTIME LN	NEW	\$650,000	4+2.5	p.217
16-160538	11-2	📍4939 S MAYTIME LANE	NEW*	\$650,000	4+2.5	*
16-160538	11-2	5114 MAYTIME LN	NEW	\$579,000	4+2	p.217

28 Culver City		Income				
16-158938	11-2	4262 LINCOLN AVE	NEW	\$1,799,000		p.217

29 Westchester		Single Family				
16-153948	11-2	7416 ALVERSTONE AVE	NEW	\$1,299,000	3+2	p.217

29 Westchester		Income				
16-160440	11-1	8807 READING AVE	NEW	\$999,000		*

30 Hollywood Hills East		Single Family				
16-146082	11-2	2103 ALCYONA DR	NEW	\$1,995,000	5+6	p.217
16-159882	11-2	3268 N KNOLL DR	NEW	\$1,750,000	3+4	*
16-159882	11-2	2720 HOLLYRIDGE DR	NEW	\$1,499,000	2+2	p.218
16-159294	11-2	2401 CRESTON DR	NEW	\$1,295,000	3+3	p.218
16-159294	11-2	✕2578 VERBENA DR	NEW	\$1,279,000	3+3	p.218
16-144766	593G1 11-2	📍3120 HOLLYRIDGE DR	red	\$1,549,000	3+3	p.218
16-144766	593G1 11-2	📍3120 HOLLYRIDGE DR	red	\$1,549,000	3+3	p.218
16-159294	2-5	2401 CRESTON DR	rev	\$1,295,000	3+3	*

31 Playa Del Rey		Single Family				
16-116986	11-2	7818 VERAGUA DR	red	\$2,995,000	6+6	p.218
16-160470	11:30-2	✕8228 W 83RD ST	rev	\$1,399,000	3+4	*

31 Playa Del Rey		Condo / Co-op				
16-160282	11-2	8180 MANITOBA ST #207	NEW	\$639,000	2+2	*
16-159018	11-2	📍8675 FALMOUTH AVE #121	NEW	\$610,000	2+2	*

32 Malibu Beach		Single Family				
16-112806	11-2	22506 PACIFIC COAST HWY	NEW	\$57,500,000	7+8	p.218

35 Inglewood		Single Family				
16-160506	11-2	📍604 N EXTON AVE	NEW	\$419,000	2+2	*

36 Metropolitan Southwest		Single Family				
16-159944	11-2	8846 S WILTON PL	NEW	\$384,000	2+1	*

39 Playa Vista		Single Family				
16-154188	11:30-2	6602 PARA WAY #24	NEW	\$1,795,000	3+3	*

41 Park Hills Heights		Single Family				
16-159150	673/F3 11-2	4104 EDGEHILL DR	NEW	\$899,000	3+3	p.218
16-159150	11-2	3417 EDGEHILL DR	NEW	\$395,000	2+1	*

41 Park Hills Heights		Condo / Co-op				
16-159150	11-2	5170 VILLAGE GRN, UNIT 103	NEW	\$389,000	1+1	p.218

42 Downtown L.A.		Single Family				
15-947831	12-2	✕889 FRANCISCO ST #9G	NEW	\$680,430	0+1	*

42 Downtown L.A.		Condo / Co-op				
16-159476	12-2	✕877 FRANCISCO ST #2209	NEW	\$1,771,000	2+3	*
16-108342	12-2	✕889 FRANCISCO #7B	NEW	\$1,509,380	2+3	*
16-159466	12-2	✕877 FRANCISCO ST #527	NEW	\$1,318,000	2+2	*
16-159424	12-2	✕889 FRANCISCO ST #23F	NEW	\$1,240,980	1+2	*
16-108354	12-2	✕889 FRANCISCO #28D	NEW	\$974,580	1+1	*

☑ REFRESHMENTS ✕ LUNCH  
\* THEMLSPTRO™ OPEN HOUSES

## TUE, WED, THU, FRI, BY APPT & SAT OPEN HOUSE DIRECTORIES

16-159468	12-2	✕877 FRANCISCO ST #1022	NEW	\$812,000	1+1	*
16-159412	12-2	✕889 FRANCISCO ST #26H	NEW	\$769,230	0+1	*
16-159414	11-2	1850 INDUSTRIAL ST #113	NEW	\$765,000	0+1	p.219
16-159454	12-2	✕877 FRANCISCO ST #1525	NEW	\$720,000	0+1	*
16-159442	12-2	✕877 FRANCISCO ST #926	NEW	\$676,000	0+1	*
16-156852	11-2	215 W 7TH ST #904	rev	\$499,000	2+1	*

<b>54</b>	<b>Winnetka</b>	<i>Single Family</i>				
16-160078	11-2	20658 SCHOOLCRAFT ST	NEW	\$449,000	3+2	*

<b>60</b>	<b>Tarzana</b>	<i>Single Family</i>				
16-158916	11-2	18625 WELLS DR	NEW	\$2,995,000	6+8	*

<b>62</b>	<b>Encino</b>	<i>Single Family</i>				
	11-2	17761 ERWIN ST	NEW	\$795,000	4+2.5	p.219

<b>72</b>	<b>Sherman Oaks</b>	<i>Single Family</i>				
	11-2	5023 MATILIJIA AVE	NEW	\$2,399,000	5+5.5	p.219

16-160160	11-2	☑5523 LONGRIDGE AVE	NEW	\$1,675,000	3+4	p.219
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16-160160	11-2	☑5523 LONGRIDGE AVE	NEW	\$1,675,000	3+4	p.219
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	11-2	13352 VALLEY VISTA BLV	NEW	\$1,525,000	3+2	p.219
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16-160066	11-2	3891 ROYAL WOODS DR	NEW	\$1,499,000	5+4	p.219
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16-150272	562A6 11-2	3949 OAKFIELD DR	rev	\$1,699,000	3+4	p.219
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16-160534	11-2	13352 VALLEY VISTA	rev	\$1,525,000	3+2	*
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16-150952	11-2	14018 VALLEY VISTA BLVD	rev	\$1,499,000	3+2	p.219
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<b>72</b>	<b>Sherman Oaks</b>	<i>Condo / Co-op</i>				
	11-2	14412 BENEFIT ST, UNIT 4	NEW	\$689,000	3+2.5	p.219

<b>73</b>	<b>Studio City</b>	<i>Single Family</i>				
	11:30-1:30	11468 DONA TERESA DR	NEW	\$1,999,000	4+4.5	p.220

	1-2	4456 MORELLA AVE	NEW	\$1,995,000	3+3.5	p.220
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16-129838	11-2	11674 SUNSHINE TER	red	\$1,495,000	4+4	p.220
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<b>75</b>	<b>Valley Village</b>	<i>Single Family</i>				
16-160410	11-2	11747 COLLINS ST	NEW	\$599,000	3+2	*

<b>76</b>	<b>North Hollywood</b>	<i>Condo / Co-op</i>				
16-159934	11-2	4820 BELLFLOWER AVE #206	NEW	\$519,000	2+2	p.220

<b>84</b>	<b>La Canada Flintridge</b>	<i>Single Family</i>				
16-159694	10-2	5350 JESSEN DR	rev	\$3,495,000	5+7	*

<b>93</b>	<b>Eagle Rock</b>	<i>Single Family</i>				
16-158724	11-2	☑5169 N MAYWOOD AVE	rev	\$975,000	3+3	*

<b>94</b>	<b>Glassell Park</b>	<i>Single Family</i>				
	594H2 11-2	2521 HINES DR	NEW	\$775,000	2+2	p.220

16-160566	11-2	2224 MARICOPA DR	rev	\$975,000	3+2	*
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16-160124	11-2	☑4103 SOMERS AVE	rev	\$549,000	2+1	*
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<b>95</b>	<b>Mount Washington</b>	<i>Single Family</i>				
16-160554	595-A2 11-2	1085 ONEONTA DR	NEW	\$799,000	3+3	p.220

<b>236</b>	<b>Manhattan Beach</b>	<i>Single Family</i>				
16-149568	11-1	509 HARKNESS ST	rev	\$1,350,000	3+2	*

<b>1284</b>	<b>Highland Park</b>	<i>Single Family</i>				
16-159952	11-2	☑950 EL PASO DR	NEW	\$969,000	4+3	p.220

16-160266	11-1:45	1046 RUTLAND AVE	NEW	\$799,800	3+2	*
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16-160266	11-2	1046 RUTLAND AVE	rev	\$799,800	3+2	*
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16-156886	11-2	6240 SAYLIN LN	rev	\$795,000	3+2	*
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16-159032	11-2	☑1717 NOLDEN ST	rev	\$599,000	1+1	*
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<b>1284</b>	<b>Highland Park</b>	<i>Income</i>				
16-160004	11-2	✕340 VISTA PLACE	NEW	\$695,000		p.189

	11-2	✕340 VISTA PL	NEW	\$695,000	Duplex	p.220
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<b>2045</b>	<b>Valley Glen</b>	<i>Single Family</i>				
16-157604	11-2	☑5637 AGNES AVE	NEW	\$736,500	3+2	p.190

16-157604	11-2	5637 AGNES AVE	NEW	\$736,500	3+2	p.220
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### WEDNESDAY OPEN HOUSE DIRECTORY

<b>90</b>	<b>Hidden Hills</b>	<i>Single Family</i>				
16-140466	2-5	5625 ROUND MEADOW RD	rev	\$6,999,000	6+9	*

<b>332</b>	<b>Palm Springs Central</b>	<i>Single Family</i>				
16-148526PS	11-12:30	590 W CHINO CANYON RD	rev	\$1,095,000	4+4	*

<b>334</b>	<b>Palm Springs South End</b>	<i>Single Family</i>				
16-159038PS	9:30-11	2971 TWILIGHT LN	NEW	\$759,000	3+3	*

<b>334</b>	<b>Palm Springs South End</b>	<i>Condo / Co-op</i>				
16-122920PS	9:30-11	2250 S PALM CANYON DR #39	NEW	\$104,000	1+1	*

16-146908PS	9:30-11	2193 S CALLE PALO FIERRO	rev	\$425,000	3+2	*
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16-115584PS	9:30-11	460 E VIA CARISMA	rev	\$415,000	3+2	*
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<b>999</b>	<b>Out of Area</b>	<i>Single Family</i>				
16-160110	11-2	1599 E VALLEY RD	NEW	\$18,500,000	6+9	p.221

<b>1458</b>	<b>Montecito Heights</b>	<i>Single Family</i>				
16-147388	10-1	☑3726 HAWLEY AVE	rev	\$857,500	4+3	*

### THURSDAY OPEN HOUSE DIRECTORY

<b>9</b>	<b>Beverlywood Vicinity</b>	<i>Single Family</i>				
16-128588	4-7	☑1514 S BEDFORD ST #5	rev	\$845,000	2+3	*

<b>18</b>	<b>Hancock Park-Wilshire</b>	<i>Condo / Co-op</i>				
16-149090	11-2	4661 WILSHIRE BLVD #PH301	rev	\$1,995,000	3+4	*

16-149102	11-2	4661 WILSHIRE BLVD #PH302	rev	\$1,985,000	3+4	*
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16-149010	11-2	4661 WILSHIRE #101	rev	\$1,095,000	2+3	*
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16-149058	11-2	4661 WILSHIRE BLVD #105	rev	\$995,000	2+3	*
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<b>32</b>	<b>Malibu Beach</b>	<i>Lease</i>				
16-157952	11-2	23812 MALIBU RD	NEW	\$85,000	6+8	p.135

16-157952	11-2	23812 MALIBU RD	NEW	\$85,000	6+8	p.221
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<b>33</b>	<b>Malibu</b>	<i>Single Family</i>				
16-140486	9:30-11:45	✕23155 MARIPOSA DE ORO ST	NEW	\$9,500,000	5+6	p.187

<b>86</b>	<b>Pasadena</b>	<i>Single Family</i>				
16-159936	10-2	✕1333 WENTWORTH AVE	NEW	\$11,500,000	7+7	p.221

16-159288	10-2	95 TUSTIN RD	NEW	\$3,200,000	4+3	*
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<b>94</b>	<b>Glassell Park</b>	<i>Single Family</i>				
16-160124	12-2	4103 SOMERS AVE	rev	\$549,000	2+1	*

<b>95</b>	<b>Mount Washington</b>	<i>Single Family</i>				
16-160554	595-A2 10-2	1085 ONEONTA DR	NEW	\$799,000	3+3	p.221

<b>248</b>	<b>Torrance</b>	<i>Condo / Co-op</i>				
16-159796	11:30-2	☑2756 GRAMERCY AVE #D	rev	\$489,000	2+2	*

<b>603</b>	<b>Signal Hill</b>	<i>Single Family</i>				
	11-2	2390 VISTA RIDGE LN	NEW	\$1,398,000	4+4	p.221

### FRIDAY OPEN HOUSE DIRECTORY

<b>60</b>	<b>Tarzana</b>	<i>Condo / Co-op</i>				
	11-2	18135 BURBANK BLV, UNIT 13	NEW	\$649,000	3+3	p.221

<b>73</b>	<b>Studio City</b>	<i>Single Family</i>				
	11-2	4057 FARMDALE AVE	NEW	\$2,149,000	5+4	p.221

<b>86</b>	<b>Pasadena</b>	<i>Condo / Co-op</i>				
16-158278	11-5	482 S ARROYO PKY #310	rev	\$590,000	1+1	*

### BY APPOINTMENT

<b>3</b>	<b>Sunset Strip - Hollywood Hills West</b>	<i>Condo / Co-op</i>				
16-155250		7249 FRANKLIN AVE #406	rev	\$859,000	3+3	p.221

### SATURDAY OPEN HOUSE DIRECTORY

<b>2</b>	<b>Beverly Hills Post Office</b>	<i>Single Family</i>				
16-137000	2-5	1537 BENEDICT CANYON DR	rev	\$1,799,000	3+3	*

<b>14</b>	<b>Santa Monica</b>	<i>Single Family</i>				
16-137570	2-5	400 ENTRADA DR	rev	\$2,250,000	4+4	*

<b>18</b>	<b>Hancock Park-Wilshire</b>	<i>Condo / Co-op</i>				
16-149090	2-5	4661 WILSHIRE BLVD #PH301	rev	\$1,995,000	3+4	*

16-149102	2-5	4661 WILSHIRE BLVD #PH302	rev	\$1,985,000	3+4	*
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# SATURDAY & SUNDAY OPEN HOUSE DIRECTORIES

REFRESHMENTS X LUNCH  
\*THEMLSPTM OPEN HOUSES

16-149010	2-5	4661 WILSHIRE #101	rev	\$1,095,000	2+3	*
16-149058	2-5	4661 WILSHIRE BLVD #105	rev	\$995,000	2+3	*
<b>18</b>	<b>Hancock Park-Wilshire</b>					<i>Income</i>
16-157586	2-5	643 N ROSSMORE AVE	rev	\$1,575,000		*
<b>42</b>	<b>Downtown L.A.</b>					<i>Single Family</i>
16-160016	1-5	4160 MCKINLEY AVE	rev	\$229,000	2+1	*
<b>73</b>	<b>Studio City</b>					<i>Lease</i>
16-155148	12-2	3819 LAUREL CANYON BLVD	NEW	\$4,000	3+2	*
<b>86</b>	<b>Pasadena</b>					<i>Condo / Co-op</i>
16-158278	11-5	482 S ARROYO PKY #310	rev	\$590,000	1+1	*
<b>87</b>	<b>South Pasadena</b>					<i>Condo / Co-op</i>
16-117718	11-4	820 MISSION ST #206	rev	\$1,200,000	2+3	*
16-146178	11-4	820 MISSION ST #113	rev	\$970,000	3+3	*
<b>94</b>	<b>Glassell Park</b>					<i>Single Family</i>
16-160566	2-5	2224 MARICOPA DR	rev	\$975,000	3+2	*
<b>95</b>	<b>Mount Washington</b>					<i>Single Family</i>
16-160554	2-4	1085 ONEONTA DR	rev	\$799,000	3+3	*
<b>321</b>	<b>Rancho Mirage</b>					<i>Condo / Co-op</i>
16-132348PS	11-2	9 BARNARD CT	rev	\$535,000	3+3	*
<b>999</b>	<b>Out of Area</b>					<i>Single Family</i>
16-126220	2-4	228 SWEETWOOD ST	NEW	\$430,000	5+3	*
16-128494	1-4	18120 HARBOR DR	rev	\$490,000	5+3	*
<b>1284</b>	<b>Highland Park</b>					<i>Single Family</i>
16-156886	2-11	6240 SAYLIN LN	rev	\$795,000	3+2	*
16-156886	2-5	6240 SAYLIN LN	rev	\$795,000	3+2	*

16-137570	2-5	400 ENTRADA DR	rev	\$2,250,000	4+4	*
<b>14</b>	<b>Santa Monica</b>					<i>Condo / Co-op</i>
16-160048	631E7	2-5	812 EUCLID ST #C	NEW	\$1,699,000	2+3
16-146738	2-5	907 12TH ST #4	rev	\$949,000	3+2	*
<b>15</b>	<b>Pacific Palisades</b>					<i>Single Family</i>
16-110612	2-5	526 AMALFI DR	rev	\$8,195,000	6+6	*
16-129566	2-5	761 SWARTHMORE AVE	rev	\$4,750,000	6+6	*
<b>16</b>	<b>Mid Los Angeles</b>					<i>Single Family</i>
16-158924	633F6	2-5	X2524 8TH AVE	NEW	\$879,000	4+3
16-158924	633F6	2-5	X2524 8TH AVE	NEW	\$879,000	4+3
16-160472	2-5	2223 S DUNSMUIR AVE	rev	\$575,000	2+1	*
<b>16</b>	<b>Mid Los Angeles</b>					<i>Condo / Co-op</i>
16-147322	2-5	5172 VILLAGE GREEN #1/2	rev	\$399,000	1+1	*
<b>17</b>	<b>Mid-Wilshire</b>					<i>Condo / Co-op</i>
16-151304	2-5	2311 W 10TH ST #103	NEW	\$525,000	3+2	
<b>18</b>	<b>Hancock Park-Wilshire</b>					<i>Single Family</i>
16-139240	2-5	511 LILLIAN WAY	rev	\$1,478,000	2+2	*
16-159884	593H7	2-5	642 N GRAMERCY PL	rev	\$939,000	3+4
<b>18</b>	<b>Hancock Park-Wilshire</b>					<i>Condo / Co-op</i>
16-149090	2-5	4661 WILSHIRE BLVD #PH301	rev	\$1,995,000	3+4	*
16-149102	2-5	4661 WILSHIRE BLVD #PH302	rev	\$1,985,000	3+4	*
16-149010	2-5	4661 WILSHIRE #101	rev	\$1,095,000	2+3	*
<b>19</b>	<b>Beverly Center-Miracle Mile</b>					<i>Single Family</i>
16-160606	2-5	602 N DETROIT ST	NEW	\$1,790,000	3+3	*
	2-5	922 MASSELIN AVE	NEW	\$1,680,000	4+2	
16-159750	2-5	1009 S BURNSIDE AVE	rev	\$1,225,000	3+2	*
<b>20</b>	<b>Hollywood</b>					<i>Single Family</i>
16-157430	2-5	1231 SEWARD ST	rev	\$999,000	3+2	*
<b>21</b>	<b>Silver Lake - Echo Park</b>					<i>Single Family</i>
16-150630	2-5	2074 CERRO GORDO	rev	\$999,000	2+2	*
16-160162	2-5	1245 VIN SCULLY AVE	rev	\$879,000	4+3	*
<b>22</b>	<b>Los Feliz</b>					<i>Single Family</i>
16-159550	2-5	5867 TUXEDO TER	rev	\$1,095,000	2+1	*
<b>28</b>	<b>Culver City</b>					<i>Condo / Co-op</i>
16-160538	2-5	6709 HANNUM AVE	NEW	\$775,000	3+3	*
<b>32</b>	<b>Malibu Beach</b>					<i>Single Family</i>
16-144084	2-5	26050 PACIFIC COAST HWY	rev	\$8,790,000	6+5	*
<b>34</b>	<b>Los Angeles Southwest</b>					<i>Single Family</i>
16-159242	1-4	4028 HALDALE AVE	NEW	\$450,000	2+1	*
<b>35</b>	<b>Inglewood</b>					<i>Single Family</i>
16-159012	1-4	2908 W 81ST ST	NEW	\$499,000	2+2	*
<b>42</b>	<b>Downtown L.A.</b>					<i>Single Family</i>
16-160016	1-5	4160 MCKINLEY AVE	rev	\$229,000	2+1	*
<b>42</b>	<b>Downtown L.A.</b>					<i>Condo / Co-op</i>
16-160320	2-5	1111 S GRAND AVE #615	rev	\$985,000	2+2	*
<b>56</b>	<b>Chatsworth</b>					<i>Condo / Co-op</i>
16-101256	2-4	21217 LASSEN ST #2	rev	\$369,000	3+3	*
<b>60</b>	<b>Tarzana</b>					<i>Single Family</i>
16-148674	2-5	19011 DEVONPORT LN	rev	\$3,200,000	6+8	*
<b>62</b>	<b>Encino</b>					<i>Single Family</i>
16-160032	2-5	5117 RUBIO AVE	NEW	\$1,995,000	4+3	*
<b>73</b>	<b>Studio City</b>					<i>Single Family</i>
16-152622	2-5	3939 COLDWATER CANYON AVE	rev	\$1,299,000	3+2	*
<b>86</b>	<b>Pasadena</b>					<i>Condo / Co-op</i>
16-158278	11-5	482 S ARROYO PKY #310	rev	\$590,000	1+1	*
<b>87</b>	<b>South Pasadena</b>					<i>Condo / Co-op</i>
16-117718	11-4	820 MISSION ST #206	rev	\$1,200,000	2+3	*
16-146178	11-4	820 MISSION ST #113	rev	\$970,000	3+3	*
<b>94</b>	<b>Glassell Park</b>					<i>Single Family</i>
16-160566	2-5	2224 MARICOPA DR	rev	\$975,000	3+2	*
16-160124	2-5	4103 SOMERS AVE	rev	\$549,000	2+1	*

## SUNDAY OPEN HOUSE DIRECTORY

<b>1</b>	<b>Beverly Hills</b>					<i>Condo / Co-op</i>
16-158274	11-2	175 N LA PEER DR	NEW	\$1,245,000	2+3	*
16-154302	2-5	330 S REEVES DR #103	rev	\$1,175,000	2+3	*
<b>2</b>	<b>Beverly Hills Post Office</b>					<i>Single Family</i>
16-152882	2-5	13470 FIRTH DR	rev	\$3,135,000	4+4	*
16-137000	2-5	1537 BENEDICT CANYON DR	rev	\$1,799,000	3+3	*
<b>3</b>	<b>Sunset Strip - Hollywood Hills West</b>					<i>Single Family</i>
16-155202	2-5	7398 PYRAMID PL	NEW	\$6,550,000	4+5	*
16-155470	2-5	9396 SIERRA MAR DR	NEW	\$3,495,000	3+3	*
16-159282	2-5	3043 ELLINGTON DR	NEW	\$2,099,000	5+5	
16-159764	2-5	2344 SUNSET HEIGHTS DR	NEW	\$1,195,000	3+2	
16-159948	2-5	2362 APOLLO DR	rev	\$3,095,000	4+4	
16-138664	2-5	8761 APPIAN WAY	rev	\$2,095,000	3+3	
16-116300	1-4	2768 STONE VIEW CT	rev	\$1,848,888	5+4	
<b>4</b>	<b>Bel Air - Holmby Hills</b>					<i>Single Family</i>
16-128666	2-5	1349 CASIANO RD	rev	\$2,395,000	4+4	*
16-137260	2-5	15154 MULHOLLAND DR	rev	\$1,699,000	3+2	*
16-147272	2-5	1661 N BEVERLY GLEN	rev	\$1,299,000	4+4	*
16-141378	1-4	10337 CARIBOU LN	rev	\$1,049,000	2+3	*
<b>6</b>	<b>Brentwood</b>					<i>Single Family</i>
15-949799	631F3	2-5	270 S CANYON VIEW DR	rev	\$7,900,000	4+5
16-159238	2-5	740 NORWAY LN	rev	\$1,299,000	2+2	*
<b>11</b>	<b>Venice</b>					<i>Single Family</i>
16-152568	2-5	32 29TH AVE	rev	\$2,950,000	4+5	*
<b>12</b>	<b>Marina Del Rey</b>					<i>Condo / Co-op</i>
16-159372	2-5	4215 GLENCOE AVE #226	rev	\$799,000	2+2	*
<b>13</b>	<b>Palms - Mar Vista</b>					<i>Single Family</i>
16-160480	2-5	3025 BARRY AVE	NEW	\$1,695,000	4+3	*
<b>14</b>	<b>Santa Monica</b>					<i>Single Family</i>
16-157642	2-5	2332 31ST ST	rev	\$3,495,000	4+5	*



AREA

2

BEVERLY HILLS POST OFFICE

# Gated Estate with Pool!



1600 BENEDICT CANYON DR  
9/13/16 11-2pm

New deck just completed! Private and set above the street with views of the mountains. Designer 4,277+/- square foot 5 bedrooms, 4.5 bath. Top of the line finishes, gourmet kitchen, coffered ceilings, custom closets, wood and stone floors, outdoor and indoor flow, pool and waterfall, detached pool room and bath, security cameras and programmable lighting throughout. Best priced newer construction, bring your

most discerning buyer! All within 7 minutes of Sunset Blvd. Warner School District!

Offered At **\$3,399,000**

Michael Khorshidi  
310-569-1121

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Beverly Hills, CA  
90210

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Tuesday  
11am-2pm



### Elegant "Crest Street" Home

1658 LINDACREST DRIVE, BEVERLY HILLS

**\$3,499,000**

4 Bed / 4.5 Bath

Gorgeous 4 bedroom/4.5 bath Contemporary Mediterranean. Sophisticated design elements throughout. Large entertaining spaces. Ample size rooms. Light pours in every direction. Chef's kitchen opens to the family room/study. Master Bedroom has a glamorous bath and lovely views off of two private balconies. Downstairs boasts a huge bonus room which could be a theater room/exercise room/playroom or all of the above! Go outdoors to enjoy the terrace, swimming pool and some more charming views. Very quiet and private neighborhood. Only a few minutes to the heart of Beverly Hills!



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AREA  
2

BEVERLY HILLS POST OFFICE



## Great Family Home with Fabulous Canyon Views OPEN TUESDAY 11-2



### 9690 Moorgate Road, Beverly Hills Post Office

Fabulous bright contemporary view home perfectly situated at the end of a private cul-de-sac on one of Benedict Hills Estates most quiet streets. **Approx. 4,354 sq.ft. house on 36,005 sq.ft. lot with 6 bedrooms and 5 baths.** Chef's Kitchen with large island and eat-in breakfast area with top-of-the-line appliances opening to spacious family room all with majestic canyon views. Large master suite with wonderful spa-like bath with soaking tub, large walk-in closet and wonderful deck. 4 additional upstairs bedrooms with wonderful spacious study nook and music room. Large bedroom suite down with separate entry. Wood floors and beautiful warm finishes complete this wonderful family home. 3 car garage. Coveted Warner Avenue Elementary.

**Offered at \$2,849,000**



**Ginger Glass**

Broker • Agent • Attorney

CalBRE #01478465

**310.927.9307**

ginger@gingerglass.com



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# Secluded Gated Compound with Jetliner Views



## 13377 Java Drive • BHPO

- Spacious newer (c. 1999) Contemp Mediterranean
- Dramatic 2sty entry hall w/sweeping staircase
- Sunlit rooms w/wood floors/French doors/hi ceilings
- 4 Bedrooms upstairs + maid's quarters downstairs
- Voluminous living room w/beams/patio/views
- Fabulous center-isle kitchen & adjacent family room
- Lovely separate paneled library/office
- Master suite w/gym/walk-in/luxe bath/view balcony
- Outdoor spa on upstairs master balcony with views
- Large gated motorcourt and 3 car direct-entry garage
- Panoramic city, canyon, & partial ocean views
- Set on two lots totaling nearly 28,000 square feet
- Endless rear grounds w/unobstructed views
- Lawns, stream, water wall, waterfall pool
- Outdoor writer's studio/bonus room on secondary lot
- Just south of Mulholland & east of Benedict Canyon
- A most exclusive and desirous cul-de-sac road

Open Tuesday, September 13<sup>th</sup> • 11-2

Reduced to Sell! \$7,295,000

**Michael J. Libow**  
COLDWELL BANKER  
(310) 285-7509





AREA  
3  
SUNSET STRIP –  
HOLLYWOOD HILLS WEST

## LUNCH CATERED BY JOAN'S ON THIRD

2625 Nichols Canyon Road, Hollywood Hills  
Offered at \$2,795,000

## OPEN

TUESDAY | 11-2PM  
LUNCH SERVED!



### NEW LISTING!

Gorgeous, completely remodeled home on a rare, flat lot in Nichols Canyon! Enter this five bedroom, four bathroom oasis through a secluded courtyard. Inside, the open floor plan features soaring ceilings and natural light. The huge master suite with enormous walk-in closet, fireplace and balcony overlooks lush gardens, pool and spa. Ultra-modern kitchen boasts Viking appliances, Carrara marble and custom lighting. A cozy breakfast nook, formal dining area and private maid's quarters give this home everything you could ask for. Hollywood Hills glamour, perched above the best of the city. Truly an entertainer's paradise.



Open Tuesday, September 13<sup>th</sup> from 11am - 2pm. Lunch catered by Joan's on Third.



**DARREN WINSTON**  
Luxury Property Specialist  
310.709.8980 call or text  
darren@darrenwinston.com  
darrenwinston.com



[www.2625nicholscanyon.aroe.site](http://www.2625nicholscanyon.aroe.site)

**JOHN AROE GROUP**

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AREA  
3  
SUNSET STRIP -  
HOLLYWOOD HILLS WEST



202 N. Canon Dr.  
Beverly Hills, CA  
90210

**OPEN**  
Tuesday  
11am-2pm



### 'Bird Streets' Celebrity Home

**\$4,750,000**

9274 WARBLER WAY | LOS ANGELES | 90069

5 Bed • 5½ Bath

180-Degree Ocean/City/Canyon Views from this Bird Streets Celebrity Home! 5 bed/5.5 ba, 5000+ sqft home on three (3) levels! Double story entrance. Open Floor Plan. Kitchen jeweled with VIKING® appliances and opens to dining & family room. Four private & spacious bedrooms in the main house. Connected Guest Unit has separate entrance w/full kitchen, office, bedroom. Ample theater room, Gym & Wine Cellar! Pool area has views and enclosed cabana/lounge room. A private retreat in the PREMIUM area of the Hollywood Hills.



**ROGER PERRY**  
REALTOR® | BROKER ASSOCIATE



RPERRY@ROGERPERRY.COM

310-600-1553

WWW.ROGERPERRY.COM





# VOTE TODAY!

## 2017 BOARD OF DIRECTOR ELECTION

Candidates for  
2017 BH/GLAAR President-Elect

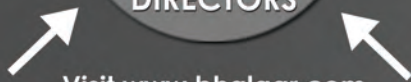


Steven Drust



Ryan Ole Hass

**VOTE NOW**  
 FOR YOUR  
**2017**  
 BOARD OF  
 DIRECTORS



Visit [www.bhglaar.com](http://www.bhglaar.com)  
 click on the VOTE NOW button  
 to cast your vote today!

Voting ends  
 Wednesday, September 21st at 5:00pm.

Candidate for  
2017 BH/GLAAR Treasurer



Robert Kronovet

Candidates for  
2017-2019 BH/GLAAR Director



Britta Diaz



Ben Eubanks



Pat Heller



Sandra Miller



Stan Smith



Anthony Vulin



For candidate statements please visit [www.bhglaar.com](http://www.bhglaar.com)





202 N. Canon Dr.  
Beverly Hills, CA  
90210

**OPEN**  
Tuesday  
11am-2pm



**Villa de Flora - Outpost Estates**

**\$2,525,000**

1800 OUTPOST DRIVE | HOLLYWOOD | 90068

4 Bed • 3½ Bath

Breath-Taking Spanish Revival by famed architect, M.P. Wilkinson! Fully Gated and 100% Private! 4 bed/3.5 bath, almost 3,400sqft classic Hacienda Estate on an oversized 13,300+ sq/ft flat lot. Gorgeous courtyard with lush, mature landscaping welcomes you this Outpost Estates Jewel. A true entertainer's home, walk into a beautiful over-sized living room with beamed ceilings which opens out to a glorious courtyard and pool area. An ample dining room flows into the Chef's Kitchen which boasts Viking® appliances and granite countertops. Walk to every amenity! Luxury living in the heart of the city!



**ROGER PERRY**  
REALTOR® | BROKER ASSOCIATE



RPERRY@ROGERPERRY.COM

310-600-1553

WWW.ROGERPERRY.COM



AREA  
4  
BEL AIR – HOLMBY HILLS

1655 N. BEVERLY GLEN BLVD | BEL-AIR

LUNCH SERVED



OPEN  
TUE 11-2



Major re-build in Bel-Air in the heart of 'The Glen'. This hip and stylish contemporary loft-like home has 2bd, 1.5ba in 2 stories. Hardwood maple floors thru-out, spacious and open living and dining area. Custom designed chef's kitchen with SS appliances, Bertazzoni range, Caesarstone counters. Great outdoor entertaining spaces.

Offered at \$1,179,000

For more details visit:  
[1655BeverlyGlen.aaroehomes.com](http://1655BeverlyGlen.aaroehomes.com)

**CLIFF WEIMER**  
John Aaroe Group  
Director, Aaroe Architectural

323.919.4050 direct  
[cliff@cliffweimer.com](mailto:cliff@cliffweimer.com)  
CaBRE 01848674



**JOHN AAROE GROUP**

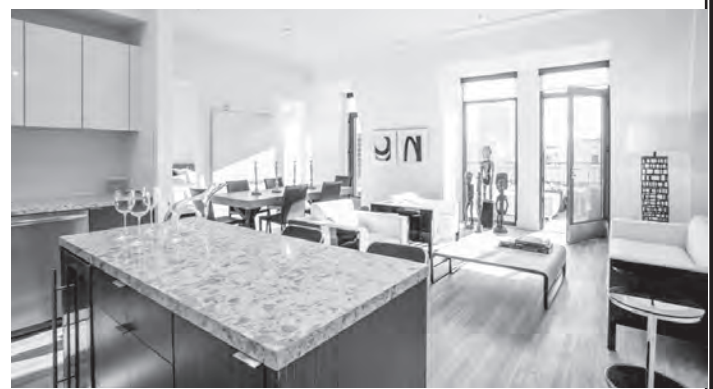
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# New Exclusive Community

AREA  
5

WESTWOOD - CENTURY CITY



**\$3,595**

**Broker Open November 20th and open daily for tours**

**1122 GAYLEY AVE**

See Westwood from a Different View! Broker's Open All Day and RSVP appreciated. Open Daily for Tours. Located in the Heart of Westwood Village, Gayley & Lindbrook is an Exclusive Lifestyle Community Completed in Fall 2015. Featuring Dramatic and Luxuriously Appointed Interiors

in a Variety of Floorplans: Studios, 1 & 2 bedrooms and Extraoridnary Penthouses. Luxury Amenities include: Rooftop Lounge, Spa, Firepit and Social Spaces.



**MOSS & COMPANY**  
PROPERTY MANAGEMENT

IT'S PERSONAL

**Moss & Company**  
310-709-6228

1122 Gayley Ave Los Angeles, Ca, 90024  
[www.GayleyandLindbrook.com](http://www.GayleyandLindbrook.com)



AREA  
5  
WESTWOOD - CENTURY CITY

PARTNERS  
*trust*



OPEN HOUSE  
TUESDAY 11AM-2PM

## 1944 GLENDON AVENUE, UNIT 301 | WESTWOOD

*Offered at \$839,000 | 2 BED | 2.5 BATH | 1944GLENDON.COM*

Fabulous Westwood condominium with soaring ceilings and wonderful western light. Located on a great quiet block, close to many shops and restaurants on Westwood Blvd, Santa Monica Blvd. and the West Side Pavilion. Top floor, front-facing unit with two private patios and side by side premier parking with storage. Excellent two bedroom, three bath floorplan with large open studio/loft. Kitchen has been tastefully remodeled. Building features pool, spa, gym and rec. room.

RICHARD STEARNS

310.850.9284 | richard.stearns@thepartnertrust.com

DIANA TSOW, ESQ.

949.232.6569 | diana.tsow@thepartnertrust.com



THEPARTNERTRUST.COM

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Open Tuesday  
September 13th from 11am-2pm

# CASA de la VEGA

## Little Holmby



### 715 Thayer Avenue

RESTORED 1930 2 STORY SPANISH MEDITERRANEAN VILLA



**WESTWOOD**—Grand 2 Sty, 4 Bdrm + Office/Library & 5 Baths—Beautifully Restored w/attention to detail. Gated drive & terraced steps lead to landscaped, lighted grounds and the gracious Arched Entry. The Expansive LR has Hand Painted Beams, huge wood burning Fireplace, French Doors to Terrace and a dramatic Stained Glass window. Interior walls are hand plastered and the original wood floors are all refinished quarter sawn Oak, except the Kitchen & Butler’s Pantry which are reclaimed Strongbow Cider Vat wood. The entire Exterior was sandblasted to a color coated stucco finish—Most Exterior Windows have been replaced and are double paned. Most significant rooms have Art Tech low voltage lighting! Beyond the main entry is the formal D/R w/French Doors to steps and the Flagstone Motor Court. The Gourmet Kitchen includes Wolf 6-Burner Cooktop w/Vent Hood and Wolf dbl/Ovens, Pro-commercial Sub-Zero w/glass door. The Country style sink has 100 yr Oak counters and also Carrera Marble surfaces. The adjacent Butler’s Pantry has add’l storage/cabinets and there is a large Breakfast Room. The 2nd Fl. includes 3 bdrms plus a spacious master suite w/bathtub, shower & heated towel rack. Two Baths have heated floors under the tumbled marble. There is a Terrace with Views over Westwood off the Master. The detached 2 car Garage has a permitted electric power supply and there is a separate Giff/Crafts Rm. **Warner Elementary**

**Offered at \$3,895,000**

**JACK BROWN**  
ESTATE PROPERTIES

310.429.3781  
JackBrown@RodeoRE.com  
CalBRE#01079890



AREA  
6


BRENTWOOD



## 517 N. Greencraig Road, Brentwood

### OPEN TUESDAY 11-2PM

This restored Mid-Century modern Hawaiian view home has four bedrooms (1 up & 3 down), three bathrooms plus office and a two car garage. The living room is an entertainer's delight featuring a concrete floating fireplace with natural wood beamed ceilings. This indoor/outdoor living space opens with glass doors to a Brazilian wood deck with serene canyon and tree top views and fountain. Light and bright eat-in kitchen has European cabinetry, Caesar stone counters, Carrera marble subway tile backsplash, work station and all new appliances like a Thermador range and a stainless refrigerator with built-in coffee maker. The family room with a built-in bar opens with glass doors to the lushly landscaped backyard and patio. The master suite occupies the entire second floor with a large walk-in closet, adjoining flex office room, wood beamed ceilings and views of the backyard and canyon. The new master bath has a free standing tub and walk-in shower and floor-to-ceiling stone tile detailing. The home is pre-wired with the latest Sonos entertainment sound system.

Offered at \$3,150,000 | [517ngreencraig.com](http://517ngreencraig.com)



**GWEN FRITZINGER**

310.622.7421 direct  
310.749.8821 mobile  
[gwen@gibsonintl.com](mailto:gwen@gibsonintl.com)



**PARTNERS**  
*trust*

AREA  
**9**

BEVERLYWOOD VICINITY



OPEN HOUSE  
TUESDAY 11AM-2PM

## 1100 S. CLARK DRIVE, UNIT 301 | BEVERLYWOOD AREA

*Offered at \$839,000 | 2 BED | 2.5 BATH*

Stunning views, light and bright single level 2 bedroom and 2.5 bathroom condo in a smaller 4-floor, 10-unit building. The open floor plan includes the living room with fireplace and dining area each with french doors leading to outdoor balconies. The kitchen boasts granite counter tops, ample cabinets and large window with western exposure. Make your way into the spacious master bedroom suite with large closet and bathroom with dual sinks, separate tub & shower. The 2nd bedroom suite and powder room complete this desirable corner unit with Western and Northern natural light exposures and views of the Hollywood Hills and Century City! Additional features include built-in glass shelved nooks, new sisal style carpet, fresh paint, and rooftop sundeck. Great location just south of Olympic Blvd. between Doheny Dr. and Roberston Blvd.

### ROSS & BARTON

NANCY ROSS | 310.500.3983 LAURA BARTON | 310.500.3985  
ROSSANDBARTON.COM



THEPARTNERSTRUST.COM

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EXCLUSIVE AFFILIATE OF





AREA  
10

# Newly Built Modern Home!

WEST HOLLYWOOD VICINITY



**\$2,975,000**

**Sundays 1PM-5PM | Tuesdays 11AM-2PM**

## 741 N SIERRA BONITA AVE

Sophisticated new modern home in the West Hollywood/Melrose District Area! Just walking distance from Melrose, this gated architectural master piece was build to offer some of the latest design and technology available today. Its desirable floor plan features an open space with soaring ceilings, Fleetwood pocket doors, wood floors, gourmet

kitchen with Miele Appliances, temperature controlled wine cellar, Control 4, CCTV, Intercom, Alarm, fire pit, a waterfall feature, pool and spa, etc.



**ARISTIDE BUHOIU**

818.445.4663      818.570.9900

13940 Moorpark St. | Ste 202 Sherman Oaks | CA | 91423  
www.741nsierrabonita.com



# Lovely contemporary townhous

AREA  
14

SANTA MONICA



1338 STANFORD ST, UNIT B  
**By Appointment Only**

Lovely contemporary 3 level townhouse, 2B/2.5BA, open plan living and dining room, patio off kitchen and dining room, large bonus room, ample storage and large rooftop deck with mountain and city views; great for entertaining. Two ensuite bedrooms. Master has a

fireplace, walk in closet and small balcony. Private, gated direct entry garage. HOA includes earthquake insurance.

Offered At **\$1,169,000**



**Karen Nathanson**  
3109629666

Owner is a real estate agent

150 South Rodeo Drive Suite 100  
Beverly Hills 90212



AREA  
15

PACIFIC PALISADES

Visit me online at [marcorufo.com](http://marcorufo.com)BERKSHIRE HATHAWAY | California Properties  
HomeServices**OPEN TUESDAY, SEPTEMBER 13TH FROM 11-2 PM**

**\$3,949,000...** Spectacular home in the much desired El Medio Bluffs neighborhood of Pacific Palisades. 5 BD, 4.5 BA, this beautiful California Craftsman with modern features, charm and a sense of sophistication. Very open floor plan; an elegant formal dining room, amazing open gourmet kitchen which connect to the very large family room and bedroom/office with full bath. Kitchen materials are Calcutta Gold, Walker Zanger tile accented with Viking appliances, a large designer pantry, very large island and an elegant breakfast area with a picturesque view of the backyard and mountains. Upstairs, three large bedrooms and a master retreat that includes a beautiful fireplace, master closet and a spa like bathroom. The unique private backyard provides an incredible indoor/outdoor entertainment area. Over-sized garage for lots of storage! Everything you can wish for and just minutes away from the Bluffs, Palisades Village, parks, farmers market, fine dining, hiking, beach and great schools.

**711MuskingumEstate.com**

**MARCO RUFO**  
*Bringing Integrity To Your Front Door...*

**310.488.6914**  
[info@marcorufo.com](mailto:info@marcorufo.com) | [marcorufo.com](http://marcorufo.com)



# Edgewater Towers 3 BR, 3 BA Condo

## \$1,349,000



17350 W. SUNSET #201  
Tuesday September 13th 11:00 to 2:00 P.M.



Lowest priced 3 BR, 3 BA fully remodeled condo for sale at prestigious Edgewater Towers in Pacific Palisades. It features beautiful ocean views, a great open floor plan, newly renovated bedrooms, bathrooms, expanded kitchen, hardwood flrs thru out, pre wired

for a 7.1 home theater system. It is in immaculate condition and move-in ready. Great for entertaining. Edgewater Towers is Located across the street from Gladstones, offers its residents a wide range of amenities on nine landscaped acres.

Michael Mikail  
310-617-6272



202 N. Canon Drive Beverly Hills, Ca 90210



AREA  
16  
  
MID LOS ANGELES

REMODELED CRAFTSMAN HOME IN WEST ADAMS



2524 8TH AVE., LOS ANGELES, CA 90018  
4 BR :: 3 BA :: 2,504 SF :: 8,767 SF Lot Size

Welcome to this beautifully remodeled 4BR/3BA Craftsman home located in West Adams- Arlington Heights! This house has been revived with tasteful upgrades while maintaining its historical charm. Entertain your guest in the oversized living room warmed by its wooden details with double door access to outdoor area. Private and elegant dining room with built in shelves. Chef's Kitchen with center island, granite counter tops and stainless steel appliances. First floor also includes one bedroom and full bath with private back entrance and extra storage space- perfect use for an office/studio. Upper floor features master suite with tons of light and great closet space, two additional bedrooms and updated bathrooms. Relax on the second floor deck overseeing the massive grassy backyard ready for family gatherings. Detached garage converted to a bonus room with bath. Hardwood floors through out, HVAC system & recessed lighting. Centrally located in the quiet West Adams neighborhood with easy access to freeways and Downtown LA.

2524 8th Ave.,  
Los Angeles, CA 90018  
Offered at : \$879,000  
Shown by Appointment Only



SABINA YI  
213.344.6970  
Sabina@SkorREG.com



SHAWN KORMONDY  
323.638.7567  
Skor@SkorREG.com





# Classic-Done-Prime Location

AREA  
18

HANCOCK PARK – WILSHIRE



250 S PLYMOUTH BLVD

**Tuesday, September 13 - 11 AM - 2 PM**

Immaculately restored by noted architect William Hefner in covered Windsor Square location and featured in HOUSE BEAUTIFUL. Gracious main house has 4BDS/2.5 BAS while the charming gst house has a 1BD/1BA suite w/pvt gym/office/1/2BA. European

inspired yd w/resort style pool. Lg kitchen/butler's-Wolf/Sub Zero/Miele appls. Finest details thruout: frpl, beamed ceilings., custom cabinetry, rich dark hdwds, Waterworks fixtures, honed marble floors/counters, original millwork/iron railings. Updated systems.

Offered At **\$4,100,000**



**BERKSHIRE HATHAWAY**  
HomeServices  
California Properties

**Bill Coveny**  
310-994-2344

9696 Wilshire Blvd Beverly Hills  
[www.250plymouth.com](http://www.250plymouth.com)

[billcoveny3@gmail.com](mailto:billcoveny3@gmail.com)



**Sotheby's**  
INTERNATIONAL REALTY

**EXQUISITE LOS FELIZ SPANISH REVIVAL**  
Designed by Architect William Asa Hudson



**2340 NORTH VERMONT AVENUE, LOS ANGELES, CA 90027**

2340NorthVermont.com | Offered at **\$4,490,000**

Main House: 4 br, 5 ba | Interior: 5,218 sq.ft.

Guest House: 1 br, 2 ba | Interior: 1,100 sq. ft

Architect William Asa Hudson designed this Spanish Revival in c.1935 in the Los Feliz Neighborhood of Los Angeles. His panache for glamour, celebrity & charming ambiance were also exemplified creating the extraordinary Beverly Hills Hotel bungalows. Gated, masterfully preserved, & lush landscaped; this enclave stands precise to its era's styled exterior, hand painted tiles, terra-cotta roofs & stone paths. Wooden door entry exhales a foyer to splendorous social rooms, beam adorned ceilings, fireplaces, original iron-work, arched windows & a grand rotunda encircled via a curved stair-case. Carrera marble gourmet kitchen, Viking appliances, butler pantry & servant ensuite quarters serve the working heartbeat of this estate. The Master Suite is envied with two walk-in closets, dressing room, living areas and two ensuite baths. A fairytale two-room nursery & further guest rooms accommodate private ensuites, walk-in closets, and wood sauna. Escape to the secluded Mediterranean resort-style pool/spa, covered loggia, wet bar, & exceptional guest house with additional +1100 sq ft of living! - full kitchen, two full baths, & master ensuite.

**Jeffrey Young**

CalBRE#: 0977617

213.819.9630

Jeffrey.Young@sothebyshomes.com

SUNSET STRIP BROKERAGE | 310.205.0305 | 9255 Sunset Blvd., Mezzanine, Los Angeles, CA 90069 | sothebyshomes.com/losangeles

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## 23155 MARIPOSA DE ORO ST

Located in the prestigious & gated Serra Retreat, this exquisite 5 bed/5.5 bath single-story hacienda is situated on nearly an acre of lushly landscaped grounds. Spacious chefs kitchen, large sun-drenched living room, den/office & 3 ensuite bedrooms in the main house plus a detached 2 bed/2 bath guest house.

Tennis Court with viewing pavilion, pool/spa, Koi pond, organic gardens, green house & gym. Great indoor & outdoor entertaining areas including a poolside fireplace & BBQ.

Offered At **\$9,500,000**

**Brian Rapf**      **Jack Pritchett**  
(310) 600-3144    (310) 456-6771

**PR** Pritchett-Rapf  
realtors

23732 Malibu Road Malibu CA 90265  
23155mariposadeorostreet.com/index.html



AREA  
73

4057 FARMDALE AVENUE, STUDIO CITY

OPEN FRIDAY | 11 - 2



For more details  
Visit [4057Farmdale.aaroe.site](http://4057Farmdale.aaroe.site)

One-of-a-kind Spanish Revival home is an entertainer's gem! Vibrant colors, arched doorways, illuminated alcoves, surround sound, hardwood floors, and intricate tilework throughout. Formal living room features exposed wooden beams and tile work surrounding an oversized fireplace. Gourmet eat-in Chef's kitchen boasts granite counters, center island with breakfast bar, farm sink, stainless steel appliances, and adjacent dining area. Inviting family room with direct access to backyard. Master suite boasts cathedral ceilings, corner fireplace with built-in seating, private balcony, and master bath with soaking tub, dual vanity, standing shower, and walk-in closet. Four spacious guest rooms offer wonderful accommodations for family and friends; one boasting its own private balcony, perfect for in-laws or extended guests. Entertain year-round with pool, impressive pool cabana, and covered patio perfect for al fresco dining.

**Offered at \$2,149,000**



**Craig Strong**  
Executive Director, Aaroe Estates  
310.439.3225 direct  
[craig@strongrealtor.com](mailto:craig@strongrealtor.com)  
[strongrealtor.com](http://strongrealtor.com)

**JOHN AAROE GROUP**



# HIGHLAND PARK DUPLEX WITH VIEWS



**\$ 6 9 5 , 0 0 0 | O P E N 1 1 A M - 2 P M**

### 340 VISTA PLACE

Amazing views provide the perfect backdrop to this duplex w/great potential. The property is comprised of 2 homes situated on a 7,196 sq.ft. lot. The upper home has 2BD+1BA w/1,104 sq.ft., living room w/stone fireplace, large dining area & Kitchen w/washer/dryer hook ups. The kitchen leads to a patio w/terrific views. The lower home has 3BD+1.75BA w/1,209 sq.ft., light & bright living room w/hardwood flrs, stone fireplace & Kitchen w/eating area. The property needs work & is priced accordingly.

**VAHAN SAROIAN**

323-497-6655

Saroians@aol.com

www.340VistaPlace.com

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**RESIDENTIAL BROKERAGE**



AREA  
999  
OUT OF AREA

# Sotheby's

INTERNATIONAL REALTY

## 5637 AGNES AVENUE VALLEY GLEN



**OPEN TUESDAY 11-2 | 3 BEDROOMS | 2 BATHS | \$736,5000**

Charming, updated move-in ready Valley Glen traditional home. Newly remodeled kitchen with stainless steel appliances, and composite stone counter tops with tile backsplash and room for an eat-in area. Living room with surround sound system and gas fireplace. Generous sized family room which opens to the backyard with a patio and grassy area perfect for barbecuing and entertaining. Recessed lighting, crown molding, baseboards and new windows in most rooms. Easy access to shopping and freeways. A great home in a desirable area!




Sunset Strip Brokerage  
**BARRY FIELDS** | 310.920.5926  
Barry.Fields@sothebyshomes.com



TUESDAY

**01 Beverly Hills** Single Family

<b>916 FOOTHILL RD</b> Open 11-2 <b>\$13,000,000</b> 4+6 MID-CENTURY	<span style="font-size: 2em; color: green; font-weight: bold;">NEW</span>
<p style="text-align: center;"><b>BEVERLY HILLS MID-CENTURY MODERN</b></p> <p>Glamorous mid-Century modern home in its original condition with 3600 sqft in exclusive location north of Sunset Blvd in Beverly Hills on .59 acre lot. Walls of glass, indoor/outdoor living. Verdant grounds. Move in or build your dream home in this prestigious location. This 4 bedroom, 6 bath home invites you into a calming time and with a welcoming pool with separate spa. A dramatic driveway leads you up to modernistic sculptures, designed by the owner, that greet you at the impressive entry.</p>	
<p>MLS#16-160496                  Catherine Marcus 310-795-8521                  SOTHEBY'S INT'L</p> <p style="text-align: center;">BBQ,Cbl,Dshwshr,Dryer,Frzr,Other</p>	

<b>1165 COLDWATER CANYON DR</b> Open 11-2 <b>\$3,675,000</b> 4+4 1sty-RANCH	<span style="font-size: 2em; color: green; font-weight: bold;">NEW</span>
	
<p style="text-align: center;"><b>BEVERLY HILLS SOPHISTICATED "REGENCY RANCH"</b></p> <p>Sophisticated Beverly Hills warmth and elegance abound throughout this impeccably maintained and upgraded "Regency Ranch" in lower Coldwater Canyon. This custom-designed home, full of old world craftsmanship plus 21st century ease and security, exemplifies an aspirational lifestyle for the truly discerning.</p>	
<p>Bret Parsons 310.497.5832                  COLDWELL BANKER BH</p> <p style="text-align: right;">www.1165ColdwaterCanyon.com</p>	

<b>1865 CARLA RDG</b> Open 11-2 33C2 <b>\$10,950,000</b> 4+6 MID-CENTURY	<span style="font-size: 2em; color: green; font-weight: bold;">NEW</span>
<p style="text-align: center;"><b>NEW PRICE: TROUSDALE MID-CENTURY MODERN CONTEMPORARY</b></p> <p>This completely renovated Mid-Century contemporary was redesigned by world-renowned designer Trip Haensch. Finished with the finest materials and the latest and greatest amenities, this estate is an entertainer's dream. Beautiful serene canyon &amp; city views, seamless indoor/outdoor floor plan. A large oversized master suite includes a separate office/T.V. room and individual his &amp; hers master baths &amp; closets. The kitchen area includes Miele appliances and Italian marble.</p>	
<p>MLS#16-156664                  Branden &amp; Rayni Williams 310-691-5935                  HILTON &amp; HYLAND</p> <p style="text-align: center;">Blt-Ins,Dshwshr,Rng/Ovn,Fridg</p>	

<b>1221 COLDWATER CANYON DR</b> Open 11-2 <b>\$3,495,000</b> 4+3 1sty-MID-CENTURY	<span style="font-size: 2em; color: green; font-weight: bold;">NEW</span>
	
<p style="text-align: center;"><b>SINGLE STORY IN BEVERLY HILLS</b></p> <p>Incredible single story home sitting on a large flat lot in Beverly Hills. This home has recently remodeled kitchen, bathrooms, and inviting heated swimming pool. Excellent backyard for entertaining with built in BBQ area. It boasts fireplaces in both living room and master bedroom. This home is light and bright with loads of character, beautiful landscaping and circular driveway.</p>	
<p>Josh Flagg 310.720.3524                  RODEO REALTY BH</p> <p style="text-align: right;">Range, Refrigerator, Fireplace, BBQ</p>	

<b>700 N ARDEN DR</b> Lunch 11-2 <b>\$9,800,000</b> 5+5 TUDOR	<span style="font-size: 2em; color: green; font-weight: bold;">NEW</span>
<p style="text-align: center;"><b>ABSOLUTELY INCREDIBLE CORNER PROPERTY</b></p> <p>Tudor/Contemporary home in Rarely-For-Sale 700 Block of BEVERLY HILLS FLATS. At almost 18,000 sq./ft., this elevated corner parcel presents an extraordinary prospect. The residence showcases 4BD/4BA, a bonus room downstairs and an office with a bath upstairs. The Classic floor plan features a formal living room and dining room, family room and an open kitchen with a breakfast room. It has a grassy backyard with a lovely pool. A unique opportunity to shape this property into your dreams.</p>	
<p>MLS#16-156664                  Dittany Zhang-Seltzer 310.867.0171                  BERKSHIRE HATHAWAY</p>	

<b>219 S BEDFORD DR</b> Lunch 11-2 <b>\$3,349,000</b> 4+4.5 2sty-TRADITIONAL	<span style="font-size: 2em; color: green; font-weight: bold;">NEW</span>
	
<p style="text-align: center;"><b>CLASSIC TRADITIONAL IN SOUTHWEST BEVERLY HILLS FLATS</b></p> <p>Classic Traditional has many original, rich architectural details intact. Sited on a coveted tree-lined dr on one of the larger lots in SW BH Flats, this home is close to shopping, dining, BH Schools &amp; Roxbury Park. Sensible center hall floorplan. Elegant living rm w/ fireplace opens to an expansive wood-paneled fam rm w/ yet another fireplace, built-ins &amp; through French drs, flows to a lovely patio &amp; to a grassy yd. Formal dining &amp; breakfast rms. Three spacious bdrms up include a master ste.</p>	
<p>L Young/D Urbach 310.777.2879                  BERKSHIRE HATHAWAY</p> <p style="text-align: right;">www.219SBedford.com</p>	

<b>1619 SAN YSIDRO DR</b> Refresh. 11-2 <b>\$5,950,000</b> 5+6.5 MODERN	<span style="font-size: 2em; color: green; font-weight: bold;">NEW</span>
<p style="text-align: center;"><b>EXCEPTIONAL NEW CONSTRUCTION ARCHITECTURAL</b></p> <p>5 bed 6.5 bath features an open plan including Bauformat Chef's kitchen complete w/ Miele appliances, en-suite bedrooms, theater, gym, wine cellar &amp; rooftop patio. Luxury details include French Oak hardwood floors, Fleetwood pocket doors, imported &amp; exotic materials, &amp; home automation system. Master suite showcases views &amp; spa-like bathroom w/ steam shower, soaking tub, dual sinks &amp; rainfall shower. Backyard features swimmer's pool/spa &amp; dining cabana w/ outdoor bathroom &amp; bar/BBQ.</p>	
<p>MLS#16-125366                  Neyshia Go/Aaron Kirman 310.882.8357                  JOHN AAROE GROUP</p>	

<b>1296 MONTE CIELO DR</b> Open 11-2 <b>\$15,930,000</b> 7+11 MEDITERRANEAN	<span style="font-size: 2em; color: green; font-weight: bold;">red</span>
	
<p style="text-align: center;"><b>NEW PRICE, NEW CONSTRUCTION ON A LARGE LOT, MOTIVATED SELLER</b></p> <p>Mediterranean inspired 2016 New construction set on Apx 36000 sq ft mostly flat &amp; private lot. 5 minutes to Beverly Hills Hotel. Bathed in natural light, graced with wood floors. High Ceilings, Skylights, Office, state-of-the-art Theater, Smart Home System, Wine cellar,Sauna, Elevator,Gym,Maid w/3/4 bath,4 Fireplaces,6+car garage &amp; motor court with ample parking spaces. Expansive backyard,sparkling Salt water Pool/Spa,Outdoor Kitchen, 2 story remolded guest house completes this majestic estate.</p>	
<p>MLS#16-125366                  Marjan Nourani 310-920-9490                  NELSON SHELTON REAL</p> <p style="text-align: right;">Ellvator,Dsh Wsh,Grbg Disp,Rng/Ovn,Other</p>	

<b>144 S PECK DR</b> Open 11-2 DUPLEX <b>\$4,185,000</b> 3+3 FRENCH	<span style="font-size: 2em; color: green; font-weight: bold;">NEW</span>
<p style="text-align: center;"><b>SIZE MATTERS; GIANT FRENCH TRADT'L DUPLEX ADJ. TO RODEO DR</b></p> <p>Giant &amp; rare duplex in the heart of south Beverly Hills beckons for its next owner. Stone's throw from Rodeo Dr &amp; the world's best shopping, each unit in this grand French traditional offers 3 BRs, 3BAs, formal dining &amp; living rooms, breakfast areas, dens, epicurean kitchens, verdant courtyards &amp; off street parking for 6 cars. Period architectural detail including leaded stain glass &amp; wrought iron balustrades dovetails nicely w/ 21st century amenities. Own a trophy in the urbanite center of BH.</p>	
<p>MLS#16-144798                  Chris Pickett 424.202.3230                  TELES PROPERTIES</p> <p style="text-align: center;">www.144SouthPeckDr.com</p>	

<b>570 EVELYN PL</b> Open 11-2 <b>\$14,995,000</b> 15995000 5+6 ARCHITECTURAL	<span style="font-size: 2em; color: green; font-weight: bold;">red</span>
	
<p style="text-align: center;"><b>NEW PRICE. \$1MILLION REDUCTION.</b></p> <p>A New Level of Sophistication, Design, and Execution in Trousdale Estates Recently Featured in the Dwell Magazine Home Tour Los Angeles. a Meticulous Restoration of This Mid-century Modern Masterpiece by One of Los Angeles' Most in Demand Architecture Firms Utilizing the Finest of Materials Including Teak Built-ins and Mother of Pearl Flecked Terrazzo Flooring Throughout. The House Possesses the Rare Combination of an Open Floor Plan With Indoor/outdoor Flow Yet Reserves Intimate Spaces.</p>	
<p>MLS#16-144798                  Michael LaMontagna 310.925.9826                  HILTON &amp; HYLAND</p> <p style="text-align: right;">Hiltonhyland.com</p>	



TUESDAY

<b>345 S ROXBURY DR</b>	Open	11-2	632F3	<b>red</b>
<b>\$3,495,000</b>	6+5	2sty-TRADITIONAL		



**REDUCED! BRIGHT 6B+5BA W/GREAT OPEN FLOOR PLAN**

REDUCED! Spacious, remodeled, gated 6 bedrooms+5 baths in prime Beverly Hills. Walk to Roxbury Park & Beverly High. Great open floor plan. Downstairs: "great room" w/ double sided fireplace & French doors to yard, large master suite w/spa tub & French doors to yard, 3 addl bedrooms w/ 2 baths, powder room, eat-in kitchen w/Sub Zero's & 2 CAR ATTACHED GARAGE. Upstairs: 2 additional bedrooms, a screening/family room and bath. Bamboo floors, multiple skylights, A/C

**MLS#16-154218**  
Steven Geller 310 777-6237  
COLDWELL BANKER RESI

Bright 6Br+5Ba w/great open floor plan

<b>324 N PALM DR #102</b>	Open	11-2	<b>NEW</b>
<b>\$1,149,000</b>	2+2	CONTEMPORARY	



**REDONE FRONT CORNER CONDO WITH 3 BALCONIES IN PRIME BH**

Luxury designer front facing corner condo in prime Beverly Hills location. Sunny and bright with tree top views and three large lovely balconies. Beautiful wood flooring and custom window treatments. Lots of closets and tons of storage throughout. Building was recently assessed for \$10K for exterior facade, entrance and lobby renovations, which have already been paid by owner. Two Side by side parking spaces, individual storage unit, gym, doorman, earthquake insurance, Beverly Hills Schools!

**MLS#16-160194**  
Marcus Kassin 310-281-3968  
COLDWELL BANKER RESI

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

<b>410 DABNEY LN</b>	Open	11-2	<b>rev</b>
<b>\$19,995,000</b>	5+7	MODERN	



**MID-CENTURY MODERN: 60'S SEXINESS & 2017 SMART LIVING**

Slip into this mid-century modern oasis, the pinnacle of Beverly Hills style, 60s sexiness and 2017 smart living. Sinatra's flair with Bond's Technology. Tucked into one of Trousdale's most private streets, no expense was spared in pulling this 60s socialite dream home into the 21st century. From the sweeping roofline to the flared pool edge, every line is elegant and tantalizing, as if sketched by Pininfarina. Meticulously detailed, every inch has been engineered to the slightest degree.

**MLS#16-150430**  
Branden & Rayni Williams 310-691-5935  
HILTON & HYLAND

Blt-Ins

<b>214 N CRESCENT DR #2</b>	Refresh.	11-2	<b>rev</b>
<b>\$2,350,000</b>	3+4	TRADITIONAL	



**ONE OF A KIND! A MUST SEE!**

Located literally steps from the heart of the shopping and dining of one of the most celebrated cities in the world, Beverly Hills. This one is the rarest offerings available, a single level condo with almost 3,600sf resides in a small intimate 3 resident building with direct private access to your own floor. The home features 3 bedrooms, 4 baths, a generous den, a formal dining room, huge formal living room with fireplace and a bonus room/office.

**MLS#16-153908**  
Milstein/Silver 310.867.5598  
KW BEVERLY HILLS

www.214Crescent2.com

<b>702 N ALTA DR</b>	Open	11-2	<b>rev</b>
<b>\$14,995,000</b>	3+5	ARCHITECTURAL	



**RICARDO LEGORRETA DESIGNED MODERN ESTATE**

Dynamic Modern Estate designed by famed architect Ricardo Legorreta. Situated on a large over 22,000 sq.ft. corner lot in the prime Beverly Hills Flats, this extraordinary home features Legorreta's signature vibrant colors, voluminous rooms, & clean lines with walls of glass throughout. Dramatic foyer, open living room & dining area, & state-of-the-art kitchen. Tremendous master suite on main level. Large office, gym, theater, & wine cellar. Detached guest suite w/ kitchenette. Patios & pool.

**MLS#15-941377**  
Jade Mills & Drew Fenton 310-285-7508  
COLDWELL BANKER & HH

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

**01 Beverly Hills** Lease

<b>718 N PALM DR</b>	Open	11-2	<b>NEW</b>
<b>\$23,900</b>	5+6	TRADITIONAL	



**BEST LEASE IN THE FLATS**

Paul Williams style home features gorgeous landscaped grounds. Downstairs is a true chef's kitchen. There are separate dining, living and family rooms as well as an office, den and staff quarters on the first level. The upstairs master suite has a sitting area, fireplace, his-and hers-bathrooms and large walk-in closet. Backyard is landscaped with mature trees, grassy areas, pool, spa and pool house. Other features include, elevator and three car garage. Unfurnished. Immediate availability.

**MLS#16-157840**  
Joyce Rey 310-285-7529  
CBBH SOUTH

www.JoyceRey.com

<b>249 S CAMDEN DR</b>	Open	12-2	<b>rev</b>
<b>\$3,795,000</b>	3+3	CONTEMP MED	



Located in the "Heart" of Beverly Hills South of Wilshire is this fully remodeled Mediterranean with a dramatic 2 story entry. Every room bursts with light with "white" themed throughout. The estate features white floors, a marble kitchen with a center island and a breakfast room which flows outside to the pool and cabana. The large living room with high ceilings, a large "bay" window and a spacious dining and family room are located downstairs.

**MLS#16-149534**  
Valerie Fitzgerald 310-285-7515  
COLDWELL BANKER RESI

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

<b>161 N HAMEL DR</b>	Refresh.	11-2	<b>NEW</b>
<b>\$9,500</b>	5+4	CONTEMP MED	



**BEAUTIFUL 5 BEDROOM HOME IN BEVERLY HILLS**

Beautiful, large and spacious home in Beverly Hills. Upstairs there are 3 nicely appointed bedrooms and a large master suite with walk in closet one bedroom with Full Bath down stairs. There are a total of 5 bedrooms, 4 full baths and a powder room. Brand new Backyard. This home has a lot of closet and Storage space. Brand new Carpet and New Hardwood Flooring. Very Private available to move in. Please call me for Showing Clodia 310-623-2911

**MLS#16-160008**  
Clodia Esfandi 310-623-2911  
KELLER WILLIAMS BEVE

Dryer

**01 Beverly Hills** Condo / Co-op

<b>330 S REEVES DR #103</b>	Open	11-2	<b>NEW</b>
<b>\$1,175,000</b>	2+3	CONTEMPORARY	



6 unit building in the heart of Beverly Hills within a short distance of fine restaurants & cultural centers. Double door entry,spacious & bright,high ceilings, hardwood floors, decorative fireplaces, floor to ceiling bookshelves,expansive entertainer's wrap around patio accessible from every room. Master Suite w/3 large walk-in closets, master bath w/ separate tub, separate shower & dual vanity sink. Secured building,parking 3 spaces side by side. A Large storage unit in garage, roof top deck

**MLS#16-154302**  
Brian Ades 310-503-8080  
SOTHEBY'S

www.330SReevesDr#103.com

<b>1013 LAUREL WAY</b>	Open	12-2	<b>rev</b>
<b>\$14,500</b>	3+4	TRADITIONAL	



This storybook one story traditional home is North of Sunset near the Beverly Hills Hotel redesigned and staged. The living room "guest" room has a fireplace and is open to the dining room seating and family room. Glass doors open to the huge backyard with waterfall pool, fire pit, large grassy yard and outdoor dining. The gourmet kitchen is remodeled with a breakfast area. There are three bedrooms all en suite. The master has an additional sitting area- nook space.

**MLS#16-156520**  
Valerie Fitzgerald 310-285-7515  
COLDWELL BANKER RESI


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

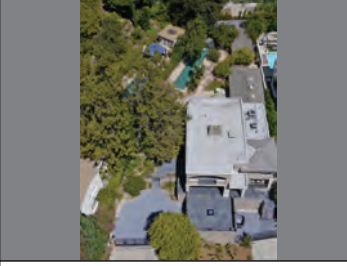



TUESDAY

**02 Beverly Hills Post Office** Single Family

<b>9621 ARBY DR</b>	Lunch 11-2	<b>NEW</b>
<b>\$7,395,000</b>	5+5 ARCHITECTURAL	
<b>THE PHINEASE RESIDENCE BY SPACE INT'L JOIN US FOR LUNCH!</b>		
<p>The Phineas Residence by SPACE International and design team Ground Up LA. Come experience ultimate modern luxury which combines luxe materials and sets the tone for a classic indoor/outdoor modernist feel. Elevated ceilings and clerestory windows allow for an abundance of light throughout. Custom milled interior paneling is crafted of grained Machiche wood, as are the exterior fencing, decking and siding. A floating guest house and terrace surround an infinity pool to create a courtyard setting.</p>		
		
Brian Courville (310) 622-0312 JOHN AAROE GROUP		www.9621arby.com

<b>1658 LINDACREST DR</b>	Open 11-2	<b>NEW</b>
<b>\$3,499,000</b>	4+5 2sty-CONTEMP MED	
<b>ELEGANT "CREST STREET" HOME</b>		
<p>4 bedroom/4.5 bath Contemporary Mediterranean. Sophisticated design elements. Large entertaining spaces. Chef's kitchen opens to the family room/study. Master Bedroom has a glamorous bath and lovely views off of two private balconies. Downstairs boasts a huge bonus room which could be a theater room/exercise room/playroom or all of the above! Outdoors is the terrace, swimming pool &amp; more charming views. Very quiet and private neighborhood. Only a few minutes to the heart of Beverly Hills!</p>		
		
MLS#16-159302 Roger Perry 310-600-1553 RODEO REALTY - BH		www.RogerPerry.com

<b>1600 BENEDICT CANYON DR</b>	Open 11-2	592/C4	<b>NEW</b>
<b>\$3,399,000</b>	5+4.5	2sty-VILLA	
<b>PRIVATE NEWER ESTATE IN LOWER BHPO</b>			
<p>Gated with newly rebuilt deck! 5+4.5 + pool room/bath. Perched above the street, 4,277+/- square feet of living with top of the line finishes, gourmet kitchen with Wolf, Miele and Subzero appliances, high ceilings, wood/stone floors, outdoor and indoor living flow, pool and waterfall, security cameras, programmable lighting and central vacuum throughout. Mountain views. Best priced newer home! Gated parking and only 7 minutes from Sunset Blvd! Warner School District!</p>			
			
Michael Khorshidi 310-569-1121 KLF		Wolf, Miele, Subzero appliances, Pool	


<b>2226 SAN YSIDRO DR</b>	Open 11-2	<b>NEW</b>
<b>\$2,895,000</b>	4+4 1sty-MODERN	
<b>HIP MID-CENTUREY MODERN</b>		
<p>Done, Sexy, Hip Mid Century Modern upgraded and restored to perfection. 4+4 open concept floor plan with lush pool, yard on flat corner lot.</p>		
		
Timothy Di Prizito 310-266-2777 NOURMAND&ASSOCIATES		TheTEAMBeverlyHills.com

<b>1347 BRAERIDGE DR</b>	Open 11-2	<b>NEW</b>
<b>\$2,475,000</b>	3+4 2sty-ARCHITECTURAL	
<b>MID-CENTURY MODERN RE-IMAGINED - BEVERLY HILLS PO</b>		
<p>Originally designed by Reinhard Lesser in 1964, this warmly artful hillside residence with canyon views was updated in 2006. Includes 4 bedrooms (one used as den with lounging patio), 4 en-suite bathrooms, open living / dining with Italian porcelain tile flooring, and multiple balconies overlooking a glade-like pool and leafy entertaining area. Includes: custom kitchen with large pantry, master bedroom with enormous walk-in closet, and oversized 2-car garage.</p>		
		
Barry Gray 323-822-3200 DEASY PENNER & PARTN		Blt-Ins,Dwshr,Grbg Disp,Hood Fan,Rng/Ovn

<b>9739 OAK PASS RD</b>	Open 11-2	<b>red</b>
<b>\$19,995,000</b>	6+8 SPANISH	
<b>INCREDIBLE NEW PRICE! EXCEPTIONAL SPANISH ESTATE</b>		
<p>Located in the exclusive gated enclave of Oak Pass Road, this magnificent estate is perched on apx. 3.5 acres of park-like grounds overlooking serene canyon views. Situated up a private gated driveway, this compound offers total privacy &amp; seamlessly combines modern luxury with the old world elegance of a grand Spanish villa. Built in 2010 by architect John Reed. Apx. 14,000 s.f. mainhse &amp; 2 bdrm guesthse. Library, living room, dining room, &amp; great room w/chef's kitchen. Tremendous master suite.</p>		
		
MLS#16-137894 Jade Mills & N. Robinson 310-285-7508 COLDWELL BANKER & HH		Blt-Ins,Dshwshr,Dryer,Frzr,Grbg Disp

<b>13377 JAVA DR</b>	Refresh. 11-2	<b>red</b>
<b>\$7,295,000</b>	7995000 5+6 2sty-CONTEMP MED	
<b>SECLUDED NEWER PANORAMIC VIEW ESTATE ON DOUBLE LOT</b>		
<p>TRULY SPECIAL &amp; SECLUDED GATED COMPOUND W/ BREATHTAKING PANORAMIC CITY/CYN/MOUNTAIN/PARTIAL OCEAN VUS! NEWER (C.1999) &amp; GRAND 2STY HOME. SUNLIT RMS W/HI CLNGS/BEAMS/WD FLRS/FRENCH DRs. DRAMATIC 2STY ENTRY HALL. VOLUMINOUS LIV RM W/ PATIO &amp; OCEAN/CYN VUS. SEP paneled LIBRARY. 4 BD SUITES UP INCLUDING HUGE MSTR W/OFFICE/LUXE BA/ WALK-IN/LG BALCONY W/SPA &amp; VUS. SUPERB CNTR-ISLE KITCH/BRKFST/FAM RM OPEN TO ENDLESS GROUNDS W/ LAWN/WATERFALL PL/PATIOS/FIREPIT/OUTDOOR STUDIO/ BONUS RM &amp; UNOBSTRUCTED VUS! .</p>		
		
MLS#16-143680 MICHAEL J. LIBOW 310-285-7509 CBRB - BH S		WWW.13377JAVA.COM

<b>13470 FIRTH DR</b>	Open 11-2	<b>red</b>
<b>\$3,135,000</b>	4+4 2sty-SPANISH	
<b>SPANISH VILLA 1/2 ACRE</b>		
<p>This Gated Spanish Villa sited on over a half an acre. With canyon and city lights overlooking Beverly Hills. Much sought after celebrity enclave on private cul-de-sac. Beamed ceiling and hardwood floors.3 fireplaces in living ,master and den .large formal dining room with built-in buffet. French doors open to terrace across the entire house. Kitchen with updated appliances Large eat in breakfast room. Master suite with Balinese bath on first level. Saltwater pool and spa Possible redo</p>		
		
Adrian Grant 3109627142 JOHN AAROE GROUP		Blt-Ins,Cbl,Dshwshr,Grbg Disp,Fridg


<b>1960 COLDWATER CANYON DR</b>	Open 11-2	<b>red</b>
<b>\$2,995,000</b>	3195000 3+4 CAPE COD	
<b>CAPE COD STYLE HOME WITH CALIFORNIA CONTEMPORARY INTERIOR</b>		
<p>Enter this luxury property through secure gates and a circular drive shaded by mature magnolia and citrus trees. State-of-the-art audio/visual equipment including Lutron lighting, security cameras, programmable keyless entry and Crestron home automation.The white Calcutta Gold marble throughout is offset with dark wide-planked wood floors downstairs and carpet up. The lush green landscaped private yard is perfect for indoor and outdoor living.</p>		
		
Danelle Lavin 310.367.7533 HILTON & HYLAND		1960ColdwaterCanyon.com

<b>9374 BEVERLY CREST DR</b>	Open 12-2	<b>rev</b>
<b>\$12,950,000</b>	5+6 ARCHITECTURAL	
<p>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, ?replace, and terrace. You can watch the sunset over the Paci?c Ocean from bed! Richly appointed master bath with dual vanities and luxurious walk in closet.</p>		
		
Valerie Fitzgerald 310-285-7515 COLDWELL BANKER RESI		Blt-Ins,Dshwshr,Elvtr,Hood Fan,Rng/Ovn



TUESDAY

<b>12055 SUMMIT CIRCLE</b>	Refresh. 11-2	<b>rev</b>
<b>\$10,250,000</b>	7+8 CONTEMPORARY	



**REDUCED AND PRICED TO SELL!**

REDUCED \$500,000! Reconstructed, expanded and professionally designed gated Estate in the exclusive community "The Summit". 7BD + 8BA including magnificent Master Suite with dual baths, his & her closets. Gourmet kitchen w/Viking appliances opens to family room, home theater w/seating for 20+ guests, private resort-like backyard with pool, spa. Crestron, surveillance cameras and electronic gate for ultimate security.

MLS#16-129564  
Elsa, David & Jennifer 310-663-4100  
NELSON SHELTON

<b>1340 SUNSET PLAZA DR</b>	Refresh. 11-2	<b>NEW</b>
<b>\$5,888,888</b>	4+5 TRADITIONAL	




**NEW PRICE \$5,888,888 TUESDAY 11-2 BARISTA BAR SERVED**

Remodeled by published designer Xorin Balbes in 2008. 4 beds / 5 baths w/ an open floor plan & high-pitched ceilings. Beautiful kitchen & family room, overlooking a spacious & lush multi-level backyard w/ tropical landscape & pool, offering total privacy. Located in the lower Sunset Strip w/ easy access to trendy boutiques & restaurants. A very dramatic, large living room & fabulous master suite & balcony overlooking pool makes this single story multi-level home the perfect entertainer's dream.

MLS#16-144588  
Jad Najjar 310-377-3467  
TELES PROPERTIES

www.1340SunsetPlaza.com

<b>9653 OAK PASS RD</b>	Open 11-2	<b>rev</b>
<b>\$4,795,000</b>	5+6 CONTEMPORARY	



**BEVERLY HILLS CONTEMPORARY ON GATED ENCLAVE**

Known for its exclusive privacy, celebrity pedigree, and a family-focused atmosphere, this Contemporary Modern is situated on one of the most highly-desirable gated enclaves in Beverly Hills. Living in over 5700 sqft, 9653 Oak Pass Road offers 5 bedrooms and 6 bathrooms which are designed for a flexible floor-plan. Free-flowing spaces offer spectacular indoor/outdoor living which support entertaining on both a large and intimate scale.

MLS#16-984399  
Eric Lavey 310.908.6800  
THE AGENCY

BBQ,Dshwshr,Fridg,Wshr

<b>1924 SUNSET PLAZA DR</b>	Open 11-2	<b>NEW</b>
<b>\$5,825,000</b>	4+5 2sty-CONTEMP MED	



**CONTEMPORARY WITH PANORAMIC VIEWS**

Tucked away from the street on its own private drive, this Sunset Plaza gem offers space and privacy, with an expansive backyard and stunning canyon and city views. Three bright and roomy en-suite guest rooms are elegant and refined, and a staggering master with a bar, fireplace, balcony and opulent bath is reminiscent of a luxury suite. Amenities such as a saltwater infinity pool, private driveway, security system with cameras, and exquisite views complete this incredible home in the hills.

A Comora P Lester MPerez (310) 488-5962  
THE AGENCY

Panoramic Views | Infinity Edge Pool

<b>9690 MOORGATE RD</b>	Open 11-2	<b>rev</b>
<b>\$2,849,000</b>	6+6 CONTEMPORARY	



**GREAT FAMILY HOME WITH FABULOUS CANYON VIEWS!**

Fabulous bright contemporary view home perfectly situated at the end of a private cul-de-sac on one of Benedict Hills Estates most quiet streets. Chef's Kitchen with large island and eat-in breakfast area with top-of-the-line appliances opening to spacious family room all with majestic canyon views. Large master suite with wonderful spa-like bath with soaking tub, large walk-in closet and wonderful deck.

MLS#16-155908  
Ginger Glass 310-927-9307  
COLDWELL BANKER RESI

Rng/Ovn,Fridg,Wshr

<b>9274 WARBLER WAY</b>	Open 11-2	<b>NEW</b>
<b>\$4,750,000</b>	5+5.5 SPANISH	



**180-DEGREE OCEAN/CITY/CANYON VIEWS!**


Bird Streets Celebrity Home! 5 bed/5.5 ba, 5000+ 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 theater room, Gym & Wine Cellar! Pool area has views and enclosed cabana/lounge room. A private retreat in the PREMIUM area of the Hollywood Hills.

MLS#16-156052  
Roger Perry 310-600-1553  
RODEO REALTY - BH

www.RogerPerry.com

**02 Beverly Hills Post Office** Lease

<b>8 BEVERLY RIDGE TER</b>	Refresh. 11-2	<b>bom</b>
<b>\$75,000</b>	6+9 2sty-MEDITERRANEAN	




**EXTRORDINARY LEASE - FIT FOR A KING.**

PRIVATELY GATED MEDITERRANEAN ESTATE LOCATED IN COVETED GUARD GATED BEVERLY RIDGE. BREATHTAKING PANORAMIC VIEWS. OVER 11,000 SQFT, ON 3.96 ACRES.HIGH CEILINGS, STONE & HARDWOOD FLRING. GENEROUS INDOOR FORMAL AND OUTDOOR LIVING RMS. WITH FIREPLACES. FORMAL DINING RM.,GOURMET KITCHEN,GYM, REC,RM.,HOME THEATRE, OFFICE AND GUEST HOUSE. INCREDIBLE MASTER SUITE W/ BALCONIES AND FRPLC.PLUS 5 EN-SUITE BEDROOMS. FULLY FURNISHED. FEATURED IN MEDIA AS THE "ESQUIRE HOUSE." RESORT POOL/SPA, PATIOS & GAZEBO.

MLS#16-153386  
Joyce Butler 310.213.3389  
RODEO REALTY - BEVER

BBQ,Blt-Ins,Dshwshr,Dryr,Grbg Disp,Othr

<b>2170 MOUNT OLYMPUS DR</b>	Lunch 11-2	<b>NEW</b>
<b>\$3,799,000</b>	4+3.5 MODERN	



**SLEEK CONTEMPORARY "LOFT-LIKE" 4BD/4BA HOME W/ POOL & VIEWS**


SUSHI LUNCH SERVED!!! Sleek Contemporary 4BD/4BA "loft-like" entertainer's home w/ pool & views in LA's coveted Mount Olympus above the Sunset Strip. Seamless open floor plan & completely remodeled w/ wide oak plank floors, sliding glass doors, high ceilings. Chef's kitchen w/ separate walk-in pantry, & resort-like outdoor spaces w/ BBQ, fire pit & pool. Master suite features head-on views, pvt patio & large spa-like bathroom. 3 guest bedrooms & lofted office/den complete this dream home.

STJAMES+CANTER FARAHMAND 310.291.1029  
BERKSHIRE HATHAWAY

WWW.2170MTOLYMPUS.COM

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

<b>8613 HOLLYWOOD</b>	Open 11-2	<b>NEW</b>
<b>\$7,500,000</b>	4+5 CONTEMPORARY	




**ARCHITECTURAL MASTERPIECE**

Situated in the heartbeat of the Hollywood Hills, overlooking downtown & close to the Sunset Strip. A pvt gated driveway leads to an inviting home w/views from almost every room. Listen to music, dim the lights, or close the blinds on the Crestron system. The indr/outdr open floor plan for the living rm, family rm, & kitchen allows for an abundance of natural light. Sliding glass windows lead to a landscaped deck & European style pool w/city views. The large master suite w/ patio faces downtown.

MLS#16-158940  
Drew Meyers 310-359-3879  
WEA

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

<b>8130 WILLOW GLEN RD</b>	Refresh. 11-2	<b>NEW</b>
<b>\$3,599,000</b>	3+5 CONTEMPORARY	



**TRULY A MUST SEE!**

This stunning home was extensively remodeled in 2016 using the finest materials and unparalleled architectural design. Featuring a wide open floor plan with high ceilings and voluminous living spaces, infused with natural light, the property offers 3 Beds + Screening Room in over 5,000sf of the best in So-Cal indoor/outdoor living. Eat-in chef's kitchen with custom made cabinetry and top of the line stainless steel appliances. Located in the much acclaimed Carpenter School District.

MLS#16-160232  
Milstein/Silver/Perez 310.867.5598  
KW BEVERLY HILLS

www.8130WillowGlen.com



TUESDAY

<b>X 1968 HILLCREST RD</b>		Lunch	11-2	<b>NEW</b>
<b>\$3,550,000</b>	3+3	TRADITIONAL		



**MINI HOLLYWOOD COMPOUND**

Gated Mini Compound on half acre property located on a street to street lot . On the main level is a 2 bedroom 2 bath home w/ open kitchen family room. Master suite includes marble bathroom with heated floors. French doors lead to patio decks for entertaining, pool, spa & garden pathways. separate guest suite w/own kitchen,living room & separate entry. 2 more 1 bedroom guest units each w/ own kitchens that can be rented out or kept as 1 whole compound. 6 car garages.

MLS#16-159492  
Susan Smith 310.415.5175  
HILTON & HYLAND  
www.1968hillcrestla.com

<b>6969 WOODROW WILSON DR</b>		Open	11-2	<b>NEW</b>
<b>\$1,970,000</b>	3+3	ARCHITECTURAL		



**NEW LISTING! ENTERTAINER'S DREAM!**

Designed by Michael King & Diana Pollard and featured in the architectural publication Dream Homes, this Hollywood Hills home offers a sophisticated open floor plan w/lots of natural light. Located in the Hollywood Hills/Mulholland corridor. Short distance from the Hollywood Bowl, Runyon Canyon, studios, restaurants and coffee shops. Easily accessible from the 101 Fwy, Mulholland Dr, and Ventura Blvd. Entertainer's dream.

MLS#16-158062  
David Sheltraw 310-922-6850  
COLDWELL BANKER RESI  
Blt-Ins,Dshwshr,Dryer,Grbg Disp,Micro

<b>2410 CREST VIEW DR</b>		Open	11-2	<b>NEW</b>
<b>\$3,495,000</b>	4+4	MODERN		




**AN INCREDIBLE OFFERING FOR THE MOST DISCRIMINATING CLIENTELE**

At the end of a prime cul-de-sac, this 1-story warm Modern home has been completely remodeled. Walled & pvt w/ soaring ceilings & the ultimate indoor/outdoor lifestyle. Incredible open floor plan w/crtyrd entry, grmt kit, open family/great rm, formal dining, & media rm. Beautiful master ste w/sitting area, luxe natural stone bthrm, steam shower, & walk-in closets + 3 other bdrms. Spectacular bcktyrd w/outdr covered LR, swimmer's pool, waterfall, lawn & rose garden, all overlooking beautiful views.

MLS#16-160050  
Kurt Rappaport 310-860-8889  
WEA  
Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other

<b>8284 HOLLYWOOD</b>		Open	11-2	<b>NEW</b>
<b>\$1,650,000</b>	3+4	ARCHITECTURAL		




**ARCHITECTURAL GEM ABOVE CHATEAU MARMONT**

Stunning hillside property with detached guest suite above the Sunset Strip. Panoramic views from the ocean to downtown. Main house 2bd/2.5bth, hardwood flooring, professional grade appliances, wood burning fireplace, wrap around deck, large hot tub, two 1-bd suites with built-in cabinetry/bathrooms with imported tile. Detached garage & separate 1-bd guest suite on lower street. New paint inside/ out and new carpet. A truly fantastic private retreat in a prime and highly desirable location.

MLS#16-157698  
Steven Pittenger 714-501-0430  
LUCID WEST REALTY

<b>2362 APOLLO DR</b>		Open	11-2	<b>NEW</b>
<b>\$3,095,000</b>	4+4	MODERN		



**STUNNING SOPHISTICATED CONTEMPORARY IN PRIME MOUNT OLYMPUS**

Beautiful open floor plan w/ high ceilings, walls of glass, 2 fireplaces & spectacular views of the city lights. Featuring a gourmet chefs kitchen w/ custom cabinets, stainless steel appliances & 18-ft entertainment island. Large entertaining backyard w/ generous grassy area & pristine sunny swimmers pool. Boasting 4 stylish bedrooms & 4 baths w/ all new finishes & designer fixtures throughout.

MLS#16-159948  
Kyle Giese  
MERCER VINE  
OH Tues 9/13 & Sun 9/18

<b>1801 NICHOLS CANYON RD</b>		Refresh.	11-2	<b>NEW</b>
<b>\$1,199,000</b>	3+2	1sty-TRADITIONAL		



**NICHOLS CANYON HIDEAWAY SECONDS FROM SUNSET SHOPS & CAFES**

Perched in the woods 30 seconds from Sunset Blvd, this traditional home features 2 well appointed adjacent bedrooms & a separate 3rd guest bedroom with en-suite bath and a private door access. This serene nature hideaway also features a spacious family room w/ vaulted ceilings, french doors and large windows with views of trees everywhere. A large front terrace surrounded by mature trees is perfect for al fresco dining & entertaining. 2-car detached garage and 2 car parking in driveway.

MLS#16-159948  
Jay Martinez/Gil Dirige 323-377-8332  
JOHN AAROE GROUP  
www.jmteamhomes.com

<b>X 8195 HOLLYWOOD BLV</b>		Lunch	11-2	<b>NEW</b>
<b>\$2,995,000</b>	5+4	2sty-SPANISH		



**REMODELED EMOTIONAL SPANISH WITH POOL !**

Romantic Spanish re-interpreted by Nate Berkus & Jeremiah Brent - Light and bright throughout, with a pool, multiple gardens, 5 bedroom suites, each with baths and views of the city. Dramatic studio above the garage for home office/arts - Tremendous offering and seconds to the strip.

MLS#16-159948  
Brent Watson 310-600-9119  
COMPASS

<b>3055 VALEVISTA TRL</b>		Open	11-2	<b>NEW</b>
<b>\$765,000</b>	1+1	1sty-CALIFORNIA BUNGALOW		



**HOLLYWOOD HILLS BUNGALOW**

Chic designer owned Hollywood Hills home with tree top views just minutes from Runyon Canyon. This 1+ 1+ den private bungalow features a large flagstone patio, deck and garden - perfect for entertaining. The light interior boasts floor to ceiling windows. Updated kitchen. An extra room acts as den or office. Carport for 2 cars. First open house Tuesday September 13, 2016 from 11-2, open Sunday September 18, 2016 from 2-5

MLS#16-159490  
Samantha Nugent 310-383-5319  
JOHN AAROE GROUP  
Cbl,Dryer,Frzr,Grbg Disp,Micro

<b>2416 APOLLO DR</b>		Open	11-2	<b>NEW</b>
<b>\$2,099,995</b>	4+4	CONTEMPORARY		



**SOPHISTICATED CONTEMPORARY WITH VIEWS**

Sophisticated contemporary renovation w/ views. Amazing Master w/ Large walk-in closets & a standing tub w/ double vanity. New custom soft-close cabinets in kitchen w/ Thermadore/Bertazzoni appliances, Carrera countertops & butcher block island. New wood flooring through out. Laundry room downstairs & additional storage room that can easily be converted into a wine cellar. Sprawling 1500sf deck, perfect for lounging & entertainment w/ lovely panoramic views of the city and canyon.

MLS#16-158294  
Adam Rosenfeld  
MERCER VINE  
Dshwshr,Grbg Disp,Micro,Rng/Ovn,Fridg

<b>8511 NASH DR</b>		Open	11-2	<b>NEW</b>
<b>\$679,000</b>	2+1	2sty-COTTAGE		



**STEP OUT OF THE CITY AND INTO YOUR OWN PRIVATE SANCTUARY!**


Totally charming Laurel Canyon retreat. Located on a quiet cul de sac with open Canyon Views! Kitchen has been remodeled with granite counters and beautiful wood cabinets. Large deck for outdoor entertaining with an open canyon view. Large master bedroom with office area. Newer dual pane French Windows. This home has a very warm feel to it and a peaceful setting. Close to everything. Wonderland school district. Priced to sell!

MLS#16-158294  
Kirk Frieden 310-849-8822  
COLDWELL BANKER





TUESDAY

<b>1277 SUNSET PLAZA DR</b>		Open	11-2	<b>red</b>
<b>\$4,195,000</b>	4549000	4+5	2sty-TRADITIONAL	
		<p>CLASSIC EAST COAST TRADITIONAL. Totally updated and expanded with a sensational master suite. Fully gated and totally private this property is turnkey and ready to go. Chefs kitchen opens into the family room and out to the gorgeous rear yard with pool and spa. Formal dining and living rooms along with a wet bar, and convertible guest suite or den/library. The rear garden is totally private with large hedge, swimmers pool and spa. This home has been completely updated by the current owners</p>		
MLS#16-140522				
Brent Watson 310-600-9119 COMPASS		Blt-Ins,Dshwshr,Rng/Ovn,Fridg		

<b>8700 ARLENE TER</b>		Open	11-2	<b>red</b>
<b>\$1,395,000</b>		3+3	2sty-CONTEMPORARY	
		<p><b>MAJOR PRICE REDUCTION, GREAT VIEW, OPEN LAYOUT, WONDERLAND S</b></p> <p>Canyon view home with 3 bedrooms 2.5 bathrooms at the end of a quiet cul de sac street in Wonderland School district. Unobstructed views The open layout of the home is perfect for entertaining. Chef's kitchen with a huge island with stainless steel appliances &amp; granite countertops. Open kitchen layout flows into a large dining area and living room w/ hardwood floors &amp; gas fireplace. 1000 sq/ft redwood deck. Walk in closet. Plenty of storage. 2 car garage &amp; easy street parking. Central heat/ac.</p>		
MLS#16-142886				
Matthew Paul 310-499-3579 RODEO REALTY INC.		Cent Vac,Dshwshr,Grbg Disp,Micro,Rng/Ovn		

<b>3946 FREDONIA DR</b>		Refresh.	11-2	<b>red</b>
<b>\$2,999,999</b>		4+5	MODERN	
		<p><b>ARCHITECTURAL DREAM HOME IN THE HILLS</b></p> <p>Gated and private. Architectural masterpiece w/ Infinity pool, sports court, in-home theater and explosive/unobstructed views! Tastefully rebuilt in 2015 w/ the highest quality finishes throughout. Bright open floor plan includes open contemporary living room/dining room space w/ HIGH ceilings, a pro-style kitchen, wide planked organic hard wood floors &amp; walls of windows that cascade abundant natural light. Situated on a useable 12K sq ft lot, w/ multiple outdoor entertaining spaces.</p>		
MLS#16-128282				
Laura Kellam 310-748-5344 BERKSHIRE HATHAWAY				


<b>1378 N DOHENY DR</b>		Open	11-2	592G5	<b>rev</b>
<b>\$5,895,000</b>		5+6	2sty-OTHER		
		<p><b>ELEGANT PALAZZO ON LOWER DOHENY DRIVE</b></p> <p>Gated Private Trophy Estate, Porte Cochere, Motor Court, large Street to Street Lot. Impressive public rooms for grand entertaining: 20 foot ceilings and walls for art. Spectacular 2 Story Glass Roof Solarium. Formal Entry, Living Room, Dining Room for 12, Den, Euro Kitchen, Butler's Pantry. Master Retreat has Dual Baths, View Balcony, massive Closets. Full Guest Apartment. Limo size Garage. 3 more Family Bedrooms, 2.5 more Baths. Large Pool, Spa, Patios, Privacy Hedges, Camera Security</p>			
MLS#16-151294					
John A Lucy 310-415-7691 KELLER WILLIAMS HH		Gated motorcourt, pool, guest apartment			

<b>2601 OUTPOST DR</b>		Open	11-2	<b>red</b>
<b>\$2,695,000</b>		4+4	MEDITERRANEAN	
		<p><b>ELEGANT TUSCAN VILLA</b></p> <p>'Exquisite and Sublime' only begin to describe this combination of art &amp; architecture. Homes with this degree of style &amp; taste rarely come to market. The owners deigned the hse &amp; grounds to exude a Medit ambiance w many custom details. They have achieved this with perfection. The villa is walled &amp; gated, extremely private, boasts an impressive 120 feet of frontage &amp; sits among the most iconic homes in Outpost Estates. The flr-pln is versatile for any lifestyle, featuring hrdwd floors thru-out</p>		
MLS#16-133544				
Neal Baddin 323-793-7405 COLDWELL BANKER RESI		Blt-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan		

<b>7571 MULHOLLAND DR</b>		Open	11-2	<b>rev</b>
<b>\$4,995,000</b>		6+10	CONTEMPORARY	
		<p><b>SPECTACULAR COMPOUND W/ HUGE RESORT STYLE POOL</b></p> <p>Secure Modernist Compound Walled &amp; Gated for Maximum Privacy. Approx. 8,458sf, 6 + 10, located on renowned Mulholland Dr. adjacent to numerous celebrity neighbors. Centrally located. Walls of glass open to terraces, lawns, an enormous pool, w/ Bright Sunny Quiet Eastern &amp; Southern views of the Hollywood Hills. All public &amp; pvt rms are connected by a dramatic center spiral staircase connecting the dramatic media rooms. All bedrooms are en suite w/ pvt entrances including a glorious master suite.</p>		
MLS#16-115932				
Ron Holliman 3107776216 COLDWELL BANKER BH		S.E. Corner of Multiview & Mulholland		

<b>1800 N CRESCENT HEIGHTS BLVD</b>		Refresh.	11-2	<b>red</b>
<b>\$2,600,000</b>		3+3	CONTEMPORARY	
		<p><b>TWILIGHT OPEN HOUSE W/ WINE &amp; CHEESE 6-8PM</b></p> <p>Recently Reduced \$190K. Spectacular view property above the Sunset strip! Prepare to have your breath taken away by this downtown to ocean birds eye panorama view. Features include an open floor plan, walls of glass, remodeled kitchen with Viking 6 burner/oven, Miele wall oven, steamer and espresso maker, built-in fridge/freezer, granite counters, hardwood floors, large deck. Entire top floor master suite with spa like bath, walk-in closet and private rooftop sundeck.</p>		
MLS#16-135658				
Joshua Snyder 818-406-9852 SOTHEBY'S INT. RLTY.				

<b>8651 PINE TREE PL</b>		Open	11-2	<b>rev</b>
<b>\$3,795,000</b>		3+4	3sty-TRADITIONAL	
		<p><b>EXQUISITE LOWER SS PLAZA TRAD W/ POOL, SPA, VIEWS, GST. UNIT</b></p> <p>Exquisite lower Sunset Plaza traditional view property with totally done/move in designer high end finishes and enormous private pool and yard. Three bedroom four bath includes an attached guest unit with separate entrance. Gourmet Sub Zero/Viking kitchen. Hardwood floors. Carrara marble. Ann Sacks tile. Direct entry garage. Multi-camera video security. Views from all rooms looking south west over city and ocean. Approximately 2,938 sf. house on 10,297 sf lot.</p>		
MLS#16-146310				
Ron Holliman 3107776216 COLDWELL BANKER BH		Sunset Plaza Dr. North of Sunset Blvd.		

<b>8700 ARLENE TER</b>		Open	11-2	<b>red</b>
<b>\$1,495,000</b>	1695000	3+2.5	2sty-CONTEMPORARY	
		<p>Major Price Reduction!! Canyon view home with 3 bedrooms 2.5 bathrooms on cul de sac street in Wonderland School district. Unobstructed views allowing for an abundance of light until the sun sets. Perfect for entertaining. Chef's kitchen with a huge island. Open kitchen layout flows into a large dining area and living room w/ hardwood floors &amp; gas fireplace. Downstairs has a large master w/ walk in custom closet &amp; fireplace. 2 car garage &amp; easy street parking.</p>		
MLS#16-142886				
Matthew Paul 310-499-3579 RODEO REALTY INC.		Cent Vac,Dshwshr,Grbg Disp,Micro,Rng/Ovn		


<b>1544 N DOHENY DR</b>		Open	11-2	<b>rev</b>
<b>\$3,295,000</b>		4+4	MODERN	
		<p>In the coveted "Bird Streets" this sophisticated, modern architectural space is the perfect blend of design, form and function. The living room dramatically transforms as the glass walls disappear to create seamless &amp; organic indoor/outdoor flow. Featuring dramatic, yet elegant interior including Fleetwood &amp; Panoramic multi-slide doors which vanish to seamlessly blur the line between indoor and outdoor space, walnut and mahogany finishes throughout and a state of the art Pedini Italian kitchen.</p>		
MLS#16-149814				
Aaron Kirman 424-249-7162 JOHN AAROE GROUP		Blt-Ins,Cbl,Clng Fan,Dshwshr,Grbg Disp		





TUESDAY

<b>7668 WOODROW WILSON DR</b> Open 11-2		<b>rev</b>
<b>\$2,950,000</b>	4+5 ARCHITECTURAL	
		
<p align="center"><b>STRIKING ARCHITECTURAL NEW CONSTRUCTION!</b></p> <p>This bold example of contemporary architecture was brilliantly designed by Belgrade Architect Danijela Trubint. With unprecedented quality, it features sun drenched living spaces with 12 foot ceilings and walls of glass to the yard and view. As you enter, there is a dramatic 22 foot high atrium with a floating staircase fitted with glass railings. There is a fantastic chef's kitchen with center island, breakfast bar, Sub Zero Refrigerator, Wolf Range, double Wolf oven &amp; Caesarstone counter tops.</p>		
<p>MLS#16-153392 Eric Lowry 2135070950 COLDWELL BANKER RESI</p>		Blt-Ins,Dshwshr,Dryer,Grbg Disp

<b>03 Sunset Strip - Hollywood Hills West</b> Lease		<b>NEW</b>
<b>8836 WONDERLAND AVE</b> Open 11-2	5+5 MEDITERRANEAN	
		
<p align="center"><b>REMODELED MEDITERRANEAN FOR LEASE</b></p> <p>Beautifully Redone Mediterranean Retreat. Open floor plan with great space for entertaining. Tremendous great room combining the gourmet kitchen and large family room. Spacious rooms throughout, most of which open the the exterior creating a desirable indoor/outdoor flow. Luxurious remodeled bathrooms. Private master suite and four additional bedrooms. Several patios and built-in barbeque. Wonderland School District.</p>		
<p>MLS#16-155060 Jade Mills/T. Barcena 310-285-7508 COLDWELL BANKER</p>		BBQ,Dshwshr,Grbg Disp,Hood Fan,Fridg

<b>2625 NICHOLS CANYON RD</b> Lunch 11-2		<b>rev</b>
<b>\$2,795,000</b>	5+4 2sty-CONTEMPORARY	
		
<p align="center"><b>LUNCH CATERED BY JOAN'S ON THIRD! OPEN TUESDAY 11-2PM</b></p> <p>Completely remodeled home on a rare, flat lot in Nichols Canyon! Enter this 5 bd, 4 ba oasis through a secluded courtyard. Inside, the open floor plan features soaring ceilings and natural light. The master suite with enormous walk-in closet, fireplace and balcony overlooks lush gardens, pool/spa. Ultra-modern kitchen boasts Viking appliances, Carrara marble and custom lighting. A cozy breakfast nook, formal dining area and private maid's quarters give this home everything you could ask for.</p>		
<p>MLS#16-152342 Darren Winston 310.709.8980 JOHN AAROE GROUP</p>		LUNCH CATERED BY JOAN'S ON THIRD!


<b>04 Bel Air - Holmby Hills</b> Single Family		<b>NEW</b>
<b>660 CLUB VIEW DR</b> Open 11-2	5+6 FRENCH	
		
<p align="center"><b>HOLMBY HILLS MAJESTIC FRENCH REGENCY ESTATE</b></p> <p>Situated At The End Of Holmby Park On 1.2 Acres Of Lush Green Gardens This Estate Features Picturesque Views Of The Los Angeles Country Club And The Century City Skyline. The 9,200 Square Foot Main Residence Includes Five Spacious Bedrooms And Five &amp; A Half Bathrooms. Amenities Include: Outdoor Oasis With Spacious Pool Deck And Patio, Expansive Pool, Cabana, Two-story Guest House, Four Car Garage &amp; Motor Court. This Is A Gorgeous Estate In An Unrivaled Setting And A Once In A Lifetime Offering.</p>		
<p>Linda May 310.492.0735 HILTON &amp; HYLAND</p>		ClubViewEstate.com


<b>1800 OUTPOST DR</b> Open 11-2		<b>rev</b>
<b>\$2,525,000</b>	4+3.5 SPANISH	
		
<p align="center"><b>BREATH-TAKING SPANISH REVIVAL!</b></p> <p>Fully Gated and 100% Private! 4 bed/3.5 bath, almost 3,400sqft classic Hacienda Estate on an oversized 13,300+ sq/ft flat lot. A true entertainer's home, walk into a beautiful over-sized living room with beamed ceilings which opens out to a glorious courtyard and pool area. An ample dining room flows into the Chef's Kitchen which boasts Viking® appliances and granite countertops. Walk to every amenity! Luxury living in the heart of the city!</p>		
<p>MLS#16-153556 Roger Perry 310-600-1553 RODEO REALTY - BH</p>		www.RogerPerry.com

<b>141 N BEVERLY GLEN</b> Open 11-2		<b>NEW</b>
<b>\$6,900,000</b>	5+6	
		
<p align="center"><b>PRIVATE OLD CALIFORNIA GATED ESTATE IN PRIME LOWER BEL AIR</b></p> <p>Private Old California gated estate in Prime Lower Bel Air, with gorgeous lush landscaping. This unique home has been painstakingly restored with authentic attention to detail. Amenities include private swimmers pool, park like grounds, sports court, chefs kitchen. This property has been restored to its glory days of Old Hollywood.</p>		
<p>MLS#16-147108 Joseph Babajian 310-623-8800 RODEO REALTY - BH</p>		www.141BeverlyGlenBlvd.com

<b>7887 WILLOW GLEN ROAD</b> Open 11-2		<b>rev</b>
<b>\$2,195,000</b>	3+4 2sty-ARCHITECTURAL	
		
<p align="center"><b>FABULOUS MODERN ARCHITECTURE + AMAZING VIEWS!</b></p> <p>SEE FULL PAGE AD! Stunning Contemporary residence opening to a dramatic "wall of windows" arcade with explosive views! Extra high ceilings, cantilevered view windows, living &amp; dining areas, and amazing entertaining deck space. The main floor also features a Gourmet top-of-the-line chef's kitchen and luxurious master suite with 2 walk-in closets. The lower level offers a fabulous Great Room, View deck, a 2nd Master Suite, 3rd bedroom w/ en-suite bath, an office and a gym room.</p>		
<p>MLS#16-148544 Gregory J Moesser 310-770-9014 SOTHEBY'S BH</p>		Amazing Views from all rooms!

<b>175 ASHDALE PL</b> Open 11-2		<b>NEW</b>
<b>\$6,595,000</b>	4+6 CONTEMP MED	
		
<p align="center"><b>VIEWS FROM WEST L.A. &amp; SANTA MONICA TO PALOS VERDES.</b></p> <p>Wonderful lower Bel Air home featuring a large Master suite with 2 walk in closets, bathroom with dual sink, jetted tub, steam shower and a sauna. A Living Room w/gas fireplace, Family Room (adjacent to kitchen) w/gas fireplace, a Formal Dining Room, eat-in kitchen with refrigerator/freezer, combo convection oven and microwave, dishwasher and a trash compactor. Saline pool with hot tub. Pool/guest house w/ kitchenette &amp; 3/4-bath. 3-car garage. Parking for up to 6 cars in driveway.</p>		
<p>MLS#16-159582 R. Maslan F. Jackwerth 310.858.5473 HILTON &amp; HYLAND</p>		HiltonHyland.com

<b>2870 PACIFIC VIEW TRL</b> Open 11-2		<b>rev</b>
<b>\$1,785,000</b>	2+3 CONTEMPORARY	
		
<p align="center"><b>LARGE LOT WITH FLAT LAND - SWEEPING VIEWS</b></p> <p>Very Private and Grander than Other Properties on Pac. View Trail or Pac View Dr. At the end of the street and Perched at the top of a Promontory with Sweeping City Views. Huge Flat Lot. No neighbors to the North, West, or Above. Master BD with City View and Walk-In Closet. Den, Office. Cosmetic fixer with Updated Kitchen and Baths. Grassy Areas plus a Deck. Separate GH. Room for Pool. Two minutes from Mulholland and Five Minutes from Runyon Canyon Park. Easy access to Universal, WB, and Disney.</p>		
<p>MLS#16-106524 Robert Eilbacher 3238635030 PACIFIC PROPERTIES</p>		Nest Environmental System

<b>1394 CASIANO RD</b> Open 11-2		<b>NEW</b>
<b>\$4,440,000</b>	0+0 MID-CENTURY	
		
<p>Inside the brightly hued front door, walls of floor-to- ceiling windows wash natural light across the flowing public rooms, floored in their original terrazzo tile. Sliding glass doors open to a pool and deck surrounded by 180-degree views stretching from the hillside and the city to the coast and beyond. The home's four bedrooms include a master suite with a massive walk-in closet and sunken terrazzo tub.</p>		
<p>Aaron Kirman 424-249-7162 JOHN AAROE GROUP</p>		



TUESDAY

<b>3015 NICADA DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,899,000</b>	4+3	TUDOR	

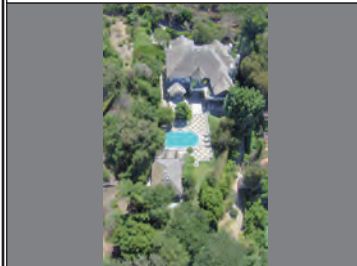


The open floor plan connects the breakfast area and the family room with a corner-wet bar on one side and the dining room on the other side. The doors open to a grassy private backyard with a custom Jacuzzi. The backyard also features an entertaining dining space. The upstairs master suite has high-pitched ceilings, a romantic fireplace with a sitting area, a balcony, dual walk in closets and a spacious and large attached master bath.

MLS#16-157916  
J.Babajan/T.Woods 310-623-8800  
RODEO REALTY - BH

www.nicadadr.com

<b>10325 GREENDALE DR</b>	Open	11-2	<b>red</b>
<b>\$13,900,000</b>	5+7	TUDOR	



**MAJOR PRICE ADJUSTMENT FOR THIS HOLMBY HILLS ESTATE**

Majestic gated estate of approx. 1.6 acres. A voluminous entry leads to the living room, library, great room, all of which feature enhanced finishes & dignified fireplaces. A large formal dining room with hand painted dome ceiling and French doors with an outside patio 5 Bedrooms plus a 1 bedroom detached guest house. 4 suites upstairs, 1 bedroom downstairs, gym, wine cellar, 6 car garage, an elevator and sprawling park like grounds w/ a pool and spa, all add to the exclusiveness of this home.

MLS#16-123228  
Sheila Rose 3108901521  
BERKSHIRE HATHAWAY H

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

<b>2717 ANGELO DR</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,495,000</b>	4+3	CONTEMPORARY	




**BEL-AIR HOME WITH STUNNING SOUTH-WEST CANYON VIEWS!**

Located in the prestigious Bel Air Glen association, this stunning residence is move-in ready complete with a bright living room with fireplace and soaring high ceilings. Dining area with coffered ceilings and windows over looking the canyon. Situated on quiet interior street, within walking distance to shopping center and amenities - pool, gym, party room, tennis, sec patrol, on-site management. This home has it all.

MLS#16-156370  
H. Boyd & M. LaMontagna 310.994.3140  
HILTON & HYLAND

HeatherBoydProperties.com

<b>1456 N STRADELLA RD</b>	Lunch	11-2	591J5	<b>red</b>
<b>\$8,650,000</b>	7+8	MEDITERRANEAN		




Spectacular home nestled above Bel Air featuring magnificent views from the moment you enter. Feel the warmth of the sunlight from every room flowing from the floor to ceiling windows that bring in the enchanting view. Find elegance at every turn. The backyard boasts a pool and a 180 degree view! The 7 bedroom masterpiece is perfect for a family and also includes a study/office.

MLS#16-136860  
Joya Ovadya 310 753-7808  
NELSON SHELTON REAL

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

<b>2880 WOODWARDIA DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,425,000</b>	3+3	2sty-TRADITIONAL	



**CHARMING TRADITIONAL**

Located in the exclusive Bel Air Glen community, this stunning residence is move-in-ready complete with its light filled open living spaces and high ceilings. Newly remodeled kitchen equipped with stainless steel appliances connects to a family room that opens up to an expansive and serene entertainers deck, successfully incorporating the California indoor/outdoor living trend. The home boasts elegant wood floors throughout, romantic fireplace & a delightful master suite with walk-in-closet.

MLS#16-126024  
Sandro Dazzan 310.317.9354  
COLDWELL BANKER

www.DazzanEstates.com

<b>871 LINDA FLORA DR</b>	Refresh.	11-2	<b>red</b>
<b>\$2,495,000</b>	2595000	3+3.5	



**PROGRESS ON BY FOR PRIVACY/ OCEAN VIEWS AND SPECIAL DRAWING!**

Lush greenery and inclusive of 3 Bdrm suites, this home provides an open floor plan with a formal lvrn with fireplace, inviting kitchen/dining area, a wood-paneled office/library, also with fireplace, also a spacious den/family rm--which open to a serene vine-covered brick patios with Getty Museum, city lights/ocean views. New wood floors; all new master bathroom with dual walk in closets, new double-pane doors and windows leading to the brick patio.

MLS#16-126024  
Nora L Wendel 3109793913  
COLDWELL BANKER-BWD

www.871lindaflora.com

<b>10431 SCENARIO LN - BEL AIR</b>	Open	11-2	<b>NEW</b>
<b>\$1,249,000</b>	3+3	TRADITIONAL	



Tucked away on a lovely canyon site, sits this 3 bed + plus 3 bath beauty. Walled & Gated from the street. Hardwood living room opens up to the dining and kitchen areas with custom cabinetry and countertops. One bed on main floor along with a ¾ bath. Downstairs is master bedroom with on-suite bathroom. Third bedroom is located adjacent plus a full bathroom. Property has detached office. Great sized grass yard for the kids, dogs and wonderful outdoor gatherings. Roscomare Elementary.

MLS#16-150376  
Steven Foonberg 310-474-1013  
WESTSIDE REALTY GRP

www.StevenFoonberg.com

<b>1401 ROSCOMARE RD</b>	Open	11-2	<b>rev</b>
<b>\$2,445,000</b>	4+5	1sty-CONTEMPORARY	



**PROGRESSIVE CARAVAN REFRESHMENTS | DRAWING**

This elegant, contemporary hm has been meticulously renovated in 2016 and boasts 4 bedrooms & 4.5 bathrooms. The kitchen is an entertainer's delight, complete w/top of the line, stainless steel appliances, marble countertops and an absolutely spectacular marble center island. Resort style folding glass drs lead to an enchanting backyard which is ideal for dining alfresco with friends and family. Wood floors & LED light can be found through the home as well as state of the art Smart Home system.

MLS#16-123994  
M. Ryan | K. Lindgren 310-993-8319  
COLDWELL BANKER - BW

Dshwshr,Dryer,Grbg Disp,Rng/Ovn

<b>1655 N BEVERLY GLEN BLV</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,179,000</b>	2+2	2sty-CONTEMPORARY	



**MAJOR RE-BUILD - STYLISH BEVERLY GLEN CONTEMPORARY**

Completed in 2013, this two story "Loft-like" home w/ 2 BD & 2BA w/ 1,411 sft. Spacious outdoor terraces for entertaining. Maple hardwood floors thru-out, free-flowing & open living/dining/kitchen areas. Custom St Steel Chef's Kitchen - Bertazzoni Range & Hood, Caesarstone counters. Eat-in breakfast area & family room w/ adjacent Laundry w/ front loading LG w/d. Master & 2nd bedrooms are both on upper flr w/ beautifully appointed master bath. Attached garage for 2 cars & 2 spaces in driveway.

MLS#16-149610  
Valerie Fitzgerald 310-285-7515  
COLDWELL BANKER RESI

LUNCH AND DESSERT SERVED!

<b>1225 CASIANO RD</b>	Open	12-2	<b>rev</b>
<b>\$2,395,000</b>	3+5	CONTEMPORARY	



Lower Bel Air one story traditional with open floor plan. Huge living room with French doors to the pool, terrace and views of The Getty. Easy casual home with remodeled eat in kitchen and large formal dining room. The 3 bedroom and 4.5 baths are all located on the same wing of the house with the master opening to the pool. There is a large convertible den which could be used as a 4th bedroom.


MLS#16-149610  
Valerie Fitzgerald 310-285-7515  
COLDWELL BANKER RESI

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

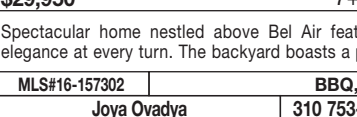


TUESDAY

**04 Bel Air - Holmby Hills** Land


<b>14730 MULHOLLAND DR</b>		Open	11-2	<b>NEW</b>
<b>\$2,500,000</b>	Land			
<b>DEVELOPMENT OPPORTUNITY!</b>				
<p>Large entitled estate parcel is almost 5-acres with breathtaking views of the Reservoir &amp; surrounding canyons &amp; mountains. Plan Set including proposed house, survey, geo report &amp; city approvals available upon request. Excellent development opportunity perfect for investor/developer or buyer looking to build their dream home in prestigious Bel-Air. Property is located btwn the homes at 14710 &amp; 14740 Mulholland Dr. Trust sale. Contact Listing Agent for Buyer's Package &amp; to arrange a site tour</p>				
				
<b>MLS#16-149868</b> Rachelle Rosten 3107105151 <b>JOHN AAROE GROUP</b>		WALK DOWN PATH TO BUILDABLE PAD		

**04 Bel Air - Holmby Hills** Lease

<b>1456 STRADELLA RD</b>		Lunch	11-2	<b>NEW</b>
<b>\$29,950</b>	7+8	MEDITERRANEAN		
<p>Spectacular home nestled above Bel Air featuring magnificent views from the moment you enter. Find elegance at every turn. The backyard boasts a pool and a 180 degree view!</p>				
				
<b>MLS#16-157302</b> Joya Ovadya 310 753-7808 <b>NELSON SHELTON REAL</b>		BBQ,Cbl,Clng Fan,Elvtr,Grbg Disp,Other		

<b>141 N BEVERLY GLEN</b>		Open	11-2	<b>NEW</b>
<b>\$25,000</b>	5+6	MEDITERRANEAN		
<b>PRIVATE OLD CALIFORNIA GATED ESTATE IN PRIME LOWER BEL AIR</b>				
<p>Private Old California gated estate in Prime Lower Bel Air, with gorgeous lush landscaping. This unique home has been painstakingly restored with authentic attention to detail. Amenities include private swimmers pool, park like grounds, sports court, chefs kitchen. This property has been restored to its glory days of Old Hollywood.</p>				
				
<b>MLS#16-154042</b> Joseph Babajian 310-623-8800 <b>RODEO REALTY - BH</b>		www.141BeverlyGlenBlvd.com		

**05 Westwood - Century City** Single Family

<b>715 THAYER AVE</b>		Refresh.	11-2	632/C2	<b>NEW</b>
<b>\$3,895,000</b>	4+5	2sty-MEDITERRANEAN			
<b>LITTLE HOLMBY RESTORED 1930 SPANISH/MEDITT, 4 BD/5 BA</b>					
<p>BEAUTIFULLY RESTORED, ATTENTION TO DESIGN &amp; DETAIL, LENGTHY SELLER UPGRADE AND IMPROVEMENTS IN THIS EMOTIONAL RESIDENCE. GREAT INTERIOR LITTLE HOLMBY LOCATION ON THAYER AVENUE--FIRST SHOWINGS BROKER OPEN TUES 9/13 AND ALSO OPEN SUNDAY SEPT 18TH 2-5PM.</p>					
					
<b>MLS#16-159624</b> Jack Brown 310.429.3781 <b>RODEO REALTY - BH</b>		PERMIT PARKING IN AREA--AGENT WILL PROVIDE 09/13/2016 Blt-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan			

<b>272 BRONWOOD AVE</b>		Refresh.	11-2	<b>NEW</b>
<b>\$2,749,000</b>	4+3.5	2sty-MONTEREY COLONIAL		
<b>ROMANTIC MONTEREY COLONIAL</b>				
<p>Restored, updated &amp; expanded for modern living. Living room with fireplace &amp; adj. den opens to patio. Dream kitchen w/ dining bar flows to family room &amp; huge entertainer's patio with city views. Formal dining room. Master w/ large walk in closet &amp; spa like master bath retreat. 2 additional bedrooms share full bath upstairs. Convertible 4th bedroom is downstairs with 3/4 bath, also functions perfectly as a rec. room, studio or whatever your household may need. Beautifully landscaped grounds.</p>				
				
<b>MLS#16-159344</b> Anne Leeds 310-487-0733 <b>GIBSON INTERNATIONAL</b>				

<b>835 WESTHOLME AVE</b>		Lunch	11-2	<b>NEW</b>
<b>\$2,495,000</b>	4+3	2sty-TRADITIONAL		
<b>VINTAGE 1935 RESIDENCE IN LITTLE HOLMBY</b>				
<p>Sited on a private wooded lot in Little Holmby is this vintage 1935 residence w/ architecturally contemporary influences akin to its time. Ripe for renovation, this home has a sensible floorplan &amp; easy flow rm to rm &amp; to the outdoors. Elements such as numerous built-ins, wood flooring, walls of tall windows &amp; French drs, expansive verandas &amp; simple, refined clean lines make this a truly special offering designed to bring the outdoors in. 3 BD's &amp; 2 BA's up. Front &amp; rear yds secluded &amp; grassy.</p>				
				
<b>MLS#16-159878</b> L YOUNG/S ARMSTRONG 310.777.2879 <b>BHHS/COLDWELL BANKER</b>		www.835Westholme.com		

<b>10442 KINNARD AVE</b>		Open	11-2	<b>NEW</b>
<b>\$2,449,000</b>	4+4.5	CONTEMPORARY		
<b>COMPLETELY UPDATED 2-STORY CONTEMPORARY</b>				
<p>Spacious 3,000+sf floor plan filled w/ natural light &amp; vaulted high ceilings. Dbl door entry to formal foyer w/ custom soffit. LR w/ marble finished fireplace opens to den/office w/ pocket doors. Family room w/ built-ins leads to bkdyd w/ slate-tiled patio. Large chef's kitchen w/ quartz countertops, marble-tiled backsplash, stainless steel appls, sideyid access &amp; bfast area w/ blt-in nook overlooking bkdyd. Entertainer's FDR w/ custom wall of cabinetry &amp; sliding dr to sideyid.</p>				
				
<b>MLS#16-159878</b> Mason Merrins/Chad Lund 424-202-3295 <b>TELES PROPERTIES</b>		www.10442KinnardAvenue.com		

<b>10675 ROCHESTER AVE</b>		Open	11-5	<b>NEW</b>
<b>\$1,825,000</b>	3+2	2sty-TRADITIONAL		
<b>CHARMING TWO-STORY TRADITIONAL!</b>				
<p>Perched atop a knoll in highly desired Westwood! First time on the market in 30 years! Filled w/original charm &amp; character this home features formal living room w/barreled ceiling, brick fireplace &amp; wood shuttered windows; cozy family room; pristine tiled kitchen w/abundant cabinetry &amp; formal dining room. Upstairs living space provides a spacious master bedroom w/walk in closets, private sitting area, warm fireplace, en-suite bath &amp; balcony which overlooks the rear yard. Tremendous potential!</p>				
				
<b>MLS#16-157894</b> Ron Losch 310-701-4111 <b>RE/MAX WEST LA</b>		www.ResultsRealEstateGroup.com		


<b>2143 MIDVALE AVE</b>		Open	11-2	632C5	<b>NEW</b>
<b>\$1,695,000</b>	4+3	2sty-MEDITERRANEAN			
<b>BEAUTIFULLY REMODELED</b>					
<p>Warm and bright, beautifully remodeled 4-bedroom, 3-bath home on a beautiful tree-lined street. Formal dining room can be used as office/den. Open kitchen with breakfast area. Family room leads to grassy backyard. Upstairs master suite boasts vaulted ceiling, balcony, walk-in closet and a sumptuous bathroom with oversized shower and soaking tub. Gleaming hardwood floors, gas fireplace. Brand new HVAC system. Two-car attached garage. Award winning Westwood Charter school district.</p>					
					
<b>MLS#16-157894</b> Josie Tong, Daniel Fan 310-779-8776 <b>SOTHEBY'S INTERNATIO</b>		Blt-Ins,Cbl,Dshwshr,Frzr,Grbg Disp,Other			

<b>2326 CAMDEN AVE</b>		Open	11-2	<b>NEW</b>
<b>\$1,579,000</b>	3+3	TRADITIONAL		
<b>INCREDIBLY UPDATED &amp; EXPANDED DESIGNER TRADITIONAL.</b>				
<p>Filled w/ natural light.Brick walkway leading to covered porch opens to formal entry.Inviting living room w/ bay window, coved ceiling,brick-front fireplace,bookshelves, crown molding &amp; wainscoting. Formal DR opens remodeled kitchen &amp; bonus rm w/skylight,great for office/gym (or 4th bdrm option). Kitchen updates include distressed wood cabinetry,high-end stainless steel appl,Quartz cntrtops &amp; sunny breakfast rm w/ French drs to entertainer's deck &amp; privately landscaped yd w/ mature fruit trees.</p>				
				
<b>MLS#16-159344</b> Chad Lund 424-202-3295 <b>TELES PROPERTIES</b>		www.2326CamdenAve.com		



TUESDAY

<b>10436 TENNESSEE AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,495,000</b>	3+2	SPANISH	



**OPEN TUESDAY 11-2PM**

Gracious Courtyard Spanish beauty. 3bd 2ba 2000sf. light filled hm on a 6500sf. lot offers a tranquil arched gated entry & spacious red tile courtyard. Center hall flr plan features newly refinished hw flrs & stunning authentic period details. Kitchen w/breakfast area, built-ins & W/D. Spa and covered patio with retractable awning. Central A/H, det. 2 car gar. with electric gate securing the driveway. Centrally located & close to the Westside Pavilion and Century City. Westwood Charter School.

MLS#16-159074  
Mike Cockinos 310-612-5606  
COLDWELL BANKER - BW

Cing Fan,Dshwshr,Dryer,Grbg Disp,Rng/Ovn

<b>10724 WILSHIRE #1205</b>	Open	11-2	<b>NEW</b>
<b>\$1,695,000</b>	2+3	TRADITIONAL	



**BEAUTIFUL CONDO IN PARK WILSHIRE**

Elegant 2 bedroom 2 1/2 bath condo totally redone. Mirrored powder room, marble entry, dining room, and kitchen. Brand New Kitchen Aid Oven Dishwasher and Cook top. Sub Zero Refrigerator. Built in Wall Unit in Living Room. Brand New Wool carpeting throughout. Large walk-in closet in the master suite. Jacuzzi bath with separate shower. 24hr security,valet,pool recreation room and state of the art gym. Buyer to cooperate with seller regarding a 1031 exchange. Seller is a licensed real estate agent

MLS#16-153086  
Linda Faber 310 600-3238  
RODEO REALTY - BEVER

Blt-Ins

<b>2350 VETERAN AVE</b>	Open	11-2	<b>rev</b>
<b>\$1,699,000</b>	3+2	1sty-CRAFTSMAN	



**MOVE-IN CONDITION CRAFTSMAN IN WESTWOOD CHARTER**

Turn-key one story Craftsman w/ soaring vaulted ceilings, open floor plan & situated in acclaimed Westwood Charter school district. Abundance of natural light, 3beds/2 baths, open kitchen, Viking appliances, custom cabinetry & Carrera marble countertops. Kitchen/seating area opens graciously to covered patio & lushly landscaped/secluded backyard, perfect for outdoor dining/entertaining. Master suite w/ French doors opening to the backyard. Moments to schools, restaurants, shopping, theaters.

MLS#16-157186  
Kelmenson & Cataldi 310-863-3030  
THE AGENCY, PT

www.TurnKeyCraftsman.com

<b>1741 S BENTLEY AVE #3</b>	Open	11-2	<b>NEW</b>
<b>\$1,179,000</b>	3+3	MEDITERRANEAN	



**BRIGHT AND SPACIOUS TWO STORY PENTHOUSE WITH 3 BED + 3 BATH**

Spacious 3 bed 2 story penthouse with warm wood floors, custom moldings, gas fireplace,extended balcony and a formal dining room. Gourmet kitchen with rich custom cabinets, granite counter, stone floors and Viking stainless steel appliances. Luxurious master suite has a fireplace, 2 large walk in closets, stone bath, separate tub n shower and a dual vanity. In the heartbeat of the Westside, minutes from Century City & Westwood village which offers world class shopping, dining, entertainment.

MLS#16-159960  
Daniel Hicks 310-500-1418  
PARTNERS TRUST BRENT

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

**05 Westwood - Century City** Condo / Co-op

<b>10776 WILSHIRE #1803</b>	Open	11-2	632B3	<b>NEW</b>
<b>\$3,300,000</b>	2+3	CONTEMPORARY		



**LIVE IN LUXURY AT THE CARLYLE RESIDENCES ON WILSHIRE**

The ultimate in luxury at The Carlyle on Wilshire. North & South West facing unit with high ceilings & exceptional views of Westwood, Bel Air & the Wilshire Corridor. Elegant formal entry, stunning wood floors, sumptuous living room w/ FP & views, distinctive dining room, wonderful kitchen w/ center island, sitting & eating areas beneath a fabulous picture window, wonderful den w/ built-in lounge & powder rm for guests. Master suite has a sitting area & picture window w/ stunning master bath.

MLS#16-158290  
Christophe Choo 310 777 6342  
COLDWELL BANKER BHN

TheCarlyleResidence1803.com

<b>1623 GREENFIELD AVE, UNIT 3</b>	Open	11-2	<b>NEW</b>
<b>\$859,000</b>	3+2.5	3sty-TRADITIONAL	



**WESTWOOD 3 BEDROOM TOWNHOUSE**

Large immaculate townhouse in a 4 unit building with 3br 2.5ba plus a large bonus room. The step down living room has a fireplace, adjoining dining room and a balcony with a small yard. The unit has hardwood floors and the updated kitchen has a breakfast area and laundry. All bedrooms are upstairs and the bonus room is on a lower level with direct access to the garage (through a small hallway) and side by side parking. The master has a walk in closet,a balcony and full BA with spa tub.

Stephanie/Dick Franklin 310-418-9351  
GIBSON INTERNATIONAL

Built-ins

<b>10776 WILSHIRE BLV, UNIT 2003</b>	Open	11-2	<b>NEW</b>
<b>\$3,250,000</b>	2+2.5	1sty-ARCHITECTURAL	



**CHIC NEW YORK INSPIRED UNIT!**

Elegant 2 + Den unit offered at the prestigious Carlyle, 20th floor of this architecturally significant 24-story bldg. Private elevator leads to elegant entry that leads to the LR w/ an open floorplan, walls of glass, balcony & expansive views. A gourmet kitchen has been customized to include an expanded center island for add'l seating & breakfast nook. Two bedroom suites located on opposite sides of the unit. Huge closet and sumptuous bath w/ double sinks & soaking tub in master suite.

J. Hancock/J. Siegal 310-777-6351  
COLDWELL BANKER RESI

Bring or Send Clients!

<b>1944 GLENDON AVE, UNIT 301</b>	Open	11-2	<b>NEW</b>
<b>\$839,000</b>	2+2.5	TRADITIONAL	



**FABULOUS CONDO W/ SOARING CEILINGS & WONDERFUL WESTERN LIGHT**

Located on a great quiet block, close to many shops and restaurants on Westwood Blvd, Santa Monica Blvd and the West Side Pavilion. Top floor, front-facing unit with two private patios and side by side premier parking with storage. Excellent two bedroom, three bath floorplan with large open studio/loft. Kitchen has been tastefully remodeled. Building features pool, spa, gym and rec room.

Stearns, Tsow 310.850.9284  
PARTNERS TRUST BW

Built-ins, oven/range, fridge, freezer

<b>10108 EMPYREAN WAY #101</b>	Open	11-2	<b>NEW</b>
<b>\$2,745,000</b>	2+4	FRENCH	



**LUX LE PARC CONDOMINIUM**

Rare, coveted large, 1st floor 2 BD/4 BA unit at Century City's premier Le Parc, w/ its meandering waterways, picturesque landscape & fine resident services. Its large patio & generously-sized rms make this elegant condo home feel much like a single family residence. Architectural pluses like higher ceilings, large windows & tall French drs add light & style. Formal entry rotunda. Formal living, dining & breakfast rms. Uncommonly large master w/ dual baths. Large 2nd BD ste. Den. Laundry rm.

MLS#16-159486  
Larry Young 310-777-2879  
BERKSHIRE HATHAWAY

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

<b>1950 S BEVERLY GLEN #101</b>	Open	11-2	<b>NEW</b>
<b>\$758,800</b>	2+2		




**PRISTINE 2 BR ONE LEVEL CONDO IN WESTWOOD/CENTURY CITY AREA**


2+2 one-level condo, Spacious & bright corner unit featuring arched entry in LR, fireplace, solid bamboo floors, Berber, porcelain travertine tiles. Remodeled kitchen w/ SS appliances & white quartz counter tops. Huge dining leads to the balcony. The master has updated bath, walk-in closet. Oversize 2nd BR with a wall of bookshelves. Walk to Westfield mall. 2 parking spaces, plus storage.


MLS#16-158264  
Grace Stutz 3105795204  
KELLER WILLIAMS WORL

Dshwshr,Grbg Disp,Micro,Rng/Ovn,Fridg




<b>1717 MALCOLM AVE #PH3</b>		Open	11-2	<b>NEW</b>
<b>\$735,000</b>	2+2	ARCHITECTURAL		
		<b>REMODELED PENTHOUSE 2 BDRM W/ LOFT &amp; ROOFTOP PATIO</b>		
This stunning architectural 2-story penthouse has been completely remodeled throughout & features 2-stry ceilings & open floor plan in the living area, grmt kitchn w/ newer cabinetry, quartz stone counters & stainless steel appliances. Upgraded contemporary bathrms, 3 frplcs. Large upstairs loft that opens to a rooftop deck. Intimate complex has secure access, lobby waiting room & gated 2 car tandem pkg. Tenant occupied and willing to stay for an investor buyer. Or will vacate for an owner user.				
MLS#16-160188		www.1717malcolmpH3.com		
Scott McIntosh 310-979-3942		COLDWELL BANKER RESI		


<b>10205 CENTURY WOODS</b>		Open	10-2	<b>rev</b>
<b>\$5,995,000</b>	4+7	MEDITERRANEAN		
		<b>PRIVATE GATED TOWNHOUSE LOCATED AT THE PRESTIGIOUS ENCLAVE</b>		
Newly built luxury single family villas located within 24 hour guard gated community. Each luxury town home features living space on ground level opening to a private courtyard. Large kitchen/family room. Staff/guest quarters. Luxurious master suites and two other guest rooms in second level. Third level includes outdoor patio and office or media room. Private elevator. 3 car garage plus additional parking.				
MLS#16-152164		www.theenclavecenturywoods.com		
Susan Smith 310.415.5175		HILTON & HYLAND		

<b>10202 CENTURY WOODS DR</b>		Open	10-2	<b>rev</b>
<b>\$5,750,000</b>	4+7	MEDITERRANEAN		
		<b>PRIVATE GATED TOWNHOUSE LOCATED AT THE PRESTIGIOUS ENCLAVE</b>		
Newly built luxury single family villas located within 24 hour guard gated community. Each luxury town home features living space on ground level opening to a private courtyard. Large kitchen/family room. Staff/guest quarters. Luxurious master suites and two other guest rooms in second level. Third level includes outdoor patio and office or media room. Private elevator. 3 car garage plus additional parking.				
MLS#16-152150		www.theenclavecenturywoods.com		
Susan Smith 310.415.5175		HILTON & HYLAND		

**05 Westwood - Century City** Income

<b>10663 KINNARD AVE</b>		Open	11-2	<b>NEW</b>
<b>\$8,495,000</b>				
				
The finest new luxury development on the West Side. With exceptional architectural design and finishes, this 6 unit building has a common rooftop deck with outstanding city views. There are only 2 bright and spacious units per floor, each with windows on 3 sides and no common walls. Units feature open kitchens with quartz counters, custom cabinetry and fixtures, and tankless water heaters. Also included are central HVAC, recessed lights, built-out closets, and dual pane windows.				
MLS#16-145150		Blt-Ins,Dshwshr,Grbg Disp,Hood Fan		
Aaron Kirman 424-249-7162		JOHN AAROE GROUP		

<b>10725 ASHTON AVE</b>		Open	11-2	<b>NEW</b>
<b>\$1,818,000</b>				
		<b>ATTENTION ALL BUILDERS ZONED LAR3 PRIME WESTWOOD!!!!</b>		
ATTENTION ALL BUILDERS!!! PRIME WESTWOOD ZONED LAR3 CAN BUILD UNITS.. PROPERTY IS VACANT.. CURRENTLY A DUPLEX 1 BEDROOM 1 BATHROOM ON ONE SIDE 2 BEDROOM 3 BATHROOM PLUS DEN ON OTHER SIDE LOT SIZE IS 6000/SQ FEET PROPERTY IS BEING SOLD AS IS PROBATE NOT SUBJECT TO COURT CONFIRMATION				
MLS#16-159368				
Pamela Rich 310 666 7424		HILTON & HYLAND		

<b>05 Westwood - Century City</b>		<i>Lease</i>		<b>NEW</b>
<b>2131 CENTURY PARK LN #206</b>		Open	11-2	
<b>\$4,300</b>	2+2	CONTEMP MED		
		EXQUISITE UNIT, TOTALLY REMODELED, INCLUDING PLUMBING & ELECTRICAL, 2 BDRM & 2 BATH SUITES SEPARATED BY LIV RM & DINING AREA, EAT IN KITCHEN OVERLOOKING COURTYARD & FOUNTAIN, GENEROUS WALK-IN CLOSETS, PATIO WITH TREE-TOP VIEW. BEAUTIFULLY APPOINTED W/PLANTATION SHUTTERS, GRANITE, ETC. FULL AMENITIES INCLUDES 24-GUARD GATED COMMUNITY W/ POOLS, TENNIS, GYM, SPA & GUEST PARKING. Tandem parking. Resort living. 24-HR NOTICE TO SHOW. Available 8/25/16. move in date 10/1/16		
MLS#16-153704		Blt-Ins,Cbl,Dshwshr,Dryer,Elvtr,Other		
Inga Cohen 310-657-1714		RODEO REALTY - BEVER		

<b>06 Brentwood</b>		<i>Single Family</i>		<b>NEW</b>
<b>457 N ROCKINGHAM AVE</b>		Open	11-2	
<b>\$19,950,000</b>	7+8	TRADITIONAL		
		Behind private gates in exclusive Brentwood Park, this magnificent traditional estate offers unbridled elegance and privacy with gorgeous canyon views. Newly renovated interiors include formal and informal living and dining spaces, study and chef's kitchen. Sprawling master suite features large terrace, dual bathrooms and walk-in closets. Additional amenities include a screening room, billiards room, gym, guest apartment, wine room and backyard recently updated with deck, pool, spa and cabana.		
MLS#16-159408		Dshwshr,Rng/Ovn		
Farrah Aldjufrie THE AGENCY				

<b>X 8 OAKMONT DR</b>		Lunch	11-2	<b>NEW</b>
<b>\$10,950,000</b>	8+12	CONTEMPORARY		
		<b>BREATHTAKING CONTEMPORARY ON NOTABLE STREET IN BRENTWOOD</b>		
Fall in love w/ this breathtaking contemporary nestled behind a gated entry on a notable street in sought after Brentwood. This unbeatable location on prestigious Oakmont Dr. provides incredible privacy in a secluded setting. Designed w/ the finest architectural integrity, this 8bd + 12ba home will truly appeal to the most discerning buyers. Truly feel like royalty in this one-of-a-kind retreat. The embodiment of gorgeous design, this spectacular home makes a lasting impression!				
Sally Forster Jones 310.691.7888		8Oakmont.com		
JOHN AAROE GROUP				


<b>140 S CLIFFWOOD AVE</b>		Open	11-2	<b>NEW</b>
<b>\$10,900,000</b>	5+7	CONTEMP MED		
		<b>BRENTWOOD PARK ULTRA PRIVATE AND GATED MEDITERRANEAN ESTATE</b>		
An ultra private and gated Mediterranean estate in the exclusive Brentwood Park. An entertainers dream, the architecture delivers incredible volume, scale & flow throughout, with double height ceilings and oversized rooms. A true sense of luxury can be felt throughout. Take a dip in the generous swimmers pool surrounded by mature giant palm trees, fruit trees and sycamores. This seamless integration of indoor/outdoor living creates a space ideal for the ultimate California lifestyle.				
MLS#16-160118		BBQ,Blt-Ins,Dshwshr,Rng/Ovn,Fridg		
Sutton/Williams&Williams 310-691-5935		HILTON & HYLAND		

<b>631 N BONHILL RD</b>		Open	11-2	<b>NEW</b>
<b>\$6,795,000</b>	5+4.5	2sty-MONTEREY COLONIAL		
		<b>CLASSIC TRADITIONAL ESTATE ON LARGE LOT OFF TIGERTAIL</b>		
Extremely charming walled & gated 2 sty Monterey Colonial set on over 1/2 acre of very pvt, tree-filled grounds w/ gorgeous canyon setting in the estate section of Bonhill. Perched on gentle knoll, this stately, yet warm & inviting home opens to terraces/porches, expansive lawn & resort-like pl/spa that offers a peek of the ocean. Master includes a FP, marble BA, 2 generous walk-ins & French drs that open to the veranda w/ lovely vus. Upstairs off/5th BR and sep off/ gym w/BA. Special!				
MLS#16-159540		www.631bonhill.com		
David Offer 310-820-9341		BERKSHIRE HATHAWAY		




TUESDAY

<b>X 505 N TIGERTAIL RD</b>		Lunch	11-2	<b>NEW</b>
<b>\$5,995,000</b>	6+6.5	TRADITIONAL		
				
<b>STUNNING &amp; SOPHISTICATED TRADITIONAL IN GREAT LOCATION</b>				
<p>This exceptional, 6 bd. + 6.5 ba., Brentwood home epitomizes a well-kept &amp; stunning Traditional style nestled amongst mature landscaping in complete privacy. The striking foyer instantly greets you as you walk in to this incredible home. Featuring an elegant library, prvt. office, comfortable family rm., &amp; formal dining + living rm., this gorgeous traditional has it all. You will find this gorgeous &amp; welcoming home in a fantastic location – don't miss out!</p>				
Sally Forster Jones 310.691.7888		505Tigertail.com		
JOHN AAROE GROUP				

<b>11426 ALBATA ST</b>		Open	11-2	<b>NEW</b>
<b>\$2,998,000</b>	5+4	2sty-CONTEMPORARY		
				
<b>BEAUTIFUL ARCHITECTURAL HOME</b>				
<p>Entertain life in this Architectural home situated on a cul de sac in Brentwood. This 5 bed, 4 bath home has expansive windows, high ceilings, and is sun-drenched with natural light. The open and compelling family room opens to the secluded backyard with pool and patio. The master bedroom with fireplace and walk in closet is perfected with the master bath with soaking tub. There are 3 additional bedrooms upstairs. The warm and welcoming environment says - welcome home.</p>				
MLS#16-160380		Smith & Berg 310.500.3931		
PARTNERS TRUST BH 11426albata.com				

<b>868 LEONARD RD</b>		Open	11-2	<b>NEW</b>
<b>\$5,995,000</b>	5+7	2sty-MODERN		
				
<b>JOIN US FOR TACO TUESDAY!</b>				
<p>Thoughtfully placed on an idyllic cul-de-sac, this newly constructed Modern was beautifully conceived by Marmol Radziner to blend effortlessly into the hillside topography by way of native materials &amp; flawless design. The ground fl includes a state-of-the-art kitch, dining rm, separate caterer's kitch, wine rm, &amp; guest suite w/a private side entrance. Ascend to the second fl to find a luminous semi-private transitional lounge space &amp; four beds, each w/floor-to-ceiling windows &amp; White Oak flrs.</p>				
MLS#16-160314		Smith & Berg 310-500-3931		
PARTNERS TRUST BH 868leonard.com				

<b>X 3044 ELVILL DR</b>		Lunch	11-2	<b>NEW</b>
<b>\$2,795,000</b>	4+4	1sty-RANCH		
				
<b>ENJOY UNOBSTRUCTED PANORAMIC VIEWS FROM THIS GORGEOUS RANCH</b>				
<p>Unobstructed Panoramic Views this Cliff May style Ranch w/ high ceiling foyer opening to a gorgeous living room full of natural light and a spacious dining room, brkfst room kitchen and family room all overlooking amazing views! Beautiful backyard w/ heated pool &amp; Fire pit! Huge kitchen w/ granite countertops and SS appliances 4 bd &amp; 3.5 bath nearly 4000 sqft house Huge 3-car garage. Exclusive community, near the best schools and easy access to FWYS.</p>				
MLS#16-158722		Shiva Niku 310-713-9356		
NELSON SHELTON REAL Antna,Blt-Ins,Cbl,Dryer,Intrcm,Other				

<b>1130 N BUNDY DR</b>		Open	11-2	<b>NEW</b>
<b>\$5,250,000</b>	6+4.5	MID-CENTURY		
				
<b>PRIVATE &amp; GATED RETREAT - MOTIVATED SELLER</b>				
<p>Ultra-private and gated Brentwood home with amazing grounds designed by renowned landscape architect Jay Griffith. Behind Jay's signature gates sits a truly special home ready for move in or with possibilities for an easy upgrade to take this home to a whole new level. Romantic pool setting with wonderful lush grounds for entertaining intimately or large scale. Currently setup with two distinct wings. Home includes gracious living room, formal dining room, spacious kitchen with family room.</p>				
MLS#16-145548		David / Anna Solomon 424.400.5905		
THE AGENCY www.1130Bundy.com				

<b>12329 RIDGE CIRCLE #20</b>		Open	11-2	591E4	<b>NEW</b>
<b>\$1,685,000</b>	2+3	2sty-TRADITIONAL			
					
<b>NEW X! SWEEPING VIEWS! 24HR GUARD GATED SECURITY</b>					
**SEE TODAY'S FULL PAGE AD** The Ridge in Mountaingate.					
MLS#16-159822		Tania Ferris 310-713-8234			
COLDWELL BANKER www.12329Ridge.com					

<b>316 N SKYEWIAY RD</b>		Open	11-2	<b>NEW</b>
<b>\$3,995,000</b>	5+5	2sty-OTHER		
				
<b>NEW CONSTRUCTION IN BRENTWOOD</b>				
<p>This "East Coast Beach Cottage" influenced home w flexible open floorplan, works well for daily living and entertaining. Formal living room &amp; dining room open to the lovely entrance courtyard. Spacious kitchen w large island and eat-in area, opens to family room w views of the grassy yard. Top of the line appliances- Wolf, Sub Zero &amp; Bosch. High ceilings, large windows, and glass doors flood the interiors w natural light. Great finishes &amp; details throughout. Outdoor fireplace &amp; dining patio.</p>				
MLS#16-159808		Hugh Evans 310.500.1331		
PARTNERS TRUST BW Blt-Ins,Dshwshr,Rng/Ovn,Fridg				

<b>740 NORWAY LN</b>		Open	11-2	<b>NEW</b>
<b>\$1,299,000</b>	2+1.75	MID-CENTURY		
				
<b>FIXER ALERT!</b>				
<p>Mid-Century fixer in prime Brentwood for sale for the first time in 40 years! Superb location north of Sunset Blvd offers great opportunity to restore or redevelop. Two bedroom and two bathroom home features spacious living room with fireplace, dining room that opens to private yard and a separate downstairs family room with additional fireplace. PROBATE SALE with court confirmation required. Contact Listing Agent for required Buyer's Package.</p>				
MLS#16-159238		Rachelle Rosten 310-710-5151		
JOHN AAROE GROUP				

<b>320 N SKYEWIAY RD</b>		Open	11-2	<b>NEW</b>
<b>\$3,995,000</b>	5+5	2sty-TRADITIONAL		
				
<b>NEWLY COMPLETED MODERN TRADITIONAL IN BRENTWOOD</b>				
<p>Beautiful home w flexible open floorplan, easy casual and elegant formal spaces, lends itself to great entertaining &amp; family living. Stylish living room w fireplace opens to the formal dining room. Kitchen has an eat-in area, large center island and top of the line appliances incl. Wolf, Bosch and Sub Zero. Kitchen opens to the airy family room w glass doors that lead to the rear yard. Patio, outdoor fireplace &amp; grassy yard, w serene views. High ceilings, great finishes &amp; custom details.</p>				
MLS#16-159806		Hugh Evans 310.500.1331		
PARTNERS TRUST BW Blt-Ins,Dshwshr,Hood Fan,Rng/Ovn,Fridg				

<b>270 S CANYON VIEW DR</b>		Open	11-2	631F3	<b>red</b>
<b>\$7,900,000</b>	8300000 4+5	COUNTRY FRENCH			
					
<b>SIMPLY EXTRAORDINARY-NEW PRICE</b>					
<p>Over one acre of gardens, meadows and orchards. This is the type of property that dreams are made of. This one of a kind Brentwood location is unparalleled as is the privacy and old Hollywood grace that greet you when you enter the gates and cross over the bridge of this extraordinary sanctuary. The main house is situated up a private drive &amp; boasts 4 bedrooms, 3 full baths plus 2 powder rms, a library, wine cellar, FDR, junior dining &amp; harvest/family room &amp; a cooks kitchen.</p>					
MLS#15-949799		Johnny Schell/Beth Styne 818.621.0999			
COLDWELL BANKER RESI BBQ,Blt-Ins,Dshwshr,Dryer,Grbg Disp					



TUESDAY

<b>401 N TIGERTAIL RD</b>		Refresh.	11-2	<b>red</b>
<b>\$5,495,000</b>	4+3	TRADITIONAL		




**PRIME ACRE ON LOWER TIGERTAIL!**

Major reduction to over \$1 Million less than initial list price! Priced to sell!!! Prime lower Tigertail estate on over an acre of land. The property has a secondary access point on Renfrew Rd cul-de-sac off Kenter. Custom-built by the owners in 1975, the character and charm of the home are matched by the sprawling grounds and tall trees, creating a beautiful private estate just minutes from Sunset. Don't miss the opportunity to see this amazing property, ripe for development!

MLS#16-159552  
Randy Forbes 3103457082  
GIBSON INTERNATIONAL forbeshalliburton.com

<b>12540 THE VISTA</b>		Open	11-2	591 E3	<b>rev</b>
<b>\$1,495,000</b>	2+3	TRADITIONAL			



**REDUCED! GORGEOUS VIEWS! 24HR GUARD GATED SECURITY**

\*\* SEE FULL PAGE AD \*\*  
The Vista in Mountaingate

MLS#16-143896  
Tania Ferris 310-713-8234  
COLDWELL BANKER 12540TheVista.com

<b>144 N WOODBURN DR</b>		Open	11-2	<b>rev</b>
<b>\$11,650,000</b>	5+8	MEDITERRANEAN		



**A RARE OFFERING IN BRENTWOOD'S HOTTEST GATED DEVELOPMENT**

Located in the highly coveted, and Guard Gated, Brentwood Circle. Hip and cool Italian Villa, with interiors recently completed by renowned design team. Over 10,000 square feet of the finest finishes and amenities.

MLS#16-145372  
David Offer 310.820.9341  
BERKSHIRE HATHAWAY Co-Listed w/Gary Gold | Hilton & Hyland

<b>06 Brentwood</b>		<i>Condo / Co-op</i>		
<b>11500 SAN VICENTE #415</b>		Refresh.	11-2	<b>NEW</b>
<b>\$1,750,000</b>	2+2.5	1sty-CONTEMPORARY		



**SOPHISTICATED & CONTEMPORARY**

Beautiful, bright, spacious unit in the prestigious "Brentwood", a full service building. This unit features a great floor plan for entertaining & living! Huge living room w/fireplace & balcony w/green belt views, generous sized dining room, large eat-in gourmet kitchen w/granite counters & top of the line appliances, romantic master suite w/walk-in closet & lavish bathroom, great 2nd bedroom & more! Building offers rooftop pool/ spa, 24 hour security, concierge, doorman, valet park, gym, entertainment room

MLS#16-159814  
Linda Semon 310.351.3995  
COLDWELL BANKER SM Refrigerator, washer & dryer

<b>182 N CARMELINA AVE</b>		Open	11-2	<b>rev</b>
<b>\$7,500,000</b>	6+7	MEDITERRANEAN		



**AN INCREDIBLE VALUE FOR AN INCREDIBLE HOUSE**

Behind gates down a long driveway. An extremely private, secluded, & sophisticated Mediterranean Villa designed by William Hefner in 2004. Great open floor plan w/7,000+ sf, featuring high ceilings thru-out w/French doors leading to a pool, spa & areas for large scale entertaining. Beautiful living rm, formal dining rm, media rm, gym, wine rm, & more. 6 BRs, 6 baths + 2 powder rooms. Beautiful materials & taste thru-out, by one of the top designers of the world. Absolute perfection & privacy.

MLS#16-141436  
Kurt Rappaport 310-860-8889  
WEA BBQ, Blt-Ins, Dshwshr, Frzr, Grbg Disp, Other

<b>11715 CHENAULT ST, UNIT 304</b>		Open	11-2	<b>NEW</b>
<b>\$1,425,000</b>	3+3.5	1sty-MEDITERRANEAN		



**STYLISH 3 BEDROOM, 3.5 BATH CONDOMINIUM**

Beautiful view of greenery from the living room in this stylish bright 3 bedroom, 3.5 bath condominium. Featuring an open floor plan, maple floors, formal dining room and a large gourmet kitchen w/Caesar stone counter and Viking appliances. All en-suite bedrooms, the large master suite has a customized walk in closet and an all stone bath with oversized shower and soaking tub. Building has gym.

MLS#16-160374  
Joanne Lindsay 310-466-7892  
PARTNERS TRUST www.11715chenault304.com

<b>517 N GREENCRAIG RD</b>		Refresh.	11-2	<b>rev</b>
<b>\$3,150,000</b>	4+3	2sty-MID-CENTURY		



**COME ENJOY THE VIEWS!**

This restored Mid-Century modern Hawaiian view home has 4 beds & 3 baths and a 2 car garage (1 up/3 down). The living room is an entertainer's delight w/ a concrete floating fireplace w/ natural wood beamed ceilings. This indoor/outdoor living space opens w/ glass doors to Brazilian wood deck w/ serene canyon & tree top views & fountain, backyard & patio.

MLS#16-149462  
Gwen Fritzing 310-622-7421  
GIBSON INTERNATIONAL New Kitchen and Bathrooms

<b>1000 GRANVILLE AVE #403</b>		Open	11-2	<b>NEW</b>
<b>\$1,359,000</b>	3+2	MEDITERRANEAN		



**GORGEOUS LIGHT FILLED PENTHOUSE UNIT IN PRIME BRENTWOOD**

Spectacular single level, open-air floor plan unit with gleaming hardwood floors, high ceilings, & tons of windows that capture views from multiple directions. The building features security gates, secured underground parking, a large private roof top deck and an elevator. Close to shops, restaurants, freeways and great schools. If you're looking for a place that feels more like a home, this is the unit you have been waiting for.

MLS#16-160374  
A. Lascano B. Farrugia 424.253.5489  
HILTON & HYLAND www.alphonsobjorn.com

<b>3386 MANDEVILLE CANYON RD</b>		Refresh.	11-2	<b>rev</b>
<b>\$2,395,000</b>	4+3	CONTEMPORARY		



**SERENE AND PRIVATE MANDEVILLE CANYON HOME**

Beautiful tree-top & canyon views from every vantage point of this warm remodeled contemporary. Relax or entertain in your living room w/ wood burning fireplace & two-story floor to ceiling walls of glass. French doors open to a wrap-around decking for outdoor living space. The new gourmet kitchen w/ top of the line appliances & finishes gracefully opens to the dining area & living room. The architectural layout provides the perfect flow for indoor/outdoor entertaining.

MLS#16-135646  
Office # 310.573.0076  
RODEO REALTY- BW Wendy & Shel Kirshner/ Janelle Clough

<b>11733 GOSHEN AVE #101</b>		Open	11-2	<b>NEW</b>
<b>\$699,000</b>	2+2			



**TURN KEY UNIT IN PRESTIGIOUS BRENTWOOD**

Delightfully remodeled two bedroom, two bath condo. Located in Brentwood, this unit features a highly desirable open floor plan, big balcony facing the front, gas fireplace, marble floors, dining and kitchen area. Recessed lighting through out the unit, wet bar great for entertaining and lots of closets with ample storage. Close to shops, restaurants, nightlife and about 10 minutes away from the beach.

MLS#16-159450  
Shiva Mehrdad 3105059560  
NELSON SHELTON Elvtr, Frzr, Grbg Disp, Rng/Ovn, Fridg




TUESDAY


<b>1000 S WESTGATE AVE #215</b> Open 11-2		<b>NEW</b>
\$599,000	1+2 1sty-CONTEMPORARY	
		
<p><b>RESORT-STYLE LIVING IN THE HEART OF BRENTWOOD!</b></p> <p>This unit features an open floor plan, one large master suite, and a den/office. Located on the second floor, the unit features double-door entry, recessed lighting, hardwood floors, central A/C, and a beautiful, just renovated kitchen with stone counters and backsplash. The den/office includes a gas fireplace, and there's a balcony off of the living room. Building includes secured garage with two parking spaces and additional storage. The recently-renovated lobby, pool, and BBQ. Walk to shops.</p>		
MLS#16-160542		
Brian Maser 310-795-8010		
MASER CONDO SALES		www.MaserCondoSales.com

<b>11500 SAN VICENTE #219</b> Open 11-2 631J4		<b>rev</b>
\$1,995,000	2+2.5 2sty-CONTEMP MED	
		
<p><b>NEW PRICE! FULL SERVICE BUILDING! VALET *NO SIGN*</b></p> <p>Rare (ONLY 2 in the building) Large Elegant &amp; Serene Townhome in Brentwood's ONLY Full Service Building! Feels like a home! Master suite w/ 2 walk-in closets &amp; spacious spa bathroom. Lge kitchen w/breakfast area, French doors to large patios on each level. Rooftop pool &amp; spa with views. Onsite Fitness Center &amp; Community Room. Concierge &amp; Valet. Close to Brentwood Village Farmers Market, restaurants, boutiques and all that upscale Westside living has to offer! It doesn't get better than this!</p>		
MLS#16-148336		
Tina L. Cameron 310-480-5309		
GIBSON INTERNATIONAL		Full Service - Pool - Gym - Concierge

**07 West L.A.** Single Family


<b>2710 SAWTELLE</b> Open 11-2		<b>NEW</b>
\$969,000	3+2 1sty-CALIFORNIA BUNGALOW	
		
<p><b>PRIME WEST L.A. LOCATION!</b></p> <p>Charming 3 + 1 1938 Bungalow. Permitted back bonus room with 3/4 bath could be converted into a 2 or 3 bdrm. guest quarters. Kitchen updated w/countertops, tiled backsplash, dishwasher &amp; washer/dryer. Bathroom w/orig. art deco tiles. Master w/bay window &amp; walk in closet. 2nd bedroom w/built-ins. Sunny, smaller 3rd bdrm. add-on may serve as an office. Orig. hardwood floors w/walnut inlays &amp; borders. Some tile floors. Big back yard. New horizontal plumbing, sewer line &amp; paint. Plenty of storage.</p>		
MLS#16-159632		
John A. Woodward IV 310.729.7372		
KW BEVERLY HILLS		Charming & Bright! Original Details!

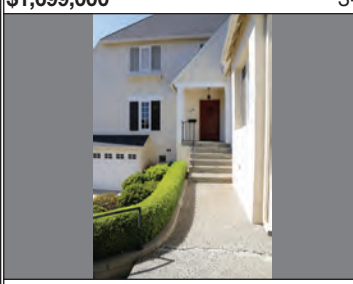
**07 West L.A.** Condo / Co-op

<b>1253 GRANVILLE AVE, UNIT 105</b> Open 11-2		<b>NEW</b>
\$1,179,000	4+3.5 3sty-CONTEMPORARY	
		
<p><b>DESIGNED TO DELIVER</b></p> <p>This 4 bed, 3.5 bath condo w/a private garage is light &amp; bright throughout. Walk through the front door &amp; become enchanted by the spacious rooms &amp; the sunbeams that seem to dance through the windows. The large living room leads into the dining rm &amp; kitchen w/custom built ins &amp; granite counter tops. Walk upstairs to the loft &amp; onto the deck w/ west views. The large master suite w/fireplace, walk in closet &amp; private balcony are sure to astound. Located near some of the best shopping and dining.</p>		
Smith & Berg 310.500.3931		
PARTNERS TRUST BH		1253granville105.com

<b>1522 AMHERST AVE #402</b> Open 11-2		<b>NEW</b>
\$869,000	3+2.5 CONTEMP MED	
		
<p><b>TOP FLOOR LUXURY MEDITERRANEAN CONDO</b></p> <p>Beautifully appointed TOP FLOOR single level condo in a newer Mediterranean courtyard bldg. Open floor plan w/ 3 bedrooms/2.5 bathrooms &amp; filled w/ natural sunlight. The chef's kitchen has cherry cabinets, gas stove, stainless steel appls, Private balcony &amp; accommodates enough room for a bbq &amp; green thumb. Gated/controlled access building w/common roof top deck. Located in West L.A.~ close proximity to coffee shops, restaurants &amp; retail!</p>		
MLS#16-159374		
Tanya Memoli 310-903-7525		
PARTNERS TRUST BRENT		Dshwshr,Dryer,Micro,Rng/Ovn,Fridg,Other

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

<b>3306 BARBYDELL DR</b> Open 11-2		<b>NEW</b>
\$2,425,000	3+2 TRADITIONAL	
		
<p><b>NEW LOOK, NEW PRICE!!!</b> Rare, BRAND NEW remodel in Cheviot Hills HOA boasts a sprawling single level home (2700sf) with 3br/2ba on a large lot (8,471sf). Abundant natural light, luxurious finishes, exquisite dark hardwood floors throughout, perfectly cool/neutral tones, custom blinds, and 2 fireplaces by Rex Pratt. Kitchen features extensive custom cabinetry, Caesarstone counter tops, stainless steel appliances, Italian oven range with double oven, built-in microwave and breakfast nook.</p>		
MLS#16-158084		
Alison Whitaker		
SOTHEY'S INTERNATIO		

<b>3119 QUEENSBURY DR</b> Open 11-2		<b>NEW</b>
\$1,699,000	3+2 TEAR-DOWN	
		
<p><b>MAJOR FIXER / TEAR DOWN BRING INVESTORS</b></p> <p>Excellent opportunity -- not to be missed!! Major fixer or tear down. Property located in Cheviot Hills Country Club HOA area.</p>		
Ben Lee 310 858 5489		
COLDWELL BANKER RESI		

**09 Beverlywood Vicinity** Single Family

<b>2607 PATRICIA AVE</b> Open 11-2		<b>rev</b>
\$3,555,000	4+5 SPANISH	
		
<p><b>NEED SPANISH? WE HAVE YOU COVERED</b></p> <p>New construction, Best custom luxury Spanish home, Casa de Patricia, by the acclaimed Stewart-Gulrajani Design Team, overlooks the golf course. Cool ocean breezes, chirping birds, &amp; timeless beauty are abundantly experienced here. Wonderful mature landscaping creates multiple private outdoor lifestyle experiences in the two wonderful yards. Gorgeous home with high ceilings &amp; amazing spacious floor plan.</p>		
MLS#16-139900		
Paul Wylie 323-515-9585		
LAMERICA REAL ESTATE		Blt-Ins,Dshwshr,Hood Fan,Micro,Fridg

**09 Beverlywood Vicinity** Single Family

<b>1173 RODEO DR</b> Open 11-2		<b>NEW</b>
\$2,895,000	3+3 2sty-SPANISH	
		
<p><b>EXTRAORDINARY 3BR+3BA SPANISH IN PRIME BEVERLY HILLS ADJ. LO</b></p> <p>Extraordinary 3BR+3BA custom Spanish w/pool in sought after BH Adj. location. Elegant LR w/fp, formal DR, lrg traditional kitchen w/breakfast rm, maids quarters &amp; den/library/possible 2nd master suite. 2nd flr features 2BRs w/ ensuite BAs including luxurious master w/sitting area &amp; walk-in closet. Hrdwd flrs &amp; custom detailing thruout. Prvt outdoor area w/covered patio, lrg sparkling pool, 566 sqft guesthouse &amp; beautifully landscaped grounds. Next to BH, Century City &amp; Pico/Beverly shops.</p>		
MLS#16-158202		
Jeremy Ives 3108581902		
COMPASS		1173RodeoDrive.com

<b>1700 BAGLEY AVE</b> Open 11-2		<b>NEW</b>
\$2,850,000	4+4.5 2sty-CONTEMP MED	
		
<p><b>EXQUISITE 4BR BRAND NEW CONSTRUCTION IN COVETED BEVERLYWOOD</b></p> <p>Exquisite 4BR+4.5BA BWWD HOA new construction, custom built w/modern style &amp; luxury. Spacious open flr plan featuring stylish living rm w/fp opening to formal dining area. Gourmet chef's kitchen w/Viking appls &amp; generous eat-in/lounge area. Master suite w/balcony, lrg walk-in &amp; spa-like bath. French white oak hrwd flrs, hi-end fixtures, surround system sound &amp; security system thruout. Lrg grassy yard &amp; impressive patio deck. Close to BH, Century City &amp; Pico/Beverly shops. Definitely a must see!</p>		
MLS#16-158244		
Jeremy Ives 3108581902		
COMPASS		1700BagleyAvenue.com



TUESDAY

<b>X 9022 W 25TH ST</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,895,000</b>	5+4	CAPE COD	



**NEW CONSTRUCTION! UNIQUE OPPORTUNITY IN PRIME BEVERLYWOOD!**

Newly constructed, this stunning Cape Cod inspired traditional was designed for comfortable living w/ a warm & sophisticated appeal. High ceilings & large windows flood interior spaces w/ light throughout this 5 bd., 4 ba. home. The highest quality materials throughout, composed w/ a thoughtful designer's touch - wide plank wood floors, decorative moldings, & chic fixtures. This beautiful Beverlywood home has been executed w/ attention to detail & substantial quality.

**MLS#16-159384**  
Sally Forster Jones 310.691.7888  
JOHN AAROE GROUP

902225thStreet.com

<b>721 N VISTA ST</b>	Open	11-2	<b>NEW</b>
<b>\$2,775,000</b>	4+4.5	2sty-MODERN	




**STYLISH MODERN ARCHITECTURAL**

Private & stylish Modern Architectural home welcomes you to indulge in all its opulence. Frosted glass front door, high ceilings, tall doorways, floating stairs to the second level, Herringbone wooden floors, & Fleetwood pocket doors lead to private backyard pool/hot tub. Gourmet kitchen with marble counters, island, and Miele & Thermador appliances. Spacious master suite with fireplace, large balcony, & floor-to-ceiling windows. En-suite baths in all bedrooms for privacy throughout the home.

**Rosalie Klein 323-935-8680**  
**ENGEL & VOELKERS**

<b>1126 S ELM DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,099,000</b>	2+2	SPANISH	




**CHARACTER SPANISH BUNGALOW!**

Character 1926 Spanish bungalow featuring beautiful courtyard entry with fountain, grand living room with beamed barrel ceiling and fireplace, formal dining room, breakfast room, updated kitchen and private lush backyard with built-in BBQ. The two car detached garage with alley access is a great convenience plus front driveway for additional off street parking. Perfectly located adjacent to Beverly Hills and Beverlywood near places of worship, shops and schools.

**MLS#16-159726**  
Rachelle Rosten 3107105151  
JOHN AAROE GROUP

<b>848 N CRESCENT HEIGHTS</b>	Open	11-2	<b>NEW</b>
<b>\$2,449,950</b>	5+4.5	2sty-MODERN	



**MODERN LOFT-LIKE BRAND NEW CONSTRUCTION**

Incredible price for high-quality brand new construction. Loft-like openness and voluminous space define this contemp modern gem. Flooded w/natural light & possesses fantastic indoor/outdoor flow. Gourmet kitch w/Thermador appliances, 3 fireplaces, European Oak flrs, Lutron Smart Home System. Lux master suit with private balcony. Walking distance to the best Weho has to offer.

**MLS#16-160362**  
Lorin Ruttenberg 310-780-0214  
COMPASS

BBQ,Dshwshr,Grbg Disp,Hood Fan,Micro

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

<b>1100 S CLARK DR #301</b>	Open	11-2	<b>NEW</b>
<b>\$839,000</b>	2+3	CONTEMPORARY	



**STUNNING VIEWS, LIGHT & BRIGHT SINGLE LEVEL CONDO**

2 bedrm & 2.5 bathrm condo in a smaller 4 floor, 10 unit building. Living rm w/ frplc & dining area, each w/ French drs leading to outr balconies. Kitchen boasts granite counter tops, ample cabinets. Spacious master bedrm ste w/ walk-in closet & bathrm w/ dual sinks. The 2nd bedrm suite & powder rm complete this desirable corner unit w/ natural light exposures & vus of the Hollywood Hills & Century City! Add'l features include new sisal style carpet, fresh paint, rooftop sundeck & S/S parking

**MLS#16-159916**  
Laura Barton Nancy Ross 310-500-3985  
PT BEVERLY HILLS

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

<b>X 800 WESTBOURNE DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,999,000</b>	3+3	TRADITIONAL	



Private, gated, serene entertainer's paradise! 93 walk score. 3 +3 West Hollywood gem, all bedrooms offer en-suite baths and walk-in closets. Salt water pool and spa, lush grounds, built-in gas barbecue, central speaker system, motorized driveway gate and ample off street parking. Magnificent chef's kitchen- the ice maker+wine fridge complete high end appliance package. Cozy fireplace adds just the right touch for your home. Alarm system, security cameras and monitor add an extra layer of comfort.

**MLS#16-158892**  
Ryan Fitzgerald 310-402-6000  
JOHN AAROE GROUP

BBQ,Bit-Ins,Clng Fan,Dshwshr,Grbg Disp

**09 Beverlywood Vicinity** *Income*

<b>1480 REXFORD DR</b>	Open	12-2	632G4	<b>NEW</b>
<b>\$2,599,000</b>	Duplex	2sty-SPANISH		




**STUNNING! DROP DEAD GORGEOUS! COMPLETELY RENOVATED DUPLEX!!**

BEV. HILLS ADJACENT 1929 SPANISH DUPLEX. CHECK-OUT MLS PHOTOS! TOTAL TRANSFORMATION: STUNNING HME WITH A PRIVATE BACK-YD+COVERED & GATED PARKING FOR 3+3 AUTOS + A RENTAL UNIT BELOW. Upper Owner's aprpx. 2,500 SF. Lower Unit aprpx. 2,257 SF. UPDATED Plumbing, Electrical, Foundation, Roof, Sewer Lines, Rebuilt Wd-Burning FP's, Vaulted/Coffered Ceilings, Hwd Flrs, A/C/FA Heat, Bathrms, Gourmet Kitchen's with S.S. Appls + W/D's plus Offices, Brkft Rm's, F.Dining Rm's & 3 Large Bdrms in each unit.

**MLS#16-151932**  
Craig A. Brick (310) 275-1908  
BEV. HILLS RLTY GRP

EVERYTHING! BUILT-INS, W&D, ALL IN S.S.

<b>9005 ELEVADO ST</b>	Open	11-2	592	<b>NEW</b>
<b>\$1,379,000</b>	2+3	1sty-CALIFORNIA BUNGALOW		



**PRIME NORMA TRIANGLE BUNGALOW WITH FULL GUEST HOUSE**


Charming Contemporary Traditional with full guest house on one of the larger lots in Prime Norma Triangle. Main house has 2 beds + Office and 2 updated baths, vaulted ceiling w/exposed beams and skylights. Cook's kitchen w/Viking Range and stainless steel appliances. Master suite opens to private backyard. Guest house has a full kitchen and bath. This property has many possibilities as an income property or owner/user.

**Grandinetti and Cloutier 310-497-6365**  
**RODEO REALTY, INC.**

Guest House, Appliances, HVAC

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

<b>741 N SIERRA BONITA AVE</b>	Refresh.	12-2:30	<b>NEW</b>
<b>\$2,975,000</b>	5+6	2sty-MODERN	



**NEWLY BUILT MODERN HOME!**

Sophisticated new modern home in the West Hollywood/Melrose District Area! Just walking distance from Melrose, this gated architectural master piece was build to offer some of the latest design and technology available today. Its desirable floor plan features an open space with soaring ceilings, Fleetwood pocket doors, wood floors, gourmet kitchen with Miele Appliances, temperature controlled wine cellar, Control 4 Smart System, CCTV, Intercom, Alarm, fire pit, pool and spa, ETC.

**MLS#16-159234**  
Aristide Buhoiu 818.445.4663  
ROYAL ESTATE PROPERT

Dshwshr,Intrcm,Fridg

**10 West Hollywood Vicinity** *Condo / Co-op*

<b>839 LARRABEE ST #5</b>	Open	11-2	<b>NEW</b>
<b>\$1,149,000</b>	2+3	ARCHITECTURAL	



**STUNNING DESIGNER UNIT IN PRIME WEST HOLLYWOOD**


Stunning designer turn-key 2BD / 3BA townhome in prime West Hollywood. Inside laundry side by side parking

**MLS#16-159538**  
Tyler Giles  
KELLER WILLIAMS HOLL

Cbl,Dshwshr,Elvtr,Frzr,Grbg Disp,Other



TUESDAY


<b>817 N ALFRED ST #102</b>	Open	11-2	<b>NEW</b>
<b>\$890,000</b>	2+3	CONTEMPORARY	
	<p>This large, stunning two-bedroom, three-bathroom West Hollywood condo has a wall of windows and a private balcony. A gorgeous kitchen with glass front cabinetry, granite countertops and stainless steel appliances. Step into the tranquil master suite with outfitted walk-in closet and spa-like en suite bathroom. Ample storage space, central heat/air and an in-unit washer-dryer. Underground parking, a private rooftop club house and a sun deck providing panoramic views of the Hollywood Hills.</p>		
MLS#16-160298			
Jonathan London 310-634-2812		Cbl,Dshwshr,Dryer,Elvtr,Frzr,Other	
COMPASS			

<b>1412 N CRESCENT HEIGHTS BLV, UNIT 104</b>	Open	11-2	<b>NEW</b>
<b>\$617,000</b>	2+1.5	1sty-CONTEMPORARY	
	<p><b>CITY HOME</b></p> <p>Contemporary City Home in the Heart of West Hollywood. Gracious Living Areas Featuring New Hardwood Floors, Step Down Great Room with Cozy Fireplace, Bonus Den / Study adjacent to Dining Area. Updated Cook's Kitchen with Shaker Style Cabinetry, Granite Counters, Stainless Steel Appliances and Abundant Storage. Master Retreat encompasses a Spa Style Bath with Dual Vanities, Luxurious Soaking Tub, Glassed-In Shower and Large Walk-In Closet. Intimate, Unique, A place to Call Home.</p>		
Scottman Wall 310-780-8001		Stove, Ref, A/C, W/D, FP, Hdwd, 2 Pkg	
KELLER WILLIAMS			

<b>930 N WETHERLY DR #202</b>	Open	11-2	<b>NEW</b>
<b>\$888,000</b>	2+2	CONTEMPORARY	
	<p><b>GORGEOUS &amp; SPACIOUS SINGLE-LEVEL CONDOMINIUM IN WEHO.</b></p> <p>Desirable "Norma Triangle." W/ over 1600SF of living space, this unit offers generously-sized rms w/ a stunning updated kitchen w/high-end appliances/finishes, &amp; custom cabinetry, stack-able W/D in unit, built-ins, &amp; various smart-home features. Also featured: high ceilings, recessed lighting, gas FP, newer flrs, ample closet space, &amp; an incredibly functional flr plan w/a large balcony. Master bed also includes a huge walk in closet &amp; an attached bonus space w/built-ins, perfect for a home office.</p>		
MLS#16-159858			
Allie Riley/M.Collins 310-467-4567		www.WetherlyCondo.com	
TELES / COLDWELL			

<b>837 N WEST KNOLL DR #220</b>	Open	11-2	<b>rev</b>
<b>\$469,000</b>	1+1	1sty-CONTEMPORARY	
	<p><b>HEART OF WEHO. LAUNDRY AND HARDWOOD FLOORS 3% COMM.</b></p> <p>Amazing combination of location, prime WEHO and a remodeled unit with hardwood floors, a newer bathroom &amp; kitchen, and laundry inside. There is a westerly view from the bedroom to the Hollywood Hills. The building features a pool, spa, grills &amp; E Q Ins. and its close to All.</p>		
MLS#16-141420			
Ron Thomas 310-205-0305		washer dryer and dish washer	
SOTHEBY'S INTERNATIO			

<b>7915 NORTON AVE #3/8</b>	Lunch	11-2	<b>NEW</b>
<b>\$797,500</b>	2+1	3sty-TRADITIONAL	
	<p><b>TRADITIONAL GARDEN TOWNHOUSE</b></p> <p>Minutes from the Sunset Strip rests this stunning updated townhome. Historic 2 bed, 1 bath home charms from the lush courtyard to the preserved architectural details like built-in cabinets and domed ceilings. Bosch appliances, dimmable recessed lighting add functionality to the condo's beauty. A skylit bonus room through the master opens to creative conversions. What's more, 1 covered parking space with private storage is dedeed. Low HOA dues and a healthy 110% funded reserve. See it today!</p>		
MLS#16-160348			
Jonathan Pearson 310-907-6517		Blt-Ins,Dshwshr,Rng/Ovn,Fridg,	
HALTON PARDEE			

<b>11 Venice</b> <span style="float:right">Single Family</span>			
<b>613 SANTA CLARA AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$4,775,000</b>	4+4.5	ARCHITECTURAL	
	<p><b>MARMOL RADZINER'S LATEST VENICE CREATION</b></p> <p>Award-winning architecture firm Marmol Radziner's latest Venice creation is showcasing the ultimate in Californian living. The ground level is anchored around an interior courtyard garden. Warm tones complement the light color palette in this bright and airy space. Large sliding glass doors open the great room to the central courtyard. Situated across the courtyard is 530 sq. ft. of finished bonus space that is perfect for an office, an artist studio area or additional space.</p>		
MLS#16-159662			
Tamra (Tami) Pardee 310-907-6517		www.HaltonPardee.com	
HALTON PARDEE			

<b>1323 N HAYWORTH AVE #E</b>	Open	11-2	<b>NEW</b>
<b>\$649,000</b>	1+1	FRENCH	
	<p><b>TRES CHIC!!!</b></p> <p>Chic, sophisticated &amp; stunning at Chateau Brittany. Units in this French inspired compound rarely become available, especially ones like this. Designer done condo with beautiful hardwood floors throughout, living room with office area and views out to the lush grounds of the property. Bathroom has stone counter &amp; Carrera marble floors and shower, open kitchen w/stainless appliances &amp; dining area. Bedroom has custom walk-in closet. Charming courtyard setting with pool, spa and lounge area.</p>		
MLS#16-160328			
Lee Ziff 3109457752		Dshwshr,Rng/Ovn,Fridg	
KELLER WILLIAMS BH			

<b>2413 WILSON AVE</b>	Open	11-2	<b>NEW</b>
<b>\$3,850,000</b>	4+4	2sty-ARCHITECTURAL	
	<p><b>EPITOME OF CALIFORNIA INDOOR/OUTDOOR LIFESTYLE</b></p> <p>An architectural tour de force, this contemporary sanctuary combines dramatic space and light. Entry with lpe deck, privacy hedge/custom fire pit and water feature. Two story travertine multi-dimensioned stone wall, fumed oak floors, disappearing glass walls and floating staircase. Gourmet Kitchen. Master wet bathroom w Thermal steam shower/ large tub and Caesar bench. Rooftop deck with fire pit, kitchen and reinforced for spa. Laundry room and over sized two car garage with plenty of storage.</p>		
MLS#16-160270			
Tony Yollin 310-213-3948		BBQ,Dshwsh,Grbg Disp,Micro,Rng/Ovn,Other	
YOLLIN PROPERTIES			

<b>1248 N FLORES ST, UNIT 2</b>	Open	11-2	<b>NEW</b>
<b>\$625,000</b>	1+1	1sty-FRENCH NORMANDY	
	<p><b>HISTORIC WEST HOLLYWOOD CONDO!</b></p> <p>Fully-restored and updated condo in one of the best historic condo buildings in West Hollywood. Rooms of generous proportions. 1 bedroom + formal dining room/convertible den. Amazing kitchen with vintage-style modern appliances and original tile details. A/C and laundry in unit. One car parking in detached garage. See full-page ad or visit www.historicwesthollywoodcondo.com for additional information and photos. Don't miss this rare opportunity!</p>		
Brad Downs 310-435-3225		Cbl,Dshwshr,W/D, A/C	
RODEO REALTY, INC.			

<b>248 BERNARD AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$3,795,000</b>	3+4	ARCHITECTURAL	
	<p><b>JOHN REED URBAN ELEGANCE</b></p> <p>The wow factor is compounded inside the doors of this new John Reed designed home never to hit the market! A 4 car garage and elevator are just the start. With 3 bedrooms and 2 separate living areas, this home includes a myriad of elements of luxurious style. There are multiple working spaces. The laundry room has cabinet storage and a sizable folding table. The bathrooms feature sleek wood accents and echo the sophistication of a five star hotel.</p>		
MLS#16-159762			
Tamra (Tami) Pardee 310-907-6517		www.HaltonPardee.com	
HALTON PARDEE			



TUESDAY

<b>X 1257 PALMS BLVD</b>		Lunch 11-2	<b>NEW</b>
<b>\$3,425,000</b>	4+4.5	ARCHITECTURAL	



**NEWLY CONSTRUCTED MODERN ZEN**

Don't miss this newly built architectural home designed by Tom Carson! It is a stunning, spacious and modern home perfect for entertaining, and enjoying California life. An open floor plan throughout the living area creates great flow for the property and leads effortlessly into the kitchen. The kitchen is outfitted with brand new appliances, and a streamline design appointed with Poggenpahl cabinets, Dekton counters and a Spekva breakfast bar.

MLS#16-160204  
 Tamra (Tami) Pardee 310-907-6517  
 HALTON PARDEE  
 www.HaltonPardee.com

<b>2018 LOUELLA AVE</b>		Open 11-2	<b>rev</b>
<b>\$2,995,000</b>	4+5	2sty-ARCHITECTURAL	



**BRAND NEW ARCHITECTURAL, CUSTOM HOME WITH THE PERFECT FLOOR**

Brand New Architectural, custom home with the perfect floor plan! Clean, designed & built to the highest standards & quality. Features hi-ceilings, furniture grade Walnut Cabinets & Thermador appliances + center island, perfect for entertaining! Fleetwood doors open to patio area, private backyard, gas fire ! European Oak Floors, Kohler & Grohe fixtures. Master Suite with spacious his & hers closets & custom built In's! Approx..2,078 sq. ft. of balconies, patios & roof top deck.

MLS#16-137972  
 Mike Ron 310-396-7829  
 RON MICHAEL PROPERTI  
 Bit-Ins,Dshwshr,Grbg Disp,Hood Fan,Fridg

<b>2004 LOUELLA AVE</b>		Open 11-2	<b>NEW</b>
<b>\$3,100,000</b>	0+0	2sty-MODERN	



**MODERN BEACH LIFESTYLE**

2004 Louella Avenue in Venice offers a meticulously developed, quality driven opportunity that effortlessly creates a spacious indoor outdoor entertaining abode while maintaining the coziness & warmth of what home is all about.

Eric Hass 3105972131  
 DOUGLAS ELLIMAN BH  
 Range,dishwasher,fridge,ac

<b>846 CALIFORNIA AVE</b>		Open 11:30-2	<b>rev</b>
<b>\$1,487,000</b>	3+3	CALIFORNIA BUNGALOW	



**\$10,000 BONUS TO SELLING AGENT!**

Exceptional Beach home w/ 1BR 1BA guest cottage. Bright, light with great character, this home offers hardwood floors, skylights, open plan kitchen, fireplace generous closet and storage space and a bonus utility. Second home in the back is similarly appointed and private. This property also offers parking for two possibly three cars. Blocks to Abbot Kinney and the beach. Do not disturb tenant. Call listing agent for details of bonus offer.

MLS#16-137510  
 Winston Cenac 310-963-9300  
 BULLDOG REALTORS INC  
 Bit-Ins,Cbl,Dshwshr

**11 Venice** Condo / Co-op

<b>2905 STRONGS DR</b>		Open 11-2	<b>NEW</b>
<b>\$2,995,000</b>	4+4	3sty-CONTEMPORARY	




**CUSTOM BUILT VENICE BEACH HOUSE**

4BR+3.5 BA & 4-car garage includes attached private "guest suite", 1 block to sand, surf & Venice canals and pier features a living room with stone fireplace, high ceilings, French doors & west facing garden. Central courtyard opens to designer kitchen & beach-formal dining area. Master suite boasts a walk-in closet & private balcony. 2 bedrooms share Jack-and-Jill full bath & separate balconies. Spacious 650 SF guest suite has private entrance. 900+ SF 4-car garage has plenty of storage.

MLS#16-146272  
 Jennifer Hughes 310-383-7299  
 BULLDOG REALTORS  
 Parking at Property on Strongs

<b>235 MAIN ST #218</b>		Open 11-2	<b>NEW</b>
<b>\$1,050,000</b>	2+2	CONTEMP MED	



**PRIVATE VENICE BEACH CONDO**

A spacious expertly designed condominium located on Main Street in Venice. Located in close proximity to Whole Foods, Rose Ave, and Venice Beach. This two bedroom two bath recently updated condo boasts an open floorplan and custom artistic finishes. Perfect for anyone who wants to live the beach lifestyle while having a secluded and tranquil home.

MLS#16-152094  
 Max Repoff 6179702992  
 PARTNERS TRUST BW  
 Washer/Dryer, Fridge, Dishwasher,

<b>2421 LOUELLA AVE</b>		Open 11-2	<b>NEW</b>
<b>\$2,395,000</b>	4+4		




**WWW.2421LOUELLA.COM**

Gorgeous new 4-bedroom "modern farmhouse" on a quiet street in Venice with exceptional design & finishes. Formal entry with vaulted ceiling & French Oak hardwood flooring. Bright open great room with kitchen, dining & living rooms all opening to backyard. Gourmet kitchen has high-end appliances, pantry & 10-foot center island for entertaining. 4 suites, all with their own bathrooms. All new systems and new dual-pane windows. Great location surrounded by shops & restaurants, not far to the beach!

MLS#16-159754  
 Todd Miller 310-560-2999  
 KELLER WILLIAMS-SANT  
 Bit-Ins,Dshwshr,Rng/Ovn,Fridg

<b>661 BROADWAY ST</b>		Open 11-2	<b>rev</b>
<b>\$2,950,000</b>	4+4	3sty-ARCHITECTURAL	



**ARCHITECTURAL MASTERPEICE**

Tastefully enclosed in a Redwood & stucco designed by Robert Thibodeau, this amazing 3150 Sq. Ft. dwelling is described as Abbot Kinney meets Soho. Spacious for entertaining, wide open wall space for showing art. Steel beams span the wood-trimmed 1300+ Sq. Ft. light, airy Great Room has 14'6" ceilings 3 beds, a play room & two baths on the ground floor. The super comfortable 600+ Sq. Ft. master suite is above the Great Room, w/walk-in closets. 530 Sq. Ft. roof terrace, equipped w/large fire pit

MLS#16-141702  
 Tamra (Tami) Pardee 310-266-9946  
 HALTON PARDEE AND PA  
 Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

**12 Marina Del Rey** Single Family

<b>2409 CLOY AVE</b>		Refresh. 11-2	<b>NEW</b>
<b>\$1,425,000</b>	3+2	CALIFORNIA BUNGALOW	




**OPEN & AIRY VENICE BEACH HOME**

Quiet & Quaint Venice Beach 3 bd 2 ba Home. Perfect for a family OR for an Investment. This exciting opportunity to own in the Silver Triangle won't last! Updated in '02, hard wood floors, updated kitchen and bathrooms, open vaulted ceilings, LOTS of natural light and a good amount of yard space in BOTH the front and back. Newer plumbing and electrical. Easy alley access through security gate to a car port. Drought resistant turf in back yard. Bike or Walk everywhere, very centrally located!!

MLS#16-158666  
 Jillian Allen (310)490-0810  
 REAL ESTATE EBROKER  
 Bit-Ins,Cbl,Cing Fan,Dshwshr,Dryer,Other

<b>X 5405 VIA DONTE</b>		Lunch 11-2	<b>NEW</b>
<b>\$3,950,000</b>	4+5	3sty-ARCHITECTURAL	




**WATERFRONT CONTEMPORARY MASTERPIECE W/ OCEAN VIEWS!**

Gorgeous custom home w/4 bedrooms,2 master suites,5 baths. Entry & ground fl w/heated, polished concrete floors, copper-embossed columns. 1st floor kitchen & family room w/custom flagstone fireplace. Top fl w/barrel vaulted metal roof. Penthouse room w/custom built in bar & lighting. Indoor/outdoor entertaining roof deck w/ocean views, outdoor TV, covered patio w/retractable roof. 2nd fl master suite & add'l 2 bedrooms w/their own baths.3rd fl w/master suite & sauna. Resort living at its best!

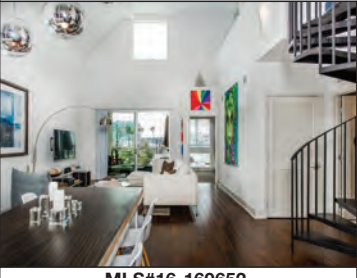
MLS#16-159386  
 Peter & Ty Bergman 310-821-2900  
 BERGMAN/GIBSON INTL  
 5405viadonte.com



TUESDAY

<b>X 980 HARBOR CROSSING LN</b>		Lunch	11-2	<b>NEW</b>
<b>\$2,795,000</b>	4+3	3sty-CONTEMP MED		
				
<p><b>LUNCH! RARE GATED LUXURY HOME W/MARINA VIEWS!</b></p> <p>Elegant modern Mediterranean w/Marina views in exclusive gated enclave of 12 luxury homes just steps to the harbor, cafes, parks &amp; bike path. High ceilings, open floorplan w/grand columns, 2 FPs &amp; generous patio for outdoor entertaining. Travertine &amp; mahogany floors, granite kitchen w/top appliances, Carrara marble baths, sunny loft/4th bedroom w/rooftop. Private library, fam room, brkfst bar, 2-car garage + 4 guest spaces. Wonderful opportunity in this prime Marina "Golden Triangle"!</p>				
Alice Plato COLDWELL BANKER		310-704-4188		
Gated Community, Marina View, Updated				

**12** Condo / Co-op

<b>X 4211 REDWOOD AVE #412</b>		Lunch	11-2	<b>NEW</b>
<b>\$1,035,000</b>	2+2	CONTEMPORARY		
				
<p><b>LIGHT FILLED PENTHOUSE UNIT IN THE MARINA ARTS DISTRICT</b></p> <p>This sought after Corner Penthouse unit is the best of the Marina Art District. Light filled, 2bd, 2ba+loft unit w/ southwest views. Featuring 18' ceilings w/upgraded finishes, beautiful wood flooring, kitchen w/modern Caesarstone counter tops, glass tile backsplash &amp; stainless appliances. The sumptuous bathrooms include rich white Carrera marble stone, master bath w/dual sinks &amp; spacious walk in closet. Also included is an in unit washer /dryer &amp; coveted gated side by side parking.</p>				
MLS#16-160652 Tamra (Tami) Pardee HALTON PARDEE AND PA		3109076517		
Dshwshr,Dryer,Grbg Disp,Hood Fan,Rng/Ovn				

<b>4342 REDWOOD AVE #C203</b>		Open	11-2	<b>NEW</b>
<b>\$965,000</b>	2+2	CAPE COD		
				
<p><b>EXTENSIVELY REMODELED UNIT OVER POOL</b></p> <p>Spacious 2bd, 2ba at one of the Marina's most sought after resort-style communities, Villa Marina East V. Home showcases high ceilings, 2 fireplaces, wood floors, washer/dryer, an updated kitchen featuring a breakfast nook, granite counter-tops, &amp; custom cabinetry. Living room opens to an expansive terrace overlooking the pool. Master suite features a fp, spa tub w/ separate shower, large walk-in closet &amp; mirrored wardrobe closets. Unit also includes ample storage space &amp; parking for 2 cars.</p>				
MLS#16-159652 Jesse Weinberg KELLER WILLIAMS		800.804.9132		
www.JesseWeinberg.com				

<b>4778 LA VILLA MARINA #C</b>		Refresh.	11-2	<b>NEW</b>
<b>\$809,000</b>	2+2.5	3sty-TRADITIONAL		
				
<p><b>CHARMING TRADITIONAL MARINA TOWNHOUSE</b></p> <p>Charming Marina del Rey home has thoughtful upgrades in 2 bed, 2.5 bath layout. The Great Room's openness spotlights Brazilian tigerwood flooring and grand hearth. Natural stone flooring in kitchen and bathrooms. Sprawling granite counters, built-in drawers, and professional quality appliances enrich the kitchen. The master bedroom has an attached sunroom. Fire up the natural gas grill on the private enclosed patio. Community features: pleasant courtyards, sparkling pool and 2 parking spots.</p>				
MLS#16-140712 Jonathan Pearson HALTON PARDEE		310-490-4716		
Blt-Ins,Micro,Rng/Ovn				

**12** Lease


<b>13243 FIJI WAY #K</b>		Open	11-1	<b>NEW</b>
<b>\$4,350</b>	2+3	TRADITIONAL		
				
<p><b>FABULOUS MARINA LEASE</b></p> <p>Come enjoy life at the Marina! Located a few short blocks to Marina shopping, restaurants, bike path &amp; movie theatres! A beautifully updated &amp; extremely spacious 2 bed, 2.5 bath townhome w/a private outdoor patio. Private 3 car garage w/direct entry into unit &amp; additional storage. Gated, w/controlled access, the Villa Beaulieu offers beautifully landscaped grounds, an inviting pool &amp; spa. Available now!</p>				
MLS#16-157640 Young & Lackey TELES PROPERTIES		424-202-3254		
13243fijiwayk.com				

**13** Single Family

<b>3203 SELBY AVE</b>		Open	11-2	<b>NEW</b>
<b>\$2,800,000</b>	5+5.5	2sty-MODERN		
				
<p><b>FORM, FUNCTION AND SOUL</b></p> <p>Surrounded by unique, amazing, old-growth trees this architecturally stunning Cal Modern home is a rare accomplishment of form, function and soul. The natural environment graces the interior via floor to ceiling widows &amp; walls of glass that slide open blurring the boundaries btwn outside &amp; in. Appointed w/finest materials incl wide plank floors, limestone, Italian porcelain tile, Italian cabinetry. Fully equipped w/ solar panels, cool roof, multi-zone HVAC, Control 4 System. Clover Ave. Elem</p>				
MLS#16-160368 Lorin Ruttenberg COMPASS		310-780-0214		
Blt-Ins,Dshwshr,Grbg Disp,Hood Fan				

<b>12923 WARREN AVE</b>		Open	11-2	<b>NEW</b>
<b>\$2,475,000</b>	4+4	CONTEMPORARY		
				
<p><b>STUNNING MAR VISTA HOME</b></p> <p>Casually elegant Mar Vista home. Remodeled 2016. This light and bright 2 story home has all the features you need. Huge formal living room, dining room, large gourmet kitchen/ great room, marble island, stainless steel appliances. French doors leading to a patio and beautiful backyard. 4 bedrooms 4 bathrooms. 1 bedroom/office downstairs. Upstairs master suite w/ expansive balcony overlooking the backyard, 2 large additional bedrooms w/ en suite baths, laundry room. A must see!</p>				
Emily Bregman BERKSHIRE HATHAWAY		310.699.7038		

<b>3025 BARRY AVE</b>		Open	11-2	<b>NEW</b>
<b>\$1,695,000</b>	4+3	MID-CENTURY		
				
<p><b>MID CENTURY HOME IN WESTDALE TROUSDALE</b></p> <p>Surprise! This isn't what you think it is. Located in the much desired Westdale-Trousdale area, this is a custom built, one owner mid century style home of approximately 2900 square feet. The orientation of the house is to the outdoor entertaining space. Walk into a huge beautiful living room/ dining room which overlooks the pool and entertaining courtyard. Central air conditioning. Also, a rear yard with fruit bearing trees. Add your personal touches and make this home "yours".</p>				
MLS#16-160480 Ron Wynn COLDWELL BANKER RESI		310-621-1772		
Blt-Ins,Dshwshr,Dryer,Rng/Ovn,Fridg,Othr				

<b>4316 LINDBLADE DR</b>		Open	11-2	<b>NEW</b>
<b>\$1,695,000</b>	6+4	1sty-TRADITIONAL		
				
<p><b>GREAT BUYING OPPORTUNITY LEGAL DUPLEX.</b></p> <p>Two separate homes on this 13,314 lot with newer pool and solar system. The rental opportunity can help you qualify with your lender to purchase a higher priced home, so this is a great live/work investment.? If future development is the plan, the two homes will bring a nice income as plans are approved by the city. New construction homes in Mar Vista on lots of this size are all selling for well over \$3,000,000. or you might investigate a small lot subdivision to maximize the upside potential.</p>				
MLS#16-160618 Sherri Noel KELLER WILLIAMS-SANT		(310) 994-8721		
Dshwshr,Grbg Disp,Hood Fan,Fridg				

<b>12300 CLOVER AVE</b>		Open	11-2	<b>NEW</b>
<b>\$1,645,000</b>	4+3	2sty-TRADITIONAL		
				
<p><b>STYLISH &amp; STUNNING CUL DE SAC HOME!</b></p> <p>Stylish &amp; Stunning Cul De Sac Home! The minute you pull up to this captivating 4 Bdrm /3 Bthrm home you'll be impressed by the professional landscaping that leads thru drought tolerate plantings, carefully selected by the landscape architect. The attention to detail doesn't end here as the welcoming porch &amp; front door beckon you to a bright &amp; airy open living rm &amp; dining area. The contemporary marble tile surround on the wood burning frplc &amp; built-in shelves make for a stunning gathering spot.</p>				
MLS#16-160144 Sherri Noel KELLER WILLIAMS-SANT		(310) 994-8721		
Dryer,Fridg,Wshr				



TUESDAY

<b>3647 PURDUE AVE</b>	Open	11-2	672 D2	<b>NEW</b>
<b>\$1,485,000</b>	3+2	1sty-TRADITIONAL		



**WELCOME HOME**

Enjoy this warm updated 3 BD/2 BA home on a quiet street in Mar Vista, where you feel a real sense of neighborhood. Open living/dining room with FP. Gourmet Kitchen/Family Room w/center island, granite counters & stainless steel appliances. French doors lead to deck overlooking grassy yard. Master Ste with spa like bath & walk-in closet is set away for privacy. Central air/heat, recessed lighting & hardwood floors. Near Whole Foods, Venice, Culver City, Mar Vista park & other great amenities.

**Heather Klein** (310) 415-8553  
**TELES PROPERTIES**

a/c,refrigerator,range/oven,washer/dryer

<b>3316 PEARL ST</b>	Open	11-2	<b>NEW</b>
<b>\$1,695,000</b>	4+2	1sty-CONTEMPORARY	



**STRIKING CONTEMPORARY REMODEL IN SUNSET PARK!**

This gorgeous recently renovated home in a prime school district was meticulously upgraded by the current owners. The minute you arrive and see the Mangaris wood deck and LED lighting it will give you a sense of the attention to detail you'll discover inside. An open kitchen concept with new cabinets, counters and flooring is perfect for entertaining family and friends. The large living rm with hardwood flrs and wood burning fireplace is flooded with light.

**MLS#16-160642**  
**Sherri Noel** (310) 994-8721  
**KELLER WILLIAMS-SANT**

Dshwshr,Rng/Ovn,Fridg

**13** Condo / Co-op

<b>11818 COURTLEIGH DR, UNIT 201</b>	Open	11-2	<b>NEW</b>
<b>\$699,000</b>	2+2	2sty-CONTEMPORARY	



**STUNNING TOP FLOOR TOWNHOME IN GREAT PART OF MAR VISTA!**

2 bdrm & 2 bath + Huge loft that leads to a very private & massive roof top deck, great for entertaining. Feels like a single family home. Amazing open flr plan w/ extremely high beautiful vaulted ceilings in living rm & loft. New Stone tiled floors. Lrg living rm/dining w/ fireplace. Remodeled chef's kitchen w/ Caesar stone counters & stainless steel appliances. Lrg master bdrm w/ remodeled bthrm. Laundry inside unit, nice views from deck. Close to trendy Mar Vista shops & restaurants.

**WALKER SPANIER GROUP** 310-430-1513  
**KW-SANTA MONICA**

Scott Walker + Neil Spanier

<b>739 20TH ST</b>	Open	11-2	<b>red</b>
<b>\$5,595,000</b>	6+6	CONTEMPORARY	




**FRANK LLOYD WRIGHT-INSPIRED HOME IN GILLETTE'S REGENT SQUARE**

Located in Gillette's Regent Square, 5 bed + maid's quarter, 6 bath + powder room. Living room w/ wet bar & fridge. Kitchen has a Viking stove, a Subzero double fridge. Master Suite w/ large storage & walk-in closet. The other 3 bed. have their own patio & bath. Backyard w/ fireplace, pool, jacuzzi & waterfall. Features: Central vacuum, laundry chute, surround-sound, sweeping staircase, 4 fireplaces, skylight, lighting on dimmers. 2-car garage + a 2 car parking driveway, an EV charging station

**MLS#16-152300**  
**Rick & Panos** 424.274.2533  
**KW SILICON BEACH**

www.73920th.com

<b>3636 JASMINE AVE #402</b>	Open	1-4	<b>NEW</b>
<b>\$649,000</b>	2+2	CONTEMP MED	




Gorgeous penthouse condo with city views! Located in a new building, built in 2009, the 4th floor, corner unit has a bright open design. Gourmet kitchen with granite counters & stainless steel appliances. All systems new as of 2009 with central air & heat, dual pane windows and washer & dryer. The Jasmine Villas has an open courtyard design and is located next to everything in downtown Culver City. Near restaurants, shops, weekly farmer's market, & Arc Light Cinema. Near Expo Light Rail Station!

**MLS#16-159346**  
**Todd Miller** 310-560-2999  
**KELLER WILLIAMS-SANT**

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

<b>455 21ST PL</b>	Open	11-2	<b>rev</b>
<b>\$6,495,000</b>	6+9	CAPE COD	



**SOUTH HAMPTON HOME NORTH OF MONTANA**

Special home with tremendous attention to detail. Open living and dining room spaces are complete with fireplace and crown molding. On the main level there is a private guest en suite, an office and a chef's kitchen with family room. The basement level is simply an extension of the upstairs, features an entertaining area, theater/media room, a custom designed wine cellar, and a home gym with private bathroom and sauna. Beautiful backyard with full sized loggia, BBQ and fireplace for entertaining.

**MLS#16-156632**  
**Ron Wynn** 310-963-9944  
**COLDWELL BANKER RESI**

BBQ,Bit-Ins,Dshwshr,Grbg Disp,Hood Fan

**14 Santa Monica** Single Family

<b>609 11TH ST</b>	Open	11-2	<b>NEW</b>
<b>\$3,195,000</b>	3+1.75	SPANISH	



**CHARMING ORIGINAL SPANISH SINGLE LEVEL HOME**

Around 2,266 sq ft of interior space w/sparkling pool, patio & large detached guest room. Tons of natural light, hardwood floors & original detailing. Large dining room opens to front family room/office/playroom., step down living room w/beamed ceiling, tile fireplace, bright kitchen. Master bedroom leads to sun room overlooking private backyard w/ mature landscaping. Large detached guest room w/kitchen featuring fridge, stove & ¾ bath. Roosevelt school district.

**John Hathorn** 310-458-4024  
**PARTNERS TRUST SM**

Built-ins

<b>421 23RD ST</b>	Open	11-2	<b>rev</b>
<b>\$5,995,000</b>	5+6	3sty-OTHER	



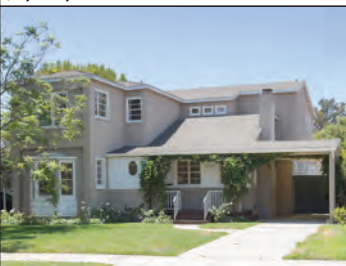
**ONE-OF-A-KIND EAST COAST TRADITIONAL NORTH OF MONTANA!**

Superior craftsmanship & materials. 3 level East Coast home, 5bd+6ba, over 6,500 sf. Ideal layout & perf for entertainment. Main level w/ study/library, step down living rm w/brick frplce, spacious FDR, cozy outdoor patio, Chef's kitchen w/all Viking appliances. Enormous lower level w/ media/game rm, gym & powder rm. The large master suite on upper level features high vaulted ceil, balcony overlooking sparkling pool, spa & green bckryrd w/lux master bath. Top notch fixtures all throughout.

**MLS#16-154718**  
**Charles Pence** 310-458-4024  
**PARTNERS TRUST SM**

Built-ins

<b>2260 27TH ST</b>	Open	11-2	<b>NEW</b>
<b>\$2,299,000</b>	4+3	TRADITIONAL	



**WELL-FINISHED 2-STORY SUNSET PARK**

A wonderful opportunity for a well-finished 2-story home in Sunset Park. Situated on an oversized parcel (7680 sf), in a superb mid-block location on a tree lined street w/ garage accessed from st, (or potentially from alley, opening up yd to wide greenspace). The main level features: formal entry, living rm w/tp, guest bd (4th bdrm or study/library/den), bath, hdwd flrs & a bright sunlit open-concept dinkit-fam rm. The kit features ss appliances, granite counters, banquette & breakfast bar...

**MLS#16-146028**  
**T. Rustad P. Maurice** 310-623-8825  
**RODEO REALTY - BH**

2260twentyseventh.com

<b>416 18TH ST</b>	Open	11-2	<b>rev</b>
<b>\$4,950,000</b>	5+6	2sty-MEDITERRANEAN	



**MOTIVATED SELLER. NOW PRICED AT ONLY \$806 PER SQ FT!**

Beautiful Mediterranean located on one of the very best streets north of Montana Ave in the 400 block of 18th St. Features an ideal floor plan & could not be replicated under today's restrictive building codes. Over 6,100 sq ft- all above ground! Soaring ceil, spacious rooms, lots of closet space & natural light. Living room w/frplce, open kitchen, family room w/wet bar & frplce. 4 en-suite bedrooms up w/maids down. Grassy backyard w/patio. Franklin School Dist. Motivated seller.


**MLS#16-122746**  
**John Hathorn** 310-458-4024  
**PARTNERS TRUST SM**

Built-ins



TUESDAY

<b>607 26TH ST</b>	Open	12-2	<b>rev</b>
<b>\$3,950,000</b>	6+7	CONTEMP MED	



Newer custom built Mediterranean on the border of Brentwood/Santa Monica with 2 story entry, high ceilings, library office and a very open floor plan. Approximately 5,862 sf with 6 bedrooms and 7 bathrooms hardwood and stone floors, open kitchen, family room with French doors to the pool. Beautifully appointed master with luxurious bath and balcony overlooking yard.

**MLS#16-152900**  
Valerie Fitzgerald 310-285-7515  
COLDWELL BANKER RESI

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

<b>1010 CALIFORNIA AVE, UNIT 1</b>	Lunch	11-2	671	<b>NEW</b>
<b>\$1,149,000</b>	2+2	2sty-CONTEMPORARY		



**COME FOR LUNCH 11-2PM, WINE AND CHEESE 5-7PM**

2 Bed / 2 Bath Townhouse style condo - Prime S.M. Location - Light & airy 2-story corner unit. Open floor plan w/ hwdw flooring throughout. Updated kitchen includes stainless steel appliances, 6 burner Viking range & breakfast bar. Expansive living room w/ FP opens to lushly landscaped private patio. Laundry in unit. 2 side x side secure parking spaces. Close proximity to 3rd St. Promenade, beach, restaurants, and more. \*\*\*SEE CURBSIDE PARKING ATTENDANT FOR ACCESS TO SUBTERRANEAN PARKING\*\*\*

**Gwen Tanguay (310) 390-6655**  
REDWOOD REALTY

**14 Santa Monica** *Condo / Co-op*

<b>123 GEORGINA AVE #5</b>	Lunch	11-2	<b>NEW</b>
<b>\$2,490,000</b>	2+3	COUNTRY ENGLISH	




**CHARMING, 2,671 SF TOWNHOUSE ON GEORGINA- 1/2 BLOCK TO OCEAN**

RARE OFFERING! Most coveted location & premier townhouse complex in SM! Located on a prime, residential street, 1/2 blk from Ocean Ave and 1 blk. S. of San Vicente. Spacious, tri-level townhome, 2,671 SF per tax assessor with 2 bdms, 2 baths and office area up, liv rm, dining, kitchen, lg. breakfast room and half bath on main level. Multi-purpose room/office/studio and laundry on the level below. Hwdw. firs, 2 flpcs, high ceilings & crown moldings. 2 side x side pkg. Bldg. has EQ insurance.

**MLS#16-157808**  
Joan Lurie Farb 310-968-4900  
JOAN LURIE REALTY

Blt-Ins,Dishwasher,Refrig,Washer, Drayer

<b>1247 10TH ST #6</b>	Open	11-2	<b>NEW</b>
<b>\$995,000</b>	2+2	TUDOR	




**WWW.124710TH6.COM**

Over 2,000 square foot penthouse condo in vibrant Santa Monica location! 2 BR/2BA single level condo plus loft/office, large kitchen, formal dining area and step-down living room. On the second floor is a private loft and enclosed office or 3rd bedroom as well as a private roof deck. All in a well-maintained elevator building on a quiet street just South of Wilshire, Roosevelt school district. 2-car side-by-side parking, central air and heat, inside laundry.

**MLS#16-159966**  
Regina Vannicola 310-625-2061  
KELLER WILLIAMS-SM

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

<b>2203 3RD ST #6</b>	Lunch	11-2	<b>NEW</b>
<b>\$2,185,000</b>	2+3	MODERN	




**NOTED ARCHITECTURAL WITH OCEAN VIEWS**

Ocean View Architectural residence designed by noted Architect. The kitchen offers updated Caesarstone counter tops, stainless appliances, led lights & plenty of access to the patio for entertaining. This sun drenched 2297 square foot home offers 2bd, 2.5 bth+office/loft, Living room w/hi ceilings, endless light, wood burning fireplace & wide plank French oak wood floors. Master bedroom en-suite with walk out patio & walk-in closet. 2nd bd on upper level, en-suite w/ walk-in closet. 2 car garage.

**MLS#16-157652**  
Tamra (Tami) Pardee 3109076517  
HALTON PARDEE AND PA

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

<b>1144 10TH ST, UNIT 3</b>	Open	11-2	<b>NEW</b>
<b>\$975,000</b>	2+2	CONTEMPORARY	




**FANTASTIC CONDO NORTH OF WILSHIRE!**

Beautifully updated condo in this highly desirable neighborhood. Ideally located north of Wilshire on 10th! Flowing floor plan with 2 bedrooms and 2 bathrooms. Spacious kitchen, in-unit laundry, open floor plan.

**Marek Swiderski 424.256.9480**  
RODEO REALTY - PP

Gas Range,In-Unit W&D,Fridge,DishW,Micro

<b>812 EUCLID ST, UNIT C</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,699,000</b>	2+2.5	3sty-MEDITERRANEAN	



**DISTINCTIVE RETREAT IN THE HEART OF SANTA MONICA**

Just south of Montana Ave, this wonderful light and bright Townhome has quality details throughout including beautiful custom art glass window inserts which make this home extremely special. Dramatic 2-story Living Room ceilings. Remodeled high-end bathrooms and kitchen. There is a lovely terrace off the spacious mezzanine/office level surrounded by greenery and a romantic balcony off the master bedroom that is the perfect spot to sip wine in the evening. A Must See Unit!

**Mimi and Jon Torp 310-622-7496**  
GIBSON INTERNATIONAL

812Euclid.com

<b>2405 34TH ST #4</b>	Open	11-2	<b>NEW</b>
<b>\$799,000</b>	3+2.5	CONTEMPORARY	



**SPACIOUS THREE BEDROOM, TWO-AND-A-HALF BATH TOWNHOUSE**

Front unit with direct entry, two side-by-side parking spaces and extra storage. Walk to Trader Joe's on Pico or OP Cafe on Ocean Park Boulevard. Better yet, ride your bike to Main Street and the beach in less than ten minutes! Unit includes front balcony off of living room, gas fireplace, recessed lighting and in-unit laundry. High ceilings in master bedroom with bonus loft/office above, balcony and walk-in closet. HOA dues include earthquake insurance and is well-funded.

**MLS#16-160576**  
Brian Maser 310-795-8010  
MASER CONDO SALES

www.MaserCondoSales.com

<b>1013 10TH ST #6</b>	Open	11-2	<b>NEW</b>
<b>\$1,275,000</b>	2+3	CONTEMPORARY	



**DON'T MISS! 2BD +BONUS RM & SUNDECK!**

Approx 1700 sq ft -2 bd+bonus room/ den, 2.5 bth townhome. Bdms are upstairs. Master bd has vaulted ceilings, walk in closet w/ built-ins. Loft/Bonus room is great for an office, baby's rm or exercise space & is accessible via master suite. Generous master bath w/ dual sinks & sep tub/shower. Lvg rm with fp & front patio, large roof top deck extends off of bonus room/den, Direct access to a secluded 2 car garage w/add'l storage, Stylish bright & turn-key! Well maintained small bldg, LOCATION!

**MLS#16-148574**  
Tanya Memoli 310-903-7525  
PARTNERS TRUST BRENT

Dshwshr,w/d,Grbg Disp,Micro,Other

<b>1328 FRANKLIN ST #3</b>	Open	11-2	<b>NEW</b>
<b>\$689,000</b>	2+2	1sty-CONTEMPORARY	



**PRISTINE AND CLEAN! 2 BED + 2 BATH IN MOVE-IN CONDITION!**

Laminate floors throughout, crown molding, beadboard paneling, freshly painted, washer/dryer hookups in unit, & spacious bedrooms that accommodate king size beds comfortably. Multipurpose storage space off living room that can be used as a small home office, dark room, sound studio, etc. 1-car covered parking. Gated and pet friendly building on a tree-lined street with low HOA dues that include earthquake insurance. Close to shops, restaurants, bars, markets, and beach!

**MLS#16-159986**  
Andrew Thurm/Brett Raski 310.345.2661  
COLDWELL BANKER SM

Blt-Ins,Dshwshr,Frzr,Grbg Disp,Micro,Etc



TUESDAY

<b>1231 9TH ST, UNIT 4</b>	Open	11-2	<b>NEW</b>
<b>\$579,000</b>	1+1	SPANISH	
<b>WWW.12319TH4.COM</b>			
Beautiful, top floor 1920's Spanish condo in 9-unit courtyard building. This 1BR/1BA home exudes charm and romantic style. Located in one of Santa Monica's most vibrant neighborhoods, with a vibe more reminiscent of old Hollywood than standard Westside fare. Architectural elements include high coved ceilings, arched doorways and French doors. If you are looking for a special property on a quiet, tree-lined street, this could be the perfect place to call home.			
Regina Vannicola		310-625-2061	
KELLER WILLIAMS-SM			

<b>2607 2ND ST #1</b>	Open	11-2	<b>red</b>
<b>\$1,850,000</b>	1980000	2+3	
<b>SILICON BEACH BEAUTY</b>			
Inspired contemp arch town home located in Ocean Park. Close to all you need, w/ sand just 3 blks away. Large with 2BD, each w/ ensuite BA, loft guest room + 2nd office & powder. Front unit in boutique bldg. w/ windows on all exposures. Well designed interior living space captures light/air from sunrise to sunset. Large master suite, zen feeling, patio with french doors and wooded views. Private rooftop patio. Stream music to wireless network. Gated security bldg, 2 sidexside subterranean parking			
MLS#16-144224		George James Ghiz	
SOTHEBY'S INT REALTY		310.283.8877	
Dshwshr,Rng/Ovn			

<b>701 OCEAN AVENUE #303</b>	Refresh.	11-2	671/C1	<b>rev</b>
<b>\$6,595,000</b>	3+3	1sty-ARCHITECTURAL		
<b>ENTERTAINER'S DREAM! A MUST SEE!</b>				
Enjoy the chic beach lifestyle in this spacious 3 BD/3 BA, 3,408 SF. Open floor plan with elegant entry and large living/dining areas. Two large balconies w/stunning direct ocean views. Luxurious master suite. Premier building with extraordinary amenities: concierge 24/7, spectacular rooftop w/ocean views, pool/spa/BBQ, entertaining area.				
MLS#16-136022		Julie Lovett		
COLDWELL BANKER RESI		3108993514		
Washer/Dryer,Range/Oven,Dshwshr,Alarm				

**14 Santa Monica** Lease

<b>1617 SUNSET AVE</b>	Open	11-2	<b>NEW</b>
<b>\$6,900</b>	4+3	CONTEMPORARY	
<b>ENJOY EVERYTHING THAT SANTA MONICA HAS TO OFFER!</b>			
This home features a large living room, kitchen with brand new Viking appliances, tons of cabinet space and breakfast area. Large Master suite is on the first floor with fireplace and bathroom. The first floor also offers two additional spacious bedrooms. When walking up the stairs to the second level you see dramatic cedar wood ceiling that open into a loft area. The large loft has a fireplace and wet bar with wine fridge and city/treetop views. It also opens to a spacious backyard.			
MLS#16-159388		Steve Sawai	
COLDWELL BANKER RESI		310-261-3777	
Dshwshr,Dryer,Hood Fan,Micro,Rng/Ovn			

<b>116 FRASER AVE</b>	Open	12-2	<b>rev</b>
<b>\$14,500</b>	4+2	2sty-ARCHITECTURAL	
<b>OCEAN FRONT LIVING AT ITS' VERY BEST!</b>			
Wonderful architectural beach hm, ocean-sand-whitewater views from every room! Gorgeous hardwood floors throughout! Large open kitchen, top-of-the-line appliances. Step out thru French doors to a huge wrap around deck, perfect for indoor/outdoor entertaining or simply a morning cup of coffee. Upstairs Living Rm & 3 bedrooms have floor to ceiling windows/doors, hi-wood beamed ceilings & a balcony off each room w/views over the Pacific Ocean & of the world famous Santa Monica Pier & the SM Mtns.			
MLS#16-142410		Renate Lichter	
RE/MAX ESTATE PROPER		310-990-5520	
Rng/Ovn,SubZeroFridge,Dwshwr,WasherDryer			

<b>15 Pacific Palisades</b>	Single Family		
<b>1669 SAN ONOFRE DR</b>	Open	11-2	<b>NEW</b>
<b>\$25,995,000</b>	7+10		
<b>ITALIANATE VILLA WITH A LEGENDARY HISTORY</b>			
Behind antique iron gates at the end of a long private driveway. Unobstructed head-on views from downtown to Catalina. New construction w/old-world craftsmanship, modern tech & sophisticated design. The latest offering from ultra-exclusive designer/developer, Jaman Properties. Grand 2-story entry, pro screening room, chef's kitchen/family rm, formal dining, paneled library, saltwater pool with invisible spa, world-class master suite, 5 add'l en suite bedrooms, a sep. guesthouse/gym & more.			
Kurt Rappaport		310-860-8889	
WEA			

<b>15926 ALCIMA AVE</b>	Open	11-2	<b>NEW</b>
<b>\$13,995,000</b>	8+10	3sty-SPANISH	
<b>EXQUISITE NEW CONSTRUCTION SPANISH COLONIAL ESTATE</b>			
A true artistic vision that seamlessly blends Spanish and Modern architecture with world class amenities and state-of-the-art technology. This 8 bedroom, 10 bath home is over 12,000 sqft. on a lot of over 21,000 sqft., enjoys sweeping ocean & mountain views, and ideally located near Palisades Village. Featuring a Chef's kitchen, wine room, Dolby Atmos movie theatre, two oversized flex rooms, & office. Beautiful grounds with a large grassy yard, pool/spa, and a cabana complete this stunning home.			
Emil Schneeman		310-230-3731	
BERKSHIRE HATHAWAY		stove, hood, fridge, microwave	

<b>17876 VICINO WAY</b>	Open	11-2	<b>NEW</b>
<b>\$5,950,000</b>	3+3	CONTEMPORARY	
<b>SPECTACULAR 180-DEGREE WHITEWATER OCEAN &amp; COASTLINE VIEWS</b>			
Artfully rebuilt & transformed, The Vicino House has earned the highest Platinum LEED home certification by combining sustainable living+luxury design in every exquisite detail. Unique rich materials, green systems, FSC HW flrs, bio-lime plaster walls, solar power +more, make this an anomaly among green homes. A sexy open floor plan w/walls of glass drs create a natural outdoor flow to the multi-level decks & breathtaking views. This private, gated, one of a kind retreat, is simply unparalleled.			
Marc Chorin/Susan Stark		(310) 995-6344	
GIBSON INTERNATIONAL		www.17876Vicino.com	

<b>1014 GLENHAVEN DR</b>	Open	11-2	<b>NEW</b>
<b>\$4,495,000</b>	3+2.5	2sty-ARCHITECTURAL	
<b>REDUCED!! EXQUISITE CUSTOM ARCHITECTURAL</b>			
PRICE REDUCED BY \$200,000. Beautiful 4 bedroom home features high-end finishes, soaring ceilings and exquisite details: full height glass walls with corner glazing to maximize the expansive views, wide plank hardwood, stone flooring and custom millwork installed throughout. Open and airy, the home is over 4700 sq feet located in one of the most desirable view areas of Pacific Palisades. Private office located downstairs.			
MLS#16-137906		Anca Bradford	
COLDWELL BANKER-PAC.		310.230.2420	
BBQ,Blt-Ins,Cing Fan,Cent Vac,Dshwshr			

<b>1099 VISTA GRANDE DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$4,395,000</b>	4+3.5	1sty-ARCHITECTURAL	
<b>SPECTACULAR JET LINER VIEWS!</b>			
Sleek Architectural with sophisticated clean lines - artfully redone with huge windows to take in the panoramic views. Streamlined kitchen flows to dining and living, then opens to wrap around outdoor entertaining areas designed to match your every mood and to appreciate the expansive coastline, city and mountain views. 4 bedrooms including a private master suite with views over the pool and beyond.			
James Respondek		310-488-4400	
SOTHEBYS INTL REALTY		Alarm System, BBQ, Range/Oven, D/washer	




TUESDAY

<b>X 765 OCAMPO DR</b>		Lunch	11-2	<b>NEW</b>
<b>\$4,195,000</b>	3+3.5	2sty-TRADITIONAL		
		<b>STORYBOOK HUNTINGTON TRADITIONAL</b>		
Charming Traditional walking distance to all the Village has to offer-schools, park,shops, restaurants; Cook's kitchen w/ Miele & Viking; Lrg frml LR & DR; Step-down FamRm; Brkfst area w/ built-ins & marble; Wood floors throughout most of the house; Library/Office; 3 FPs; Master suite plus 1 guest BD on first floor; Sep. guest suite upstairs; Wonderful rear yard w/expansive brick patio, solar heated pool, spa and fire pit.SEC. AC.				
Sue Kohl BHHS CAL	310-230-3722	Refrig, Freezer, Range,Microwave,		

<b>761 SWARTHMORE AVE</b>		Open	11-2	<b>red</b>
<b>\$4,750,000</b>	6+5.5	CAPE COD		
		<b>VIA BLUFFS CAPE COD - PRICE REDUCED!</b>		
PRICE REDUCED! Cape Cod hm w/finished basement. Cust blt in 2009 in the Via Bluffs, 5000+ SF home with 6 BR, 5 1/2 BA, FR, paneled library/dn & a finished basement w/elevator & w/2 BR, media room, & full BA.. Gourmet kit features Viking appliances, granite counters, a center island, breakfast nook & walk-in butler's pantry. The FR w/FP is spacious & opens to a grassy back yd w/BBQ and sports court. Master suite has cathedral ceilings, FP, lg walk-in closet & lg outdoor balc. Lg rooftop dk.				
MLS#16-129566		Murray Weisberg 310-481-6260		
SOTHEBY'S INTERNATIO		BBQ,Cbl,Dshwshr,Dryer,Elvtr,Other		


<b>16824 LIVORNO DR</b>		Refresh.	11-2	<b>NEW</b>
<b>\$4,095,000</b>	5+7	TRADITIONAL		
		<b>STUNNING HAMPTON'S STYLE TRADITIONAL!</b>		
Recently Completed Traditional Hampton's Style Gem on the highly coveted Livorno Drive! This special home is beautifully designed and ideal for entertaining. 5 Bd w/ Stunning Grand Master Suite, 6 Ba and a Study/Office downstairs. Additional Media Room upstairs. Gourmet Chef's Kitchen with gleaming Carrera countertops, custom cabinetry, top of the line stainless appliances, butler's pantry, and breakfast room. Infinity edge pool/ spa, pool bath/shower and ample lawn. Not to be missed!				
MLS#16-129956		Alexandra Pfeifer 3106503540		
BERKSHIRE HATHAWAY		BBQ,Blt-Ins,Dshwshr,Dryer,Frzr,Other		

<b>1807 CHASTAIN PKY</b>		Open	11-2	<b>rev</b>
<b>\$4,900,000</b>	6+7	CONTEMP MED		
		<b>PRICE REDUCTION!</b> Sophisticated Mediterranean Pacific Palisades, 6 bed, 6.5 bath+office+family room+maids+eat-in kitchen+formal entry. Minutes from Sunset Blvd. Estate features a grand two story entry with open staircase, formal living room with fireplace and floor to ceiling windows, formal powder room, separate office with walnut/cherry built-ins and parquet flooring, large family room with grand fireplace with media and wet bar/gaming area.		
MLS#16-131116		Wesley Earley JOHN AAROE GROUP		
		BBQ,Blt-Ins,Cbl,Cing Fan,Cent Vac,Other		


<b>X 394 ARNO WAY</b>		Lunch	11-2	<b>NEW</b>
<b>\$2,498,000</b>	3+3			
		<b>PRIME BEL-AIR BAY CLUB LOCATION</b>		
From the moment you enter this 3bd/3ba villa in the much desired upper Bel-Air Bay Club neighborhood you will be captivated by the spacious, open & light-filled rooms, dramatic floor to ceiling windows and seamless flow to the immaculately landscaped outdoor spaces. Large remodeled cook's kit. Generous upstairs priv master suite. 2 downstairs bedrooms share a hall bath. Inviting backyard w/ secluded spa. Add'l features: hardwd flrs, 4 FPs, 2-zone A/C, sec w/ 8 cameras & 2 car dir access garage.				
Dan Urbach 310.230.3757		www.394Arno.com		
BERKSHIRE HATHAWAY				

<b>16056 AIGLON ST</b>		Open	11-2	630J5	<b>rev</b>
<b>\$4,265,000</b>	5+4.5	2sty-TRADITIONAL			
		<b>REVIEW</b>			
Newer East Coast Traditional in the El Medio Bluffs offers quality finishes throughout. The 2nd flr master w/ fireplace, coffered ceiling, walk-in closet, bathrm with tub & shower. Main flr includes formal living rm w/fp, dining rm, study/den, guest suite, powder room & chef's kitchen island, Wolf Range, Subzero, wine cooler, pantry & breakfast area. Beautiful fireplace and folding glass doors to a wraparound porch-style patio. 2-car garage, finished wine cellar, finished storage & bonus room.					
MLS#16-138806		Jaleh Azarmi 310.573.7452			
COLDWELL BANKER-PAC.		Blt-Ins,Dshwshr,Frzr,Grbg Disp,Hood Fan			

**15 Pacific Palisades** Condo / Co-op

<b>1019 LAS PULGAS RD</b>		Open	11-2	<b>NEW</b>
<b>\$1,995,000</b>	4+2	TRADITIONAL		
		<b>3% CSO - LARGE LOT - CHARMING HOME</b>		
First time on the market in 50 years! Excellent opportunity. 10,500+ sq ft lot set on two levels. Warm and immaculate single-level home with good natural light, hardwood floors and wonderful in/out flow. The large living and dining open to lush grass yard and patios. Descend the staircase to access the second flat pad, which has incredible potential. Just minutes from the Village, beach, hiking and more.				
Michael Edlen 310.230.7373		Refrigerator, stove/oven, dishwasher		
CB-PACIFIC PALISADES				

<b>16137 W SUNSET #202</b>		Open	11-2	<b>NEW</b>
<b>\$745,000</b>	2+2	ARCHITECTURAL		
		<b>ARCHITECTURAL CONDOMINIUM IN A GREAT LOCATION!</b>		
This two bedroom two bath condo is light and bright with great indoor/outdoor flow and has a remodeled kitchen with breakfast area, laundry inside the unit, plantation shutters throughout, new wood flooring, carpets and paint. Dining area that leads to a step down living room with wood burning fireplace and updated wet bar. Spacious master bedroom that leads to a large patio with treetop views. Unit also offers a second bedroom and bathroom.				
MLS#16-160402		Elizabeth Cappola 310-899-3598		
COLDWELL BANKER RESI		Dshwshr,Dryer,Grbg Disp,Hood Fan,Micro		


<b>926 BIENVENEDA AVE</b>		Open	11-2	<b>NEW</b>
<b>\$1,650,000</b>	3+2	1sty-RANCH		
		<b>RANCH-STYLE RETREAT</b>		
Nestled among sycamores,this charming 3 BA /2BA single-story ranch house presents the perfect opportunity to live in the Palisades.Enjoy a beautifully remodeled KIT with stainless steel appliances,granite countertops,recessed lighting & bkfst area.Sliding glass doors take you from the spacious LR/RD w/wood burning fp,and built-in bookcases to a tranquil garden patio,ideal for indoor/outdoor entertaining or children at play. Backyard steps lead up to a flat play area shaded by a mature oak tree.				
Katy Kreidler 310 922 3708		BERKSHIRE HATHAWAY		

<b>1686 MICHAEL LN</b>		Open	11-2	<b>rev</b>
<b>\$1,375,000</b>	3+3.5	3sty-CONTEMP MED		
		<b>SPACIOUS MICHAEL LANE VILLA TOWNHOUSE WITH VIEWS!</b>		
Beautiful spacious updated Townhome located in the Palisades Highlands. Fabulous views of the canyon, mountains and a peak of the ocean. This wonderful light filled home features 3 bedrooms 3.5 baths with almost 2500 sq. feet on 3 levels. Gourmet kitchen with SS appliances, granite counters, custom cabinetry and direct access to the private 2 car garage. Resort-like living amenities include community pool, spa, sauna & gym.				
MLS#16-151960		Spector/Durbin 310-749-8827		
GIBSON INTERNATIONAL		www.michael.com		



TUESDAY

<b>17350 W SUNSET #201</b>	Open	11-2	<b>rev</b>
<b>\$1,349,000</b>	3+3	1sty-CONTEMPORARY	



**EDGEWATER TOWERS BEAUTIFUL 3 BR, 3 BA CONDO FULLY REMODELED**

Lowest Priced 3 BR,3 BA fully remodeled condo for sale at prestigious Edgewater Towers in Pacific Palisades. It features beautiful ocean views,a great open floor plan, newly renovated bedrooms,bathrooms, expanded kitchen,hardwood flrs thru out,pre wired for a 7.1 home theater system. This condo is in immaculate condition, move-in ready and great for entertaining. Edgewater Towers is Located across the street from Gladstones offers its residents a wide range of amenities on nine landscaped acres.

MLS#16-138150  
Michael Mikail 310-617-6272  
RODEO REALTY - BEVER

Dshwshr,Dryer,Elvtr,Grbg Disp,Micro

<b>639 N JUNE ST</b>	Refresh.	11-2	<b>NEW</b>
<b>\$3,189,000</b>	5+5	2sty-CONTEMPORARY	



**LOOK NO FURTHER!**

This luxury California indoor / outdoor retreat, has been re-imagined & renovated to perfection. The home features FLR & DR w/ a double sided black veined marble flpic, wire brushed wide planked French oak floors throughout. A gourmet kitchen w/ center island & fam room open to an outdoor deck & access to the pool. This 5bed/ 5bath home affords a flexible use of the space as there are 2 master suite possibilities (up or down), each with walk-in closets & en suite baths. Large, private double lot.

MLS#16-160632  
Loveland Carr Properties (323) 460-7606  
COLDWELL BANKER HPN

www.639NorthJune.com

**15 Pacific Palisades** Lease

<b>1122 EL MEDIO AVE</b>	Open	11-2	<b>NEW</b>
<b>\$7,200</b>	4+2	1sty-RANCH	



**BEAUTIFUL UPDATED PRIVATE VIEW LEASE**

Enjoy the best of the Palisades in this beautiful updated ranch style home on a private canyon view property. This 4 bedroom, 2 bath home includes a recently renovated kitchen, hardwood floors in LR with stone fireplace leading to master suite with an updated bathroom. All bedrooms are carpeted and house has fresh paint, newer windows & roof, & gorgeous landscaping. The backyard is a large private retreat with patio and flat lawn nestled in the canyon. Close to village and hiking trails.

MLS#16-160012  
Jill Cannella 310-562-8278  
GIBSON INTERNATIONAL

Stainless Appliances, Washer/Dryer

<b>440 N CITRUS AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,699,000</b>	3+2	1sty-COUNTRY ENGLISH	



**DISCOVER THE MAGIC OF THIS STORYBOOK COUNTRY ENGLISH HOME**

Graciously restored while respecting its 1925 period details: Dramatic LR w/vaulted & beamed ceiling & Batchelder style frpl; Crown & "wedding cake" molding intact from a bygone era; Bright & inviting kitc w/cozy brkrm; Hwd flrs, claw-foot tub, vintage hardware & so much more! Lovely gardens & patios are delightful for entertaining & playing. High ceilings, a loft & sky lights make the garage/studio a perfect family room or creative space. This is a home you will remember - a home you will love!

James R Hutchison (310) 562-5907  
COLDWELL BANKER HPN

Ref, dshwshr, other

**16 Mid Los Angeles** Single Family

<b>2223 S DUNSMUIR AVE</b>	Open	11-2	<b>NEW</b>
<b>\$575,000</b>	2+1	SPANISH	



**METICULOUSLY RESTORED WITH BEAUTIFUL AUTHENTIC CHARACTER**

This one simply feels like home w/ owners who have crafted a remodel that is abundant w/ warmth, charm & an integrity to the home's original architecture & design. The home retains its original layout - an original sunny breakfast nook at front of house & 2 good sized BR's. New Kitchen Cabinetry based on original 1920's design. Central HVAC, Updated Electrical, Plumbing & bolted Foundation. Centrally located near Culver City, Miracle Mile & just a quick rail ride to downtown or Sta Monica too.

Jerry & Rachel Hsieh 424.242.8856  
KW- LOS FELIZ

www.JerryandRachel.com

<b>205 N BEACHWOOD DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,695,000</b>	3+2	TRADITIONAL	



**1920'S CHARM IN PRIME WINDSOR SQUARE**

Traditional 3br/2ba house in Windsor Square with extensive upgrades. Living room with fireplace adjoins large open dining room. Gourmet kitchen with high ceiling and breakfast room off kitchen. High ceiling master suite with dressing room and renovated bath with spa tub and shower. 2 additional beds and hallway bathroom. Front porch, private garden with fruit trees and patio. Central heat/air, bolted foundation, double pane windows, new roof and more. A minute walk to famous Larchmont Bl.

MLS#16-157678  
Eva Kwag 213-446-5685  
KELLER WILLIAMS LARC

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

**18 Hancock Park-Wilshire** Single Family

<b>121 N JUNE ST</b>	Lunch	11-2	<b>NEW</b>
<b>\$5,625,000</b>	5+6.5	2sty-SPANISH	



**Stunning Spanish revival in Hancock Park. An entertainer's delight with rooms of exceptional scale and intimate spaces. Numerous gathering areas in a magical setting. Luxurious pool with loggia, steam shower and BBQ. 3 Car garage with additional parking spaces.**

MLS#16-160026  
Meg Ostrow 310.497.7199  
COLDWELL BANKER-BH N

www.121NJUNE.com

<b>359 S ORANGE DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,679,000</b>	4+5	2sty-SPANISH	



**STUNNING SPANISH HOME FROM THE AUDIGIER COLLECTION!**

Owned by the late fashion designer, Christian Audigier, this home exemplifies the Southern California lifestyle. Meticulously renovated throughout this enchanting home boasts a gorgeous cooks kitchen w/gleaming countertops, s/s appliances & abundant cabinetry, lovely dining room w/ custom built-ins & spacious living room flooded w/natural light. The envious outdoor living space provides a sparkling pool, entertainers cabana w/fireplace & stone dining patio perfect for enjoying warm summer nights.

Rory Posini/Kristian Bonk 310-839-8500  
RE/MAX BEVERLY HILLS

www.RESULTSRealEstateGroup.com

<b>250 S PLYMOUTH BLVD</b>	Open	11-2	633/G1	<b>NEW</b>
<b>\$4,100,000</b>	5+5	2sty-MEDITERRANEAN		



**CLASSIC-DONE-PRIME WINDSOR SQ LOCATION-POOL-GUEST HOUSE**

Immaculately restored by noted architect William Hefner in coveted Windsor Square location and featured in HOUSE BEAUTIFUL. Gracious main house has 4BDS/2.5 BAS while the charming gst house has a 1BD/1BA suite w/pvt gym/office/1/2BA. European inspired yd w/ resort style pool. Lg kitchen/butler's-Wolf/Sub Zero/Miele appls. Finest details thruout: frpl,beamed ceilings,,custom cabinetry, rich dark hdwds, Waterworks fixtures,honed marble floors/counters,original millwork/iron railings. Updated systems.

Bill Coveny 310-994-2344  
BERKSHIRE HATHAWAY

www.250plymouth.com

<b>820 N JUNE ST</b>	Open	11-2	<b>NEW</b>
<b>\$1,549,000</b>	3+3	SPANISH	



**AWARD WINNING DEVELOPMENT IN HANCOCK PARK! 3 HOMES REMAINING**

Award winning new luxury home w/style & craftsmanship. This immaculate home feat. a private yard w/beautifully tiled fountain, 2 large BD downstairs & a spectacular main living level w/walls that disappear to an open-beamed saltlilo tiled patio w/fireplace & built-in BBQ. Incredible open spaces & volume w/approx. 10ft. ceilings. Cook's kitchen w/Bertazzoni range, wine fridge, huge island & custom cabinetry. Private Master Level w/huge deck. On a gated, private street w/2 car direct entry garage.


MLS#16-154758  
Grant Linscott 323-300-1174  
KELLER WILLIAMS REAL

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



TUESDAY

<b>642 N GRAMERCY PL</b>	Open	11-2	593H7	<b>NEW</b>
<b>\$939,000</b>	3+3.5	CONTEMPORARY		




**MODERN LIVING**

This cool, nearly new 3BD/3.5BA 3-story home is in a gated zero lot line modern community in between Larchmont & Korea Town. Soaring 9 ft. ceilings, open floor plan w/ wood floors on the entertaining level, granite counters & stainless steel appliances create a warm, trendy vibe. Relax by yourself or mingle with guests on the private rooftop deck with stunning views from the Hollywood Sign to the Downtown Skyline and feel secure driving into your direct access garage.

MLS#16-159884  
Winstone/Klein (310) 569-2043  
TELES PROPERTIES

642northgramercyplace.com

<b>1058 S PLYMOUTH</b>	Refresh.	11-2	<b>rev</b>
<b>\$1,795,000</b>	4+4	2sty-SEE REMARKS	



**"MODERN FARMHOUSE" W/ A NEW PRICE, 100K LESS**

Dramatic entry that flows into a wide gallery hallway that has sliding doors that open to an outdoor patio for alfresco dining. Enter into the Gourmet kitchen with SS appliances and farm sink. The kitchen is open to the Great Room w/ fireplace & dining area. Master suite with fireplace & terrace. Wired for sound and much more. Gorgeous contemporary designer finishes, fixtures and color palate throughout. This home welcomes you with style, warmth, and light. Your dream home awaits.

MLS#16-154524  
Steven Aaron (310)432-6589  
KW BEVERLY HILLS

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

<b>5742 6TH AVE</b>	Open	11-2	<b>NEW</b>
<b>\$409,000</b>	3+2	1sty-CRAFTSMAN	



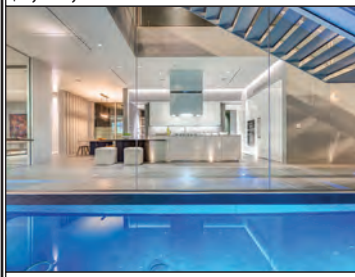
**COZY CA COTTAGE WITH UPSIDE POTENTIAL WWW.57426THAVENUE.COM**

Very charming and adorable cozy home adjacent to View Park and Windsor Hills, this cozy centrally located Park Hills Heights home is nearly 1400 SF, on a large 5402 SF lot perfect for adding additional square footage. Many charming character details. This immaculate home has many updates including newer roof, remodeled baths, gleaming hardwood floors and fresh paint. 1 car detached garage, flat grassy yard. Close to city services, parks. Ideal for investor or owner user!

Omega Group-Randy Wright 310.927.6818  
KELLER WILLIAMS

www.OmegaGroup.LA

<b>19 Beverly Center-Miracle Mile</b>		Single Family	
<b>479 S HOLT AVE</b>	Open	11-2	<b>NEW</b>
<b>\$3,975,000</b>	4+5	2sty-MODERN	



**AMAZING ARCHITECTURAL HOME!**

Cutting-edge architectural new construction home that sets the standard in excellence. Designed for the most-discerning of buyers, one will find top-of-the-line designer fixtures and finishes throughout the home's luxurious 4 bedrooms and 5 bathrooms. Fleetwood pocket doors disappear into the wall to allow the living space to flow outdoors, where you will be greeted with a jaw-dropping backyard featuring a pool, spa, and outdoor seating area with a fire pit.

The Sunset Team 310.274.3900  
KW HOLLYWOOD HILLS

www.479holt.com

<b>74 FREMONT PLACE</b>	Open	11-2	<b>rev</b>
<b>\$6,995,000</b>	6+6	2sty-SPANISH	



**CALIFORNIA SPANISH. PERFECTION!**

Step into the perfect home. Quality construction with upgrades too numerous to outline. 5 bedrooms & 5 baths in main house. His & Her master baths & closets. Cooks kitchen with 60" Wolf range with French top, 2 islands & 3 sinks. Original character with top of the line upgrades. One of the best outdoor entertainer's area ever! Dine under the pergola while the wood burning fireplace glows. Fully equipped outdoor kitchen. Designer gardens. Pool & Spa. Guesthouse & separate office. Gym off kitchen.

MLS#16-149618  
The Woodwards 323/762-2571  
KW LARCHMONT

Private. Luxurious. Inviting.

<b>356 N CRESCENT HEIGHTS</b>	Open	11-2	<b>NEW</b>
<b>\$2,995,000</b>	5+6	2sty-MODERN	



**NEW MODERN WITH ROOFTOP DECK!**

Stunning new modern construction home that sets the standard in this highly desirable neighborhood. Featuring 5 Bedrooms, 5.5 Baths, and an open floorplan with a rooftop deck with 360 degree views, this designer home has everything a buyer could ask for. Relax in your master suite, that provides 2 walk-in closets, spa-like bathroom, and a balcony terrace. A gourmet kitchen is ready for chefs of all calibers to work in.

MLS#16-159608  
The Sunset Team 310-274-3900  
KW HOLLYWOOD HILLS

www.356crescentheights.com

<b>105 N ROSSMORE AVE</b>	Open	11-2	<b>rev</b>
<b>\$5,950,000</b>	5+6	NEO	



**THE CHANDLER HOUSE - FIRST TIME ON THE MARKET EVER!**

Rare opportunity to restore a brilliant Neoclassical estate designed by Wallace Neff for the Ralph J. Chandler family. Sited adjacent to the golf course, it has 8000+ sq ft of barely touched grand space & scale. The public rooms are extraordinary w/ regal details throughout, including balustrades, intricate molding & a majestic rotunda entry. The grounds include an enormous marble terrace, columns, fountain & formal garden design w/ beautiful, tranquil golf course vistas. This is a jewel!

MLS#16-151578  
A. Cope / S. Broder 310.614.5400  
BERKSHIRE HATHAWAY

TheChandlerHouse.com

<b>350 N LAUREL AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,995,000</b>	3+2	1sty-SPANISH	




**CLASSIC SPANISH WITH PRIVATE BACKYARD!**

This quintessential Spanish perfectly embodies the classic charm that remains timeless. It features 3 bedrooms, 2 baths, a converted garage/studio, and has plenty of outdoor space to entertain. The kitchen is outfitted with stainless steel appliances. The beautifully landscaped private backyard has a pool and spa, and a deck for fresco dining.

MLS#16-159510  
The Sunset Team 310-274-3900  
KW HOLLYWOOD HILLS

www.350laurel.com

<b>340 N LAS PALMAS AVE</b>	Lunch	11-2	<b>rev</b>
<b>\$4,599,000</b>	6+7	2sty-ARCHITECTURAL	



**DUQUE RESIDENCE 1933, PAUL R. WILLIAMS ARCHITECT**

Preserved by only 2 owners, w orig. details, excellent condition. Signature Paul Williams's entry and curved staircase. Stunning library has secret prohibition room w/a bar! Gorgeous inlaid herringbone wood floors. Large formal dining room. Orig. kitchen and butler's pantry. Classic 2nd floor landing with arches and crown moldings. The large master has his and her baths. Comes with Paul Williams blueprints from 1932. This is your chance to own a piece of LA architecture and history.

MLS#16-157446  
Steven Aaron (310)432-6588  
KW BEVERLY HILLS

Dshwshr,Intrcm,Rng/Ovn

<b>120 S VISTA ST</b>	Open	11-2	<b>NEW</b>
<b>\$1,800,000</b>	5+5	2sty-MONTEREY COLONIAL	



**FIRST TIME ON THE MARKET IN OVER 50 YEARS!**

Bring your imagination and designers! 2-Story Monterey Colonial home in one of the most coveted neighborhoods, offering a step-down LR w/ fireplace, large formal DR, kitchen & separate breakfast room, den w/ built-in bar, 1 BR/1 BA & powder room down. Upstairs features 4 BR, including a master w/ balcony, and 3 BA. Lovely back yard has a spacious brick patio with shade trellis, built-in jacuzzi, grassy area and mature fruit trees, offering tranquility and privacy. HPOZ.

L. Brenner / N. Hartman 323-860-4245  
COLDWELL BANKER

fridge, stove/oven, washer/dryer



TUESDAY

<b>602 N DETROIT ST</b>	Open	11-2	<b>NEW</b>
<b>\$1,790,000</b>	3+3	OTHER	



Recently fully remodeled bright 3+3. Open floorplan, Cumaru hardwood floors, known for its hardness and durability, intricate woodwork throughout, skylights, 41 solar panels, kitchen equipped with double oven, 2 dishwashers, 2 sinks on the opposite side of the kitchen. Loft upstairs has closet and bathroom, can easily be converted into a bedroom. Huge attic and gigantic garage with enough space to create a guest house. Great location, no car needed to access houses of worship, and commerce.

MLS#16-160606  
Kathryn M Reitzen 310.617.4047  
KELLER WILLIAMS BEVE  
CIng Fan,Dshwshr,Grbg Disp,Rng/Ovn,Fridg

<b>1338 S SPAULDING AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,129,000</b>	3+2	MEDITERRANEAN	



**TURN-KEY HACIENDA-STYLE 1930'S MEDITERRANEAN**  
Rare offering of a quintessential, turn-key 1930's authentic Hacienda-style Mediterranean home in Wilshire Vista. Guests approach the residence through a southwest style, picturesque, drought tolerant front garden, cloistered courtyard and deep covered portico, elements informed by the 'rancho' period in So Cal architecture. Enter the home to beautiful features: a large formal living room with fireplace and high ceilings, impressive dining room, 3 generous bedrooms...

MLS#16-133188  
P. Maurice T. Rustad 310-623-8819  
RODEO REALTY - BH  
1338spauldingave.com

<b>170 N VISTA ST</b>	Open	11-2	633C1	<b>NEW</b>
<b>\$1,750,000</b>	4+4	SPANISH		



**4 BED 4 BATH 2-STORY SPANISH IN PRIME LOCATION BY THE GROVE**  
Updated two-story Spanish with authentic character featuring an impressive living room with vaulted wood beamed ceilings, fireplace and dramatic picture window. Formal dining room leads to kitchen with top-of-the-line appliances. Huge game room with 3 sets of French doors opens to the private courtyard. This classic Spanish is located in the coveted Miracle Mile North HPOZ, and is ideally situated in the middle of great restaurants, trendy shops, parks, museums and the Grove.

MLS#16-160556  
Zach Goldsmith 310.908.6860  
HILTON & HYLAND  
Zachgoldsmith.com

<b>618 N GARDNER ST</b>	Open	11-2	<b>rev</b>
<b>\$2,595,000</b>	4+5	SPANISH	



**SPANISH AT ITS FINEST**  
Best value new construction in the Melrose District! Designer home meets stunning classic Spanish architecture while custom tailored to today's homeowners. Perfectly situated close to the popular shops and restaurants on Melrose, this high ceiling and open floor concept home is part of the Stewart-Gulrajani Design Team 2016 collection. Walk past the living and dining room to a new kitchen with statuary marble on the island.

MLS#16-154022  
Paul Wylie 323-515-9585  
LAMERICA REAL ESTATE  
Blt-Ins,Dshwshr,Grbg Disp,Hood Fan,Micro

**19 Beverly Center-Miracle Mile** *Condo / Co-op*


<b>454 S HOLT AVE</b>	Open	11-2	MUST SEE	<b>NEW</b>
<b>\$1,399,000</b>	3+2	1sty-CONTEMPORARY		



**GORGEOUS HOME LOCATED IN BEVERLY GROVE**  
MOVE IN READY!! A beautiful 3 bed/ 2 bath home on a premium corner lot in sought after Beverly Grove. This home has been very well maintained and offers a master bedroom, spacious eat-in kitchen w/cabinets, separate formal dining and living rooms. There are 2 additional bedrooms with amazing natural light. Close to Beverly Grove, shopping, restaurants, and other entertainment.

SHIVA MEHRDAD 310-505-9560  
NELSON SHELTON  
WASHER, DRYER, STOVE, HOOD FAN, REFRIGER

<b>8871 BURTON WAY #103</b>	Open	11-2	632/H1	<b>rev</b>
<b>\$939,000</b>	2+2.5	1sty-CONTEMPORARY		



**SPACIOUS, IMMACULATE, REMODELED 2BR+2.5BA W/GRT OPEN FLOOR PLAN**  
Spacious, immaculate, remodeled condo w/2Br + 2.5Ba. First floor Unit, not ground level features: Double doors to wide entry opening to a large living room & dining area w/ high ceilings, fireplace, & balconies w/views. Generous master suite w/sitting area. Beautiful master bath w/double sinks, oversized shower & spa tub. Cooks eat-in kitchen w/ Carrera marble & stainless Bosch & Dacor appliances. Inside washer & dryer. Hardwood floors, Central A/C. Small 15 Unit Complex w/ Earthquake insurance.

MLS#16-145766  
Steven Geller 310 777-6237  
COLDWELL BANKER RESI  
Immaculate, Hrdwd floors, views, balcony

**20 Hollywood** *Single Family*

<b>1150 S CURSON AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,298,000</b>	4+2	SPANISH	



**BEAUTIFULLY REMODELED SPANISH IN WILSHIRE VISTA!**  
This newly renovated home features a grand living room with barrel ceiling, picture window, and custom tiled fireplace, a formal dining room and redone kitchen with Carrara marble, farm sink, subway tile and separate breakfast nook. The master suite boasts a luxurious bath, walk-in closet and double doors leading to the private yard. Additional features: recessed lighting, refinished hardwoods, central AC, new paint and baseboards throughout, new landscaping, tables, chairs and fire pit.

MLS#16-159482  
Allison Schwarz 310-433-0056  
COMPASS  
www.ALSESTATES.com

<b>1231 SEWARD ST</b>	Open	11-2	<b>NEW</b>
<b>\$999,000</b>	3+2	1sty-CRAFTSMAN	



**GORGEOUS 1914 CRAFTSMAN STYLE SFR IN HOLLYWOOD!**  
Gorgeous 1914 Craftsman Style single family home w/ classic architectural & period details blended w/ modern upgrades. Feat. 3 bedrms + 2 ba in 1,809 sq. ft. w/ classic character details throughout including beautiful cherry wood flrs, plantation shutters, granite countertops recessed lighting, custom Maplewood cabinetry, GE Profile appliances, wine refrig, & much more. Additionally, the home includes drought tolerant Santa Fe style landscaping, new exterior & interior paint.

MLS#16-157430  
Danny Mahelka 213-359-4097  
COLDWELL BANKER RESI  
Blt-Ins,CIng Fan,Dshwshr,Grbg Disp,Micro

<b>1009 S BURNSIDE AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,225,000</b>	3+2	SPANISH	



**BEAUTIFUL SPANISH GEM IN MIRACLE MILE! PRICED RIGHT!**  
Priced right, remodeled & just steps from some of the best cafes, restaurants & museums in the city! At over 2,000 sq. ft with 3BR+2BA, this large home is one of the best in class, featuring: Classic period character details throughout + large living spaces with high ceilings + original oak hardwood floors + luxury chef's kitchen + extra large bedrooms. A chance to own a home with GORGEOUS Spanish curb appeal in the heart of Miracle Mile, and be in one of the best, central locations in LA.

Jerry & Rachel Hsieh 424.242.8856  
KW- LOS FELIZ  
www.JerryandRachel.com

<b>814 N JUNE ST</b>	Open	11-2	<b>rev</b>
<b>\$1,495,000</b>	4+4	CONTEMPORARY	



**ONLY 3 HOMES REMAINING AT THE JUNE STREET COLLECTION!**  
3 Homes Remaining at The June Street Collection! Private roof top decks available, hot tub ready w/built-in BBQ's, outdoor fridge & wet bar w/dramatic views from DTLA to the Westside. Open spaces & volume - designed to entertain. Cook's kitchen w/Bertazzoni range, wine fridge, island & custom cabinets. La Cantina doors disappear out to the tile covered patios. On a gated private street w/2 car garages. Integrated security & separate HVAC controls on every level. The finest new homes in the city!

MLS#16-152562  
Grant Linscott 323-300-1174  
KELLER WILLIAMS REAL  
BBQ,Blt-Ins,Dshwshr,Grbg Disp,Hood Fan



**20 Hollywood** Lease

<b>1550 N EL CENTRO-VALET HOSTED</b>	Open	11-2	<b>rev</b>
\$5,000	2+2	MODERN	



MLS#16-133274

Ben Belack  
THE AGENCY

310.497.6789


1-2 BED FURNISHED/UNFURNISHED UNITS FROM \$3,400 - \$30,000

Completed in 2016, Hollywood Proper comprises of 200 furnished and unfurnished one and two-bedroom residences, including four penthouses. The custom Kelly Wearstler design speaks to mid-century modernism with a nod to chic, California style. Here, the comforts and privacy of luxurious living are blended seamlessly with the services of a fine boutique hotel. Amenities include: rooftop pool, valet parking, concierge, room service, and spectacular views of the Hollywood Sign and LA cityscape.

Valet, Room Service, Concierge, Pool

**21 Silver Lake - Echo Park** Single Family

<b>2332 CABOT ST</b>	Refresh.	11-2	<b>NEW</b>
\$749,000	3+2	1sty-MODERN	



MLS#16-160406

Linda Chamberlain  
NORMAND AND ASSOC.

323.828.7269

REAWAKENED INDUSTRIAL MODERN BUNGALOW IN FROG TOWN!

Open concept light & bright floor plan. Gated w a rebuilt 2 car garage perfect for a music or workout room, & landscaped backyard w pergola. Beautiful custom made wood kitchen cabinets w quartz countertops, Samsung black SS fridge & separate laundry room. En suite master w custom wood vanity, marble counter top & separate back entrance. Front bedroom is perfect for a home office. Wood floors throughout, central heating/air, recessed lighting & brand new dual paned windows. Urban and cool!

Dishwasher, Stove, Fridge

**22 Los Feliz** Single Family

<b>2340 N VERMONT AVE</b>	Refresh.	11-2	<b>NEW</b>
\$4,490,000	4+7	SPANISH	



MLS#16-160406

Jeffrey Young  
SOTHEBY'S INTERNATIO

310-888-3898


LOS FELIZ SPANISH REVIVAL COMPOUND C. 1935

Architect William Asa Hudson designed this Spanish Revival in c.1935. Gated, lush landscapes. This enclave of hand painted tiles, Terra-cotta roofs & stone paths. splendorous social rooms, beam adorned ceilings, fireplaces, original iron-work, arched windows & a grand rotunda encircled via a curved stair-case. gourmet kitchen, servant en suite quarters. Master Suite is envied with two walk-in closets, dressing room, living areas and two en suite baths, f secluded 2 story 1100 sq ft guest house.

BBQ,Bit-Ins,Dshwshr,Dryer,Frzr,Other

**22 Los Feliz** Single Family

<b>4753 AMBROSE AVE</b>	Open	11-2	<b>NEW</b>
\$1,749,000	3+3		



MLS#16-159314

Edward G. Reilly  
KELLER WILLIAMS REAL

LOS FELIZ SQUARE

Enter through your formal entryway to a large living room, light a fire to set the mood for the evening. Now it's time for that glass of wine so continue on into the gourmet kitchen with it's over sized marble island. A few steps away is the family/media room. Just outside is your alfresco living room complete with built-in BBQ. Back inside head upstairs past two guest bedrooms and a guest bath to your master retreat complete with his and her custom crafted walk-in closets and spa bathroom.

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

**22 Los Feliz** Single Family

<b>5867 TUXEDO TER</b>	Refresh.	11-2	<b>NEW</b>
\$1,095,000	2+1	2sty-FRENCH NORMANDY	



MLS#16-159550

Barry Gray  
DEASY PENNER & PARTN

323.822.3200


THE FREDERICK A. HANSEN RESIDENCE, 1926. LA HISTORIC-CULTURA

Charming 2 BD/1 BA French Normandy style cottage is a rare unmodified example of the Hollywood "Storybook House" with high hip roofs, protruding entry gable, & façade of hand-trlawled stucco with stone veneer. Main floor includes a dramatic two-story living room with tall arched ceiling, period windows, peaked doors & fireplace, formal dining room, 1 BD, 1 BA & updated kitchen. Upstairs is a converted attic/guest bedroom with exposed original beams & flooring.

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

**22 Los Feliz** Condo / Co-op

<b>4455 LOS FELIZ BLV, UNIT 907</b>	Lunch	1-2	<b>NEW</b>
\$815,000	2+1	9sty-MID-CENTURY	



MLS#16-133274

Rafik Ghazarian  
BERKSHIRE HATHAWAY

323-371-1511


DESIGNED TO CAPTURE THE BEAUTY OF THE INCREDIBLE VIEWS

Meticulously renovated Mid-Century Los Feliz Towers condo in the coveted "Los Feliz" neighborhood. Open living spaces, dining and adjoining Cooks kitchen makes this the ideal "entertaining" home! Walls of glass and spacious balconies with stunning views in every direction from Santa Monica, Palos Verdes Peninsula, Catalina Island and the Downtown LA make for a lovely setting. With 992 square feet of renovated space, this corner unit includes two bedrooms, one bathroom and lots of storage.

Refrigerator, range/oven, dishwasher

**22 Los Feliz** Single Family

<b>4507 FINLEY AVE, UNIT 10</b>	Open	11-2	<b>NEW</b>
\$629,000	2+1	1sty-MID-CENTURY	



MLS#16-133274

Graham Larson  
SOTHEBY'S


310-303-9397

THE HEART OF LOS FELIZ VILLAGE -- TOP FLOOR CORNER CONDO

Rare top floor corner condo w/ only 1 shared wall w/ the quiet & privacy of a house. Endless sunlight fills spacious living room, updated kitchen & large BRs. BBQ & entertain on dining room terrace. Upgrades include recessed lighting, dual panel energy efficient windows, stainless steel Kitchen Aid appliances w/ gas stove, custom bathroom vanity & Grohe shower head system. Enjoy all nearby Village shops & restaurants, Griffith Park, Greek Theatre, Dodger Stadium, DTLA and so much more.

**27 Topanga** Single Family

<b>19783 VALLEY VIEW DR</b>	Refresh.	11-2	<b>NEW</b>
\$950,000	2+2	2sty-CALIFORNIA BUNGALOW	



MLS#16-160406

Lynne Paxton  
JOHN AAROE GROUP

310-259 4056

TOPANGA CYN PANORAMIC VIEWS

Soaring walls of glass frame gorgeous views of Canyon & Hills. Walk right in across large brick patio into open floor plan with hi beamed ceilings, wood-burning fireplace, polished Sautillo tile floor in Liv Rm, Dining, Entry, Kitchen & Breakfast. Cool breezes waft thru entire house. 1 full bath on entry level, 2 Brm 1 Ba @ lwr. level, walk-in closet.Large lot,recently surveyed & staked, w flat areas, surrounded by oak trees; very private. New permitted 1500 gal.Septic tank will be installed.

stove,dishwasher,hood fan,fans

**28 Culver City** Single Family

<b>4111 MADISON AVE</b>	Refresh.	12-2	<b>NEW</b>
\$1,350,000	2+1	1sty-CRAFTSMAN	



MLS#16-159314

Joan Moon  
RE/MAX ESTATE PROP

310-895-0990

1924 CRAFTSMAN GEM OPEN NOON - 2:00 & TWILIGHT 5:00-7:00 PM

An intact 1920s Craftsman home rarely comes up for sale in Culver City. Located on one of the prettiest streets the city has to offer, this home is an easy walk to the vibrant downtown sector, and is a perfect retreat in the middle of everything. Original hardwood floors, crown moldings with picture rails, two fireplaces, a newly remodeled kitchen and a spacious family room makes this truly, a very special home. Bougainvillea laced arbor stretches over a charming patio. R2 lot. 6,746 sq. ft.

stove,refrigerator,washer,dryer

**28 Culver City** Single Family

<b>4232 MCCONNELL BLV</b>	Open	11-2	<b>NEW</b>
\$1,345,000	2+2	1sty-TRADITIONAL	



MLS#16-159550

Mark Kitching  
PARTNERS TRUST

3109020221

MODERN FARMHOUSE IN DESIRABLE CULVER WEST NEIGHBORHOOD

2 BD 2BA open floor-plan w/ vaulted white-washed ceilings, cooks kitchen w/ high-end appliances, a reverse osmosis water filtration system & wine fridge. The back yard is a private oasis w/ mature landscaping & fruiting trees. A large Jacaranda canopies the drought tolerant front yard. 2 blocks from restaurant row on Washington Blvd & just a block away from Culver West Park. Culver City schools & services & just a few minutes to the beach.



TUESDAY

<b>4118 BLEDSOE AVE</b>	Open	11-2	<b>NEW</b>
<b>\$949,000</b>	3+2	1sty-TRADITIONAL	



**LOOKING FOR STYLE AND VALUE?**

You've just found the perfect starter house in Culver City area! Be seduced the minute you walk thru the door to find a great room w/a cozy fireplace, large windows and dining area. The hardwood floors spread the warmth throughout this 3 bdrm, 2 bath home. The generously sized en suite master bdrm is tucked away towards the back & overlooks the large backyard. Seller prefers to sell as-is & the systems are older. Address is Culver City, but Zip code is 90066. Buyer to verify schools/services.

MLS#16-160224  
 Sherri Noel (310) 994-8721  
**KELLER WILLIAMS-SANT**

Dshwshr,Rng/Ovn

<b>4939 MAYTIME LN</b>	Refresh.	11-2	<b>NEW</b>
<b>\$650,000</b>	4+2.5	TRADITIONAL	




**RARE 4 BEDROOM TOWNHOME IN LAKESIDE VILLAS**

Rare 4 bedroom townhome in the exclusive gated Lakeside Villas community in the heart of Culver City. HUGE master suite with generous walk-in closet. 3 bedrooms upstairs with a bonus bedroom on the first floor. Brand new AC, HE washer/dryer & refrigerator. Updated kitchen and bathrooms. Farragut Elementary! Community includes 3 pools, 2 spas, a playground, a large pond, and a community center. 24 hour security guard. 2 car side by side parking. Won't last long!

Marlyse Phlaum 213-309-0627  
**COLDWELL BANKER RES**

A/C, Dishwasher, W/D, Refrigerator,

<b>12217 ALLIN ST</b>	Open	11-2	672E6	<b>NEW</b>
<b>\$899,000</b>	3+2	1sty-TRADITIONAL		



**DEL REY FIXER 3+2, CLOSE TO MARINA AND PLAYA VISTA**

Well Loved home for many years. Bring your fixer hat and remodel the kitchen and bathrooms into your own style. A new roof 6 months ago plus newer main sewer line. Fruit trees and vegetable gardens to continue loving. Nice residential block close to all.

MLS#16-160106  
 Janet Jung 310.720.4165  
**RE/MAX ESTATE PROPER**

Cing Fan,Dshwshr,Grbg Disp,Micro,Rng/Ovn

<b>5114 MAYTIME LN</b>	Open	11-2	<b>NEW</b>
<b>\$579,000</b>	4+2		



**CULVER CITY CONDO IN LAKESIDE VILLAS**

A wonderful light and bright - 1,276 sq. ft. 4 bed. includes loft, 2 bath. townhome. Vaulted cathedral ceilings, laminate floors and a formal dining room which opens to a private balcony nestled in the tress and a lovely updated kitchen with recessed lighting. Spacious master and lots of storage. New central AC & Heating, new washer & dryer in unit. Gated community with controlled access, EQ insurance, pet friendly, side by side parking, 3 pools, 2 spas, 2 saunas, a gym & clubhouse

Rick & Panos 424.274.2533  
**KW SILICON BEACH**

<b>5721 TELLEFSON RD</b>	Open	11-2	<b>red</b>
<b>\$1,999,900</b>	4+4	CRAFTSMAN	




**CULVER CREST CRAFTSMAN**

REDUCED!!!! Custom Craftsman on Culver Crest! Complete designer renovation with stunning results. Craftsman exterior, interior that is nothing short of perfection, 10,200 square ft lot!! Spacious open airy rooms with vaulted ceilings, natural lighting, top of the line finishes. Great room with living, dining, & kitchen combination. Vaulted massive master suite 3 additional large bedrooms & office option. Designer perfect & exquisite backyard. Calif indoor/outdoor living at its best!

MLS#16-134904  
 Karen Dolce 310-795-6565  
**DOLCE & ASSOCIATES**

Blt-Ins,Dshwshr,Grbg Disp,Fridg

<b>28 Culver City</b>			<i>Income</i>
<b>4262 LINCOLN AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,799,000</b>			



**TWO SEPARATE HOMES ON OVER SIZED LOT**

Rear home is stunning example of green construction & thoughtful design. A modernist treehouse. Open loft like living/dining/kitchen that looks out to treetop views through 40' of floor to ceiling windows. 3 bdrms & 2 full baths include master suite w/soaking tub. High ceilings, concrete floors, dual pane windows, solar water heating, fireplace & radiant floor heat. Front house is restored cottage w/2 bdrms, updated kitchen, open living/dining room w/fireplace, 1 bath. Calif. native landscaping

MLS#16-158938  
 Dannie Cavanaugh 310-837-7161  
**CAVANAUGH REALTORS**

<b>10719 RANCH RD</b>	Open	11-2	<b>rev</b>
<b>\$2,599,999</b>	5+4	RANCH	




**TROPHY ESTATE NESTLED IN THE TREES**

\$650k price reduction! Seller says take my bottom line and sell this week! A trophy property, tucked away in a serene park-like setting. It is the perfect hideaway from the crowded city bustle below, yet minutes to all stores and other amenities without sacrificing privacy and peacefulness. Completely remodeled and updated, this sprawling modern ranch home features incredible indoor-outdoor flow. Huge flat triple lot 18,301 sf. Huge oversized 3 car finished garage. Huge family room & office

MLS#16-123248  
 Richard Kessel 310-739-6577  
**KELLER WILLIAMS**

www.10719ranchrd.com

<b>29 Westchester</b>			<i>Single Family</i>
<b>7416 ALVERSTONE AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,299,000</b>	3+2	1sty-OTHER	



**HIGHLY SOUGHT AFTER KENTWOOD NEIGHBORHOOD HOME**

Located on an idyllic tree lined street, thoughtfully re-imagined & designed for today's living. Light and open living area w/ cathedral ceilings, custom kitchen, breakfast bar, dining area & great room. Large en-suite Master bedroom & Master bath w/ sunken shower & dual sinks. Living area flows seamlessly to grassy back yard, deck, MoCaHandcrafted playhouse, garden & generous bonus space.

MLS#16-153948  
 Mimi McCormick 3103672090  
**PARTNERS TRUST BW**

**28 Culver City** *Condo / Co-op*

<b>6709 HANNUM AVE</b>	Open	11-2	<b>NEW</b>
<b>\$775,000</b>	3+3	TRADITIONAL	



**A RARE OPPORTUNITY IN PLAYA PACIFICA**


This two-level townhouse is absolutely fantastic! 3 bedrooms/2.5 baths. Living room with fireplace opens to balcony, large formal dining room and family room. You will enjoy the open floor plan. Most of this unit is original but it has been very well maintained. The attached private garage is huge with private laundry area and plenty of room to work or to park 4 cars. Walk around the development and see how beautiful the grounds are. There are 2 heated pools with spas, a clubhouse, and a gym.

MLS#16-160538  
 Ron Wynn 310-621-1772  
**COLDWELL BANKER RESI**

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

**30 Hollywood Hills East** *Single Family*

<b>2103 ALCYONA DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,995,000</b>	5+6	MEDITERRANEAN	



**GORGEOUS COURTYARD MEDITERRANEAN VILLA**

Villa with Custom Cabinetry,Stone Work,Refinished Beam Ceilings,Large Kitchen,Grand Living Room w/Fireplace, Two Balconies, West Facing with Amazing Views over the Hollywood Hills. Large Master with office or Second Bedroom, Downstairs large Family Room and Two Add'l Bedrooms with In Suite Baths. Above Garage has a Guest House/Studio.


MLS#16-146082  
 Ladd Jackson 310.346.1744  
**HILTON & HYLAND**

2103Alcyona.com



TUESDAY

<b>2720 HOLLYRIDGE DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,499,000</b>	2+2	2sty-TRADITIONAL	



**ELEGANT BEACHWOOD CANYON TRADITIONAL**

A rare Beachwd Canyon Traditional w unobstructed views from Griffith Observatory to Dwntrwn. Entertain around the fire pit & built-in gas grill on a patio that is really extra living space. From the front door you can see directly thru to the views of the dining rm w sliding drs to patio. Lrge lvng rm w wd-burn frplce, a bd, bth & eat-in kitch. Upstairs is the mster ste w city views & a remod bth. Mster ste was once 2 bdrms. One of the 1st homes built in the area so it sits on a prime lot.

Rogers, Stellini, Ritt  
NOURMAND & ASSOC. 310.888.3377

www.RSRrealestate.com

<b>2401 CRESTON DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,295,000</b>	3+3	2sty-TRADITIONAL	



**60'S TRADITIONAL WITH SWEEPING VIEWS**

Tuesday 9/13 11-2pm & Sunday 9/18 2-5pm. Unusual for the hills, this house sits on a lot w/ flat front & back yard. Upstairs both the living room (w/ fireplace) & kitchen/dining room feature jaw-dropping views & access a large balcony. A den, bathroom & 2-car garage complete the first floor. Downstairs are three well-appointed bedrooms (MBR w/ fireplace), all opening to the private backyard w/ fountain, two bathrooms, & extra-large 'bonus' room w/ pvt entrance.

MLS#16-159294

Kerry Marsico 213-700-6515  
COLDWELL BANKER

KERRYMARSICO.COM

<b>2578 VERBENA DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,279,000</b>	3+3	TRADITIONAL	



**BEACHWOOD CHIC! 3BD + 2.5BA SHOWPLACE IN BEACHWOOD CANYON!**

Incredibly redone 3 BD, 2.5BA showplace in Beachwood Canyon. Dramatic open floor plan for entertaining featuring fireplace, atrium window & 17+ ft ceilings in the living room that flows into the formal dining w/vintage light fixtures & period details & abundant natural light. French doors open to an office area w/hidden wine room. Cook's kitchen w/Viking range, commercial-grade fridge & beautiful tile. Two en-suite bedrooms w/access to the private backyard. Separate lounging deck w/views.

Ale Zavalza-Grobman 323-300-1174  
KELLER WILLIAMS REAL

stove, fridge, w/d, dishwasher, micro

<b>3120 HOLLYRIDGE DR</b>	Refresh.	11-2	593G1	<b>red</b>
<b>\$1,549,000</b>	+639000	3+3	2sty-CONTEMPORARY	



**AMAZING LOCATION, PRICED TO SELL!**

This spacious house with new kitchen and steel appliances is looking for a new owner to add his own touch to it, maybe just some fresh paint or remodel it entirely. The location is unbeatable, on top of the ridge with close up views of the Hollywood Sign, Griffith Park and City light views as far as the eye can see. Super low sq ft price, priced to sell!!! 3 bed, 3 bath, large master suite, high vaulted ceilings, lots of light and patios. The large, lush backyard is sensational. 2 car garage.

MLS#16-144766

Korinna Sehringer 323.363.3493  
KELLER WILLIAMS

BBQ,Dshwshr,Dryer,Intrcm,Micro,Other

<b>3120 HOLLYRIDGE DR</b>	Refresh.	11-2	593G1	<b>red</b>
<b>\$1,549,000</b>	+639000	3+3	2sty-CONTEMPORARY	


Prime location! Views of Hollywood Sign and City lights. Very low sq ft price!!! 2,850 sqft, 3/3, high ceilings, patios, outdoor kitchen. Amazing backyard. 2 car garage. A little updating needed.

MLS#16-144766

BBQ,Dshwshr,Dryer,Intrcm,Micro,Other

Korinna Sehringer 323.363.3493  
KELLER WILLIAMS

<b>31 Playa Del Rey</b>	Single Family		
<b>7818 VERAGUA DR</b>	Open	11-2	<b>red</b>
<b>\$2,995,000</b>	3+95000	6+6	



**JUST REDUCED!!! AMAZING VIEWS ON TOP OF THE BLUFF!**


JUST REDUCED! Commanding ocean view home on coveted Veragua. Spectacular ocean, Marina, wetlands & city lights views from this modern Mediterranean on the top of the North Bluff. Main level w/sunny open living room & French doors to view balcony. Gracious dining rm opening to cook's kitchen w/center island. Luxe master w/hi ceilings, view balcony & loft opening to roof deck & spa w/jetliner views. Fab first level man w/pool, home office, wet bar. Rare opportunity in Silicon Beach!

MLS#16-116986

Alice Plato 310-704-4188  
COLDWELL BANKER RESI

Sub-Zeros, Wine fridge, spiral staircase

<b>32 Malibu Beach</b>	Single Family		
<b>22506 PACIFIC COAST HWY</b>	Open		<b>NEW</b>
<b>\$57,500,000</b>	7+8	TRADITIONAL	



**OPEN TUESDAY 11AM-2PM | THURSDAY 9:30AM-2PM**


Unique one of a kind carbon beach property - nearly 3/4 of an acre with approx. 137' beach frontage and one of the deepest properties on carbon. It is the only tennis court property on the beachfront. Enter from the circular driveway through the beautiful courtyard to the main house featuring open living spaces, chef's kitchen and 5 bedrooms and 6 bathrooms. Extremely generous patios extend to the pool, spa and tennis court. Detached guest house features 2 additional bedrooms and 2 bathrooms.

MLS#16-112806

Judy Feder 310.890.0033  
HILTON & HYLAND

HiltonHyland.com

<b>41 Park Hills Heights</b>	Single Family			
<b>4104 EDGEHILL DR</b>	Open	11-2	673/F3	<b>NEW</b>
<b>\$899,000</b>	3+3	2sty-SPANISH		




**LEIMERT PARK PRESENTS: AN ORIGINAL 1930'S EXHIBITION HOME**

Picture-perfect, lovingly cared for and beautifully updated. 1 of the original homes built for the Small Homes Exhibition in 1930 by chosen Architect, Carl Jules Weyl. Offering a cascade of overhanging tiled roofs, original hard-wood flooring, impressive floating staircase, stunning detailed ceilings typical of the area and much more. This home is one of those Leimert Park Gems you've all been hearing about & move-in ready. Too many details to include here. You must come see this home!

Daniel Signani 310.435.2659  
TELES PROPERTIES

WA/DR, Fridge, Range, DW, Spa

<b>41 Park Hills Heights</b>	Condo / Co-op		
<b>5170 VILLAGE GRN, UNIT 103</b>	Open	11-2	<b>NEW</b>
<b>\$389,000</b>	1+1	1sty-MID-CENTURY	



**BALDWIN HILLS GEM!**

Wonderful open feeling one bedrm in the Village Green community. Large, bright living rm w/ natural light & views of greenery & trees. Dining area flows out to a spacious patio. A cozy kitchen feat. granite countertops. Ample bedrm fronts the greens. Sunny bathrm, large storage closets & beautiful hardwood flrs. The building has unique Mills Act status! There is 24 hour security. Private garage for one car.

Joaquin Garcia 310-777-2807  
BHHS BH




The Source Of Real Time Real Estate™



TUESDAY

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

<b>1850 INDUSTRIAL ST #113</b>		Open	11-2	<b>NEW</b>
\$765,000	0+1	1sty-ARCHITECTURAL		



**ARCHITECTURAL LOFT IN PRIME ARTS DISTRICT**


Situated in the Arts District, Biscuit Co. Lofts, features 1,020 sq/ft of open living space, large windows, exposed brick & cement walls, maple hardwood floors, 16' ceilings, central HVAC, in unit washer & dryer, large bathroom, & stainless steel kitchen. This unit benefits from an underground parking space, deeded storage, & qualifies for the Mills Act offering a discount on property taxes. Amenities include 24-hr doorman, large heated pool, pet-friendly, BBQs, fire pit, lounge areas, & gym.

MLS#16-159414  
David Lukan 8054034935  
KW LOS FELIZ

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

**62 Encino** Single Family

<b>17761 ERWIN ST</b>		Open	11-2	<b>NEW</b>
\$795,000	4+2.5	1sty-COUNTRY ENGLISH		



**ELEGANT ENGLISH TRADITIONAL IN ENCINO**

UPDATED HOUSE! LARGE FORMAL LIVING ROOM AND DINING ROOM / SPACIOUS OPEN KITCHEN WITH SS APPL. AND GRANITE CNTRS. OPEN FLOOR PLAN IS A DELIGHT FOR ENTERTAINING. HALLWAY TO 4 BDRMS INCLUDING A VERY GENEROUS MB AND WALK IN CLOSET. ALL 2.5 BATHS W/BEAUTIFULLY APPOINTED CERAMIC TILE AND GRANITE TOPS. GLEAMING BAMBOO FLOORS. WINDOWS REPLACED DURING RENOVATION WITH DOUBLE GLAZED WINDOWS. SLIDING GLASS DOORS FROM MB AND DINING LEAD TO LARGE YARD! THIS IS A TRUE GEM! WON'T LAST!

Vahe Shaghzo 3107776388  
CBBHN

Washer/ Dryer/ Central A/C / Range/Fridg

**72 Sherman Oaks** Single Family

<b>5023 MATILIJAVE</b>		Open	11-2	<b>NEW</b>
\$2,399,000	5+5.5	2sty-CAPE COD		



**NEW CONSTRUCTION HAMPTONS/ FARMHOUSE MASTERPIECE-FASHION SQ**

Welcome to this new construction Hamptons/Farmhouse style masterpiece situated on 8600+ sq ft lot in the highly desirable fashion square neighborhood. The amazing curb appeal will invite you to experience the dramatic entry w/ soaring ceilings, sun drenched rooms & open floor plan with seamless flow. Featuring 5 BR + 5 1/2 BA, + office, approx. 5,000 sq. ft , this house boasts high end finishes sparing no expense satisfying the most discerning eye, exuding elegance and sophistication. A must see!

Stephen Pannesco 818-601-7932  
COLDWELL BANKER

Nikki Joel 310-428-2248

<b>5523 LONGRIDGE AVE</b>		Refresh.	11-2	<b>NEW</b>
\$1,675,000	3+4	CAPE COD		



**BEAUTIFUL. BRIGHT. SPACIOUS**

Brand new east coast traditional secluded at the end of a cul de sac in prime Sherman Oaks! Chandler estate adjacent, this custom home offers the perfect setting for LA living. Mature trees allow for privacy. Walk into a grand entrance with an open floor plan and high ceilings. Gourmet chefs kitchen with thermador appliances and breakfast nook. Pocket doors lead to a grand outdoor patio perfect for entertaining and allowing for an indoor/outdoor feel.

MLS#16-160160  
Serena Shlomof 310-780-1146  
ONWARD CAPITAL, INC.

<b>5523 LONGRIDGE AVE</b>		Refresh.	11-2	<b>NEW</b>
\$1,675,000	3+4	CAPE COD		

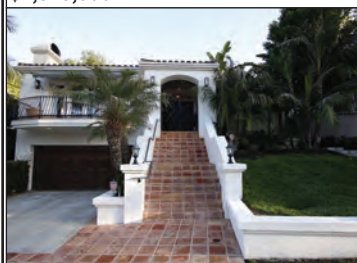


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MLS#16-160160  
Serena Shlomof 310-780-1146  
ONWARD CAPITAL, INC.

<b>13352 VALLEY VISTA BLV</b>		Open	11-2	<b>NEW</b>
\$1,525,000	3+2	CONTEMP MED		



**SOUTH OF THE BLVD. GEM!**

South of the Boulevard gem! Located in one of the best Sherman Oaks neighborhoods, you will find this redone 3 bedroom home with a pool and spa. Some upgrades include a remodeled kitchen with honed marble counters, Viking Stove, redone baths, oak hardwood floors, formal dining room, built in speakers, 2 separate balconies to enjoy the views, walk in closets, a 2 car garage with direct entry & separate attached studio for laundry or work out room. Raised above the street for privacy and views.

Owen Salkin 310-850-0283  
JOHN AAROE GROUP-SS

Stove, Refrig, W & D, Dishwasher

<b>3891 ROYAL WOODS DR</b>		Open	11-2	<b>NEW</b>
\$1,499,000	5+4	RANCH		



**CALIFORNIA RANCH COMPOUND IN SHERMAN OAKS**

Ideally nestled up a long gated private driveway in a quiet pocket of Sherman Oaks is this single-story California Ranch compound. This 5 bed, 4 bath home w/ formal living & dining room, its own separate guest wing and a maids quarters w/ separate entrance. A true master suite w/ master bath, walk-in closet & private deck. An updated entertainer's kitchen opens up to a family room leading to a patio with multiple seating areas, sparkling pool, BBQ & fire pit. An exception value.

MLS#16-160066  
Bryant | Reichling 323-395-9084  
SOTHEBY'S

www.3891RoyalWoods.com

<b>3949 OAKFIELD DR</b>		Open	11-2	562A6	<b>rev</b>
\$1,699,000	3+4				



**RUSTIC MEETS REFINED LODGE**

This hilltop, historic 1930's lodge with period details and imported fixtures from Europe will charm the most discerning buyer. No expense was spared updating (multi-zoned air, tankless water heaters, commercial grade appliances, smart home technology, outdoor kitchen, spa), while maintaining the authentic lodge aesthetic. Large, private lot with treetop and city views from the many balconies and decks. A peaceful retreat from city life, yet minutes to Ventura Blvd or the westside.

MLS#16-150272  
Kira Gould 310-963-9563  
GIBSON INTERNATIONAL

BBQ,Clng Fan,Dshwshr,Grbg Disp,Rng/Ovn

<b>14018 VALLEY VISTA BLVD</b>		Open	11-2	<b>rev</b>
\$1,499,000	3+2	2sty-MID-CENTURY		



**JUST REDUCED AND MOTIVATED!**

Pristine mid-century modern in the hills of Sherman Oaks, conveniently located between Beverly Glen and Coldwater Canyon within walking distance of Ventura Blvd. Full remodel and landscape refresh just completed by award-winning Decorator and Architect owners. Open floor plan made for indoor/outdoor living. Large expanses of glass fill the house with natural light and frame tree top views.

MLS#16-150952  
Jeff Kohl / Josh Myler 323.333.0301  
THE AGENCY

Dshwshr,Frzr,Grbg Disp,Rng/Ovn,Fridg

**72 Sherman Oaks** Condo / Co-op

<b>14412 BENEFIT ST, UNIT 4</b>		Open	11-2	<b>NEW</b>
\$689,000	3+2.5	2sty-CONTEMPORARY		



**STUNNING 1700+SF TOWNHOME - S. OF VENTURA BLVD!**

Beautifully remodeled 1700+sf townhome located 2 blocks S of Ventura Blvd. Open living and dining rooms, wet bar, fireplace, private balconies. Sprawling gourmet kitchen with high end appliances and casual bar seating. Huge master suite with great closet space and spa-like bath boasting dual vanity and separate tub/ shower. In-unit laundry, SxS parking spaces, extra garage storage, direct entrance. Quiet and private rear unit. Great SFR alternative!

Dave & Jeff Kaptain 310-432-6500  
KELLER WILLIAMS BH

gourmet kchn, in-unit laundry, remodeled



TUESDAY

**73 Studio City** Single Family

<b>11468 DONA TERESA DR</b>	Open 11:30-1:30
<b>\$1,999,000</b>	4+4.5 2sty-CONTEMPORARY

NEW

**CARPENTER SCHOOL DISTRICT.  
WALK TO FRYMAN**

Carpenter Charter School District. Beautiful Remodel in coveted Laurelwood. Four Bedrooms, Four full Baths, plus a huge Office space and Kitchen upstairs. Eat in fabulous Cooks Kitchen, Formal Dining room, Living room/ Media room, Large Den are downstairs, along with a half bath. Large oversized deep garage. Minutes to hiking Fryman or getting Westside. Views. Elegant & Warm.

Rhonda Kohn  
**KELLER WILLIAMS**

310-351-7100

Washer/Dryer, Refrigerator, Dual A/C

**4456 MORELLA AVE** Open 1-2

<b>\$1,995,000</b>	3+3.5 1sty-COTTAGE
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NEW

**BEAUTIFUL MODERN COTTAGE STYLE**

Beautifully expanded and redone in a modern cottage style this rare one-story home is located in one of Studio City's most desirable areas - Landale Square. The spacious open floor plan is perfect for entertaining and includes a formal living room, formal dining room and kitchen open to the family room. Features include high vaulted beamed ceilings, wide plank oak floors, 2 fireplaces, sliding barn doors, large gourmet kitchen with beautiful white marble counters, Viking appliances.

Jana Jones & Fred Holley  
**COLDWELL BANKER BH-S**

310-612-0831

Range,oven,dishwasher,micro, wash,dryer

**11674 SUNSHINE TER** Open 11-2

<b>\$1,495,000</b>	4+4 CONTEMP MED
--------------------	-----------------

red

**AMAZING STUDIO CITY 4 +4 POOL HOME REDUCED!**

FR & a pool at the corner of a cul de sac st. Hrdw. Flrs, LR w/crown moldings & FP. Formal DR, lrg. breakfast rm. & chef's kit. w/stainless steel appliances. French doors lead to terraced backyard w/ pool! Wine cellar w/a cooling system to maintain the perfect temp. & humidity. 3 bedrooms are on one level incl. the priv. Master suite w/walk in closet, "spa" tub & shower. 4th bdr. suite is downstairs for many options. Direct entry to lrg. 2-car gar. laundry rm & storage.

Suzanne Trepany  
**TELES PROPERTIES**

310-210-6533

11674sunshineterrace.com

**76 North Hollywood** Condo / Co-op

<b>4820 BELLFLOWER AVE #206</b>	Open 11-2
<b>\$519,000</b>	2+2 MODERN

NEW

**STUNNING 2+2 IN NOHO ARTS DISTRICT**

Sleek and chic 2+2 condo built in 2009. Soaring ceilings, incredible natural light, in-unit laundry, and fabulous finishes throughout. Open-concept entertaining rooms w/ stunning modern accents - hardwood floors, gas fireplace, granite counters and stainless steel appliances. Sprawling master suite w/ walk-in closet, sumptuous bath and access to private balcony. Spacious guest bedroom, guest bath, and gated parking. Close to freeway access and all Studio City, Toluca Lake and NoHo attractions.

Dave & Jeff Kaptain  
**KELLER WILLIAMS BH**

310-432-6500

fireplace, balcony, in-unit laundry

**94 Glassell Park** Single Family

<b>2521 HINES DR</b>	Open 11-2 594H2
<b>\$775,000</b>	2+2 2sty-POST MODERN

NEW

**PANORAMIC DRAMATIC VIEWS!**

Floor to Ceiling windows on 2 sides of house provide expansive Vista Views in hillside home built by noted architect Arthur Levin cited in many books. Trendy up & coming NELA area near Mt Washington. 2 Bedrooms plus Den & Loft with Bright Open Airy Floor plan and Wood Vaulted Ceilings. Bamboo Floors throughout. Bedroom has deck for Views and upstairs Tiled Patio is great for watching sunsets! Entertain your guests on the hillside bricked terrace. Freeway convenient to Downtown LA & Pasadena.

Christina Dreyer  
**SOTHEBY'S INT REALT**

626-688-3948

Hardwd Flrs, Copper Plumb, Cent Ht & Air

**95 Mount Washington** Single Family

<b>1085 ONEONTA DR</b>	Open 11-2 595-A2
<b>\$799,000</b>	3+3 2sty-MID-CENTURY

NEW

**IT'S 1962 AND USC ARCHITECT STUDENT EMIL DUTKO**

is creating his own Mid Century masterpiece in a rustic haven know as Mt Washington. He's searched for the perfect hillside to realize his vision of tree top & canyon vistas to embrace nature & bring it inside. He was sublimely successful! This magical 3/2.5 tri-level steps up its sweet slope w/the style & verve of the period-wood, brick & cork floors, huge light-filled windows & easy flow to a private & serene patio ready for a quiet book or sit down dinner...come enjoy the best of all worlds.

Liz Johnson  
**COMPASS**

323-397-6041

Canyon Views

**1284 Highland Park** Single Family

<b>950 EL PASO DR</b>	Refresh. 11-2
<b>\$969,000</b>	4+3 2sty-ARCHITECTURAL

NEW

The dream of owning a modern architectural home in Highland Park has just become very real. Every detail of this newly built home is carefully selected for a sophisticated buyer who appreciates contemporary design; 18 ft ceilings, 8 ft accordion doors open to a balcony overlooking the grounds of an entertainer's dream . Detached 2-car garage feels like an extension of the house, but also includes a permitted studio. Just minutes from all the action on York and Fig. This NELA living at its best!

Brendan Curran  
**KELLER WILLIAMS REAL**

310-159-952

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

**1284 Highland Park** Income

<b>340 VISTA PL</b>	Lunch 11-2
<b>\$695,000</b>	Duplex TRADITIONAL

NEW

**HIGHLAND PARK DUPLEX WITH GREAT VIEWS**

Amazing views provide the perfect backdrop to this duplex with great potential. The property is comprised of two homes situated on a 7,196 sq.ft. lot. The upper home has 2BD+1BA with 1,104 sq.ft. The lower home has 3BD+1.75BA with 1,209 sq.ft. The property needs work and is priced accordingly.

Vahan Saroians  
**COLDWELL BANKER**

323-497-6655

**2045 Valley Glen** Single Family

<b>5637 AGNES AVE</b>	Open 11-2
<b>\$736,500</b>	3+2 TRADITIONAL

NEW

**UPDATED VALLEY GLEN HOME - SEE FULL PAGE AD AREA 2045**

Move in ready 3 bedroom 2 bathroom Valley Glen traditional. Newly remodeled kitchen with stainless steel appliances & composite stone counter tops w/ room for an eat in area. Living room w/ surround sound system & gas fireplace. Generous sized family room which opens to the backyard w/ a patio & grassy area perfect for barbecuing & entertaining. Seller installed recessed lighting, crown molding, baseboards & new windows in most rooms. All bedrooms have custom built closet storage systems.

Barry Fields  
**SOTHEBY'S INT'L RLTY**

310-888-3740

Great location - priced to sell!

**OPEN HOUSE STATUS**

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

**NEW** New, automatic status

**NEW\*** New, not yet listed

**RED** Reduced


**REV** Review, automatic status

**BOM** Back on Market




**WEDNESDAY OPEN HOUSES**

**999 Out of Area** *Single Family*

<b>1599 E VALLEY RD</b>	Open	11-2	<b>NEW</b>
<b>\$18,500,000</b>	6+9	OTHER	
	<b>CONSTANTIA, LOCATED IN THE HEART OF MONTECITO</b>		
Juxtaposed between the mountains and the sea this Cape Dutch Colonial masterpiece, placed on approximately 3.5 acres, harkens back to a more elegant time but with the conveniences of a 21st Century home. Originally designed by Ambrose Cramer, this residence is an oasis of verdant tranquility. The spectacular views of Montecito Peak and the shimmering waves of the Pacific Ocean make this home one of the crown jewels of Southern California.			
MLS#16-160110		1599EastValley.com	
Jeff Hyland Ladd Jackson 310.346.1744		HILTON & HYLAND	

**THURSDAY OPEN HOUSES**


**32 Malibu Beach** *Lease*

<b>23812 MALIBU RD</b>	Open	11-2	<b>NEW</b>
<b>\$85,000</b>	6+8	TRADITIONAL	
	<b>ONE OF THE MOST DESIRABLE SECTIONS OF THE BEACH</b>		
This 2013 Traditional home is located on the beginning of Malibu Road. Designed by Lester Tobias & built by Scott Halley, this furnished home features an open floor plan combining Traditional architecture w/Contemporary finishes, & just steps down to the beach. Wolf Range, Sub Zero, and Carrera & Calcutta countertops throughout. The doors & windows are by Fleetwood and Metal Window & Door Corp. Master bedroom overlooks the ocean on the 2nd floor. There is a separate maids or guest room.			
MLS#16-157952		310-383-2219	
Anthony Barsocchini WEA			

**86 Pasadena** *Single Family*

<b>1333 WENTWORTH AVE</b>	Lunch	10-2	<b>NEW</b>
<b>\$11,500,000</b>	7+7	2sty-CRAFTSMAN	
	<b>SELLER MOTIVATED. MAJOR PRICE REDUCTION. LUNCH!</b>		
This gracious 1910 estate in the Oak Knoll neighborhood has been the Pasadena Showcase House of Design twice, both this year and in 1993. Designed by Fernand Parmentier, a leading champion of the Arts and Crafts movement, it has many Craftsman elements, from horizontal bands of windows to Honduran mahogany beams and moldings. A foyer hearth with built-in settle, a grand salon ceiling of intricately carved plaster and a stunning fireplace surround of green Grueby tile add to the rich ambience.			
MLS#16-159936		Lunch Served. Major Price Reduction!	
Darren Winston 310-709-8980		JOHN AAROE GROUP	

**95 Mount Washington** *Single Family*

<b>1085 ONEONTA DR</b>	Open	10-2	595-A2	<b>NEW</b>
<b>\$799,000</b>	3+3	2sty-MID-CENTURY		
	<b>IT'S 1962 AND USC ARCHITECT STUDENT EMIL DUTKO</b>			
is creating his own Mid Century masterpiece in a rustic haven know as Mt Washington. He's searched for the perfect hillside to realize his vision of tree top & canyon vistas to embrace nature & bring it inside. He was sublimely successful! This magical 3/2.5 tri-level steps up its sweet slope w/the style & verve of the period-wood, brick & cork floors, huge light-filled windows & easy flow to a private & serene patio ready for a quiet book or sit down dinner...come enjoy the best of all worlds				
MLS#16-160554		Canyon Views		
Liz Johnson 323-397-6041		COMPASS		

**603 Signal Hill** *Single Family*

<b>2390 VISTA RIDGE LN</b>	Open	11-2	<b>NEW</b>
<b>\$1,398,000</b>	4+4	CONTEMP MED	
	<b>YOU CAN SEE FOREVER...</b>		
Prominently positioned atop Signal Hill, spectacular panoramic views stretch from Palos Verdes & Catalina to Newport Beach telling the story of this impressive Modern Mediterranean 4 Bedroom/4 Bath custom home bathed in natural sunlight surrounded by an expansive lot including private pool and spa. Entertainer's paradise.			
DaSilva / Moses 818.400.1016		www.2390VistaRidgeLane.com	
TELES PROPERTIES			

**FRIDAY OPEN HOUSES**

**60 Tarzana** *Condo / Co-op*


<b>18135 BURBANK BLV, UNIT 13</b>	Open	11-2	<b>NEW</b>
<b>\$649,000</b>	3+3	2sty-VICTORIAN	
	<b>SAN FRANCISCO IN LA. MAGNIFICENT TWNHS IN RESORT-STYLE SET</b>		
THE BEST Location 'in the back' NE corner, overlook open spaces, extremely private with minimal adjoining walls, the 2200sf gated townhouse is most like a Single Family House. Gorgeous Park-like Courtyard setting, pool/spa, mature trees, manicured lush landscape & detailed Victorian architecture. Interiors just as spectacular - Curved Staircase, Bay Windows, Grand FDR, Family Room, Huge Master, walk-in Closet, Dumbwaiter, Pvt 2 car Garage. HOA includes EQ Ins.			
Louvet/Wight 310 968-9978		www.TheLouvetGroup.com	
KELLER WILLIAMS BH			

**73 Studio City** *Single Family*

<b>4057 FARMDALE AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,149,000</b>	5+4	SPANISH	
	<b>SPANISH REVIVAL HOME</b>		
Spanish Revival home w/ arched doorways, illuminated alcoves, hardwood floors, & tile work. Living room w/ exposed wooden beams & oversized fireplace. Gourmet kitchen w/ center island, breakfast bar, stainless steel appliances, & adjacent dining area. Master suite boasts corner fireplace w/ built-in seating, private balcony, & master bath w/ soaking tub & standing shower. 4 guest rooms offer wonderful accommodations for family & friends. Sparkling pool, pool cabana, & covered patio.			
Craig Strong 310-439-3225		pool, master, back house	
JOHN AAROE GROUP			

**BY APPOINTMENT**

**03 Sunset Strip - Hollywood Hills West**


<b>7249 FRANKLIN AVE #406</b>			<b>rev</b>
<b>\$859,000</b>	3+3	4sty-ARCHITECTURAL	
	<b>MODERN TOWNHOUSE STYLE CONDO</b>		
Gorgeous 3BD/3BA open floor plan penthouse located in a newer luxury building. Ideally situated between Runyon Canyon and Hollywood restaurants & nightlife. Chef's kitchen with walk-in pantry, stainless appliances and granite counters opens to a two-story living room with gas fireplace. The oversized master bedroom features high ceilings and a large walk-in closet. Pet friendly unit has a balcony, washer & dryer, and tandem parking for two. Gated building with separate storage.			
MLS#16-155250		Blt-ins, wshr/dryr, micrww, frplce	
Susan Lockett 323-384-5252		JOHN AAROE GROUP	

WEDNESDAY, THURSDAY, FRIDAY & BY APPOINTMENT




**SUNDAY OPEN HOUSES**


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

<b>3043 ELLINGTON DR</b>	Open	2-5	<b>NEW</b>
<b>\$2,099,000</b>	5+5	2sty-MEDITERRANEAN	
			
<p><b>SENSATIONAL HOME! EXCEPTIONAL VALUE!</b></p> <p>NEWER BUILT 5 BD, 4.5 BA PLUS OFFICE HOME WITHIN A SMALL GATED COMMUNITY OF 4 HOMES. EXCEPTIONALLY BUILT WITH GREAT ATTENTION TO DETAIL AND QUALITY WITH A WONDERFUL FLOORPLAN. HIGH CEILINGS AND GREAT SCALE IN ALL ROOMS, HARDWOOD AND STONE FLOORS, VIKING KITCHEN AND FRENCH DOORS TO LOVELY YARD SURROUNDED BY OAK TREES. FANTASTIC LOCATION IN THE HOLLYWOOD HILLS WITH GREAT ACCESSIBILITY TO STUDIOS, HOLLYWOOD, MULHOLLAND AND STUDIO CITY WITHIN AN INCREDIBLY PEACEFUL AND QUIET SETTING.</p>			
<p>MLS#16-159282</p> <p>D Banchik &amp; M Collins 310-503-6436</p> <p>BHHS CA PROP &amp; CB</p>		<p>Dshwshr,Grbg Disp,Hood Fan,Micro,Rng/Ovn</p>	

**16 Mid Los Angeles** *Single Family*

<b>2524 8TH AVE</b>	Lunch	2-5	633F6	<b>NEW</b>
<b>\$879,000</b>	4+3	2sty-CRAFTSMAN		
				
<p><b>REMODELED CRAFTSMAN HOME IN WEST ADAMS</b></p> <p>Remodeled 4BR/3BA Craftsman hm in West Adams! Oversized living rm &amp; elegant dining rm w/ built in shelves. Chef's Kitch w/ center island, granite counter tops &amp; SS appls. 1st flr includes 1BR &amp; full bath w/ private back entrance &amp; extra storage space. Upper flr feats master ste w/ tons of light &amp; great closet space, two addtl BR &amp; updated baths. 2nd floor deck overseeing the backyard. Detached garage converted to a bonus rm w/ bath. Hardwood flrs through out, HVAC system &amp; recessed lighting.</p>				
<p>MLS#16-158924</p> <p>Sabina Y &amp; Shawn K 213.344.6970</p> <p>KELLER WILLIAMS BH</p>		<p>Blt-Ins,Cbl,Dshwshr,Dryer,Grbg Disp</p>		

**17 Mid-Wilshire** *Condo / Co-op*

<b>2311 W 10TH ST #103</b>	Open	2-5	<b>NEW</b>
<b>\$525,000</b>	3+2	MODERN	
			
<p>This condominium is located between K-town and DTLA, convenient for those who work in either areas. This is one of the newer and modern condominium built. This unit features 3bed/2bathroom (title shows 2 bedroom plus den). The unit has open floor plan, direct access to the back patio and lots of windows. It also has a washer/dryer in the unit,open floor plan,patio, stainless steel appliances, and 2 parking. It is a beautiful unit. MUST SEE!!!</p>			
<p>MLS#16-151304</p> <p>Alexis Kim</p> <p>SECURED PROPERTIES I</p>		<p>Dshwshr,Dryer,Elvtr,Grbg Disp,Fridg</p>	

**19 Beverly Center-Miracle Mile** *Single Family*

<b>922 MASSELIN AVE</b>	Open	2-5	<b>NEW</b>
<b>\$1,680,000</b>	4+2	2sty-COUNTRY ENGLISH	
			
<p><b>ELEGANCE IN MUSEUM SQUARE</b></p> <p>Located on the premier street in Museum Sq., this 4 bedroom, 2 bath home is the perfect marriage of the classic and the contemporary. The elegant vaulted ceilings and generous picture window in the living rm combine to create a warm and inviting gathering space. The ample dining rm is bright. A perfect venue for Holiday celebrations. The gourmet kitchen has stainless steel appliances and a lovely breakfast rm. 3 downstairs bedrms are spacious. The 4th, upstairs, is the perfect media/guest rm.</p>			
<p>Anthony Diaz-Perez 213-948-7964</p> <p>TELES PROPERTIES</p>		<p>Washer,Dryer, range, refrig,</p>	

SUNDAY

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NATIONALLY RANKED: **Scotsman | Guide media** **National Mortgage News** AS SEEN IN THE **WALL STREET JOURNAL**

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BRE 01004991 | NMLS 357449  
chris@insigniamortgage.com



**DAMON GERMANIDES**  
BRE 01794261 | NMLS 317894  
damon@insigniamortgage.com

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©2016 Insignia Mortgage, Inc. Sampling of rates as of September 7th, 2016. (1) No Tax Return products require other forms of income verification and asset verification in lieu of tax returns. Not all applicants will qualify. Some products we offer may have a higher interest rate, more points or more fees than other products requiring documentation. Minimum FICO, reserve, and other requirements apply. Contact your loan officer for additional program guidelines, restrictions, and eligibility requirements. Rates, points, APRs and programs are subject to change without notice. Loan values (LTV) are based on bank appraisal. Actual closing time will vary based on borrower qualifications and loan terms. Insignia Mortgage, Inc., is a real estate broker licensed by the CA Bureau of Real Estate, BRE #01969620, NMLS #1277691. (2) With an interest-only mortgage payment, you will not pay down the loan's principal balance during the interest-only period. Once the interest-only period ends, your payment will increase to pay back the principal and interest. Rates are subject to increase over the life of the loan. Contact your Insignia Mortgage, Inc. loan officer to determine what your payments might be once the interest-only period ends.



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Our agents also support... Wounded Warrior Project | Dog Shelters & Adoption | Casa Chan Kaa'n | Youth Mentoring | Various Animal Conservation Groups  
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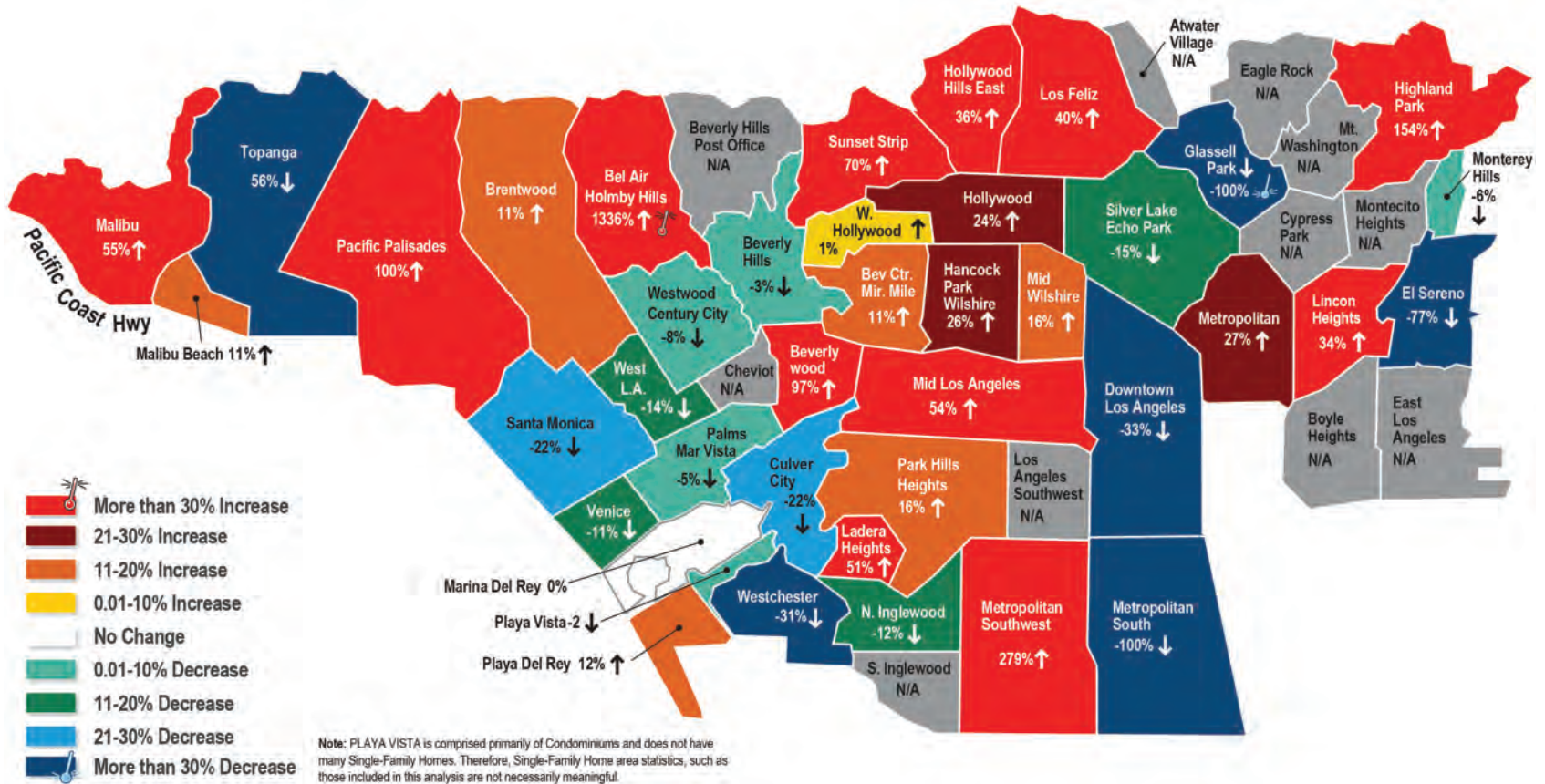
MARKET CLIMATE MAP

CONDO/COOP - SALES VOLUME 2<sup>nd</sup> Quarter 2016 vs. 2015 For The MLS' Primary Areas

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CONDO/COOP SALES VOLUME & SOLD LISTINGS					
AREA	Q2 - 2016 SALES VOLUME	Q2 - 2016 SOLD LISTINGS	Q2 - 2015 SALES VOLUME	Q2 - 2015 SOLD LISTINGS	% CHANGE
BEL AIR - HOLMBY HILLS	\$6,893,000	8	\$480,000	1	1336%
METROPOLITAN SOUTHWEST	\$720,000	3	\$190,000	1	279%
HIGHLAND PARK	\$4,832,800	11	\$1,904,999	6	154%
PACIFIC PALISADES	\$26,768,612	28	\$13,364,000	12	100%
BEVERLYWOOD VICINITY	\$16,645,061	20	\$8,437,888	15	97%
SUNSET STRIP - HOLLYWOOD HILLS WEST	\$33,141,000	44	\$19,473,788	35	70%
MALIBU	\$26,705,500	19	\$17,248,500	20	55%
MID LOS ANGELES	\$1,859,000	4	\$1,211,000	3	54%
LADERA HEIGHTS	\$1,455,000	3	\$965,000	2	51%
LOS FELIZ	\$5,362,000	10	\$3,833,400	7	40%
HOLLYWOOD HILLS EAST	\$8,391,500	15	\$6,157,549	12	36%
LINCOLN HEIGHTS	\$2,890,000	7	\$2,160,000	6	34%
METROPOLITAN	\$25,310,000	29	\$19,892,388	27	27%
HANCOCK PARK - WILSHIRE	\$40,583,750	70	\$32,174,000	57	26%
HOLLYWOOD	\$26,862,280	38	\$21,605,777	30	24%
MID - WILSHIRE	\$27,635,687	54	\$23,405,375	42	18%
PARK HILLS HEIGHTS	\$8,691,500	23	\$7,521,400	23	16%
PLAYA DEL REY	\$26,402,107	44	\$23,580,499	46	12%
BRENTWOOD	\$64,889,415	64	\$58,406,700	70	11%
MALIBU BEACH	\$5,700,000	2	\$5,140,000	4	11%
BEVERLY CENTER - MIRACLE MILE	\$22,143,769	29	\$20,028,299	28	11%

CONDO/COOP SALES VOLUME & SOLD LISTINGS					
AREA	Q2 - 2016 SALES VOLUME	Q2 - 2016 SOLD LISTINGS	Q2 - 2015 SALES VOLUME	Q2 - 2015 SOLD LISTINGS	% CHANGE
WEST HOLLYWOOD	\$81,773,932	99	\$81,090,369	118	1%
MARINA DEL REY	\$85,587,039	93	\$85,546,740	87	0%
PLAYA VISTA	\$29,181,500	30	\$29,923,000	37	-2%
BEVERLY HILLS	\$39,471,500	31	\$40,784,947	38	-3%
PALMS - MAR VISTA	\$13,504,376	23	\$14,168,000	28	-5%
MONTEREY HILLS	\$10,528,700	26	\$11,165,800	29	-6%
WESTWOOD - CENTURY CITY	\$175,438,263	153	\$190,871,741	180	-8%
VENICE	\$17,472,000	14	\$19,545,000	18	-11%
NORTH INGLEWOOD	\$5,567,700	19	\$6,330,000	28	-12%
WEST LOS ANGELES	\$39,126,810	49	\$45,540,224	62	-14%
SILVER LAKE - ECHO PARK	\$11,492,700	18	\$13,483,500	20	-15%
CULVER CITY	\$33,152,359	68	\$42,772,555	85	-22%
SANTA MONICA	\$137,674,850	105	\$181,306,588	148	-24%
WESTCHESTER	\$5,580,000	11	\$8,097,000	16	-31%
DOWNTOWN LOS ANGELES	\$51,750,776	82	\$77,084,399	123	-33%
TOPANGA	\$212,500	1	\$479,709	2	-56%
EL SERENO	\$570,000	2	\$2,481,000	9	-77%
METROPOLITAN SOUTH	\$0	0	\$1,593,900	3	-100%
GLASSELL PARK	\$0	0	\$614,000	2	-100%
EAST LOS ANGELES	\$260,000	1	\$0	0	N/A
CYPRESS PARK	\$595,000	1	\$0	0	N/A
LOS ANGELES SOUTHWEST	\$0	0	\$0	0	N/A
SOUTH INGLEWOOD	\$0	0	\$0	0	N/A
BOYLE HEIGHTS	\$0	0	\$0	0	N/A
EAGLE ROCK	\$936,000	2	\$0	0	N/A
BEVERLY HILLS POST OFFICE	\$0	0	\$0	0	N/A
CHEVIOT HILLS - RANCHO PARK	\$0	0	\$0	0	N/A
ATWATER VILLAGE	\$429,000	1	\$0	0	N/A
MONTECITO HEIGHTS	\$0	0	\$0	0	N/A
MOUNT WASHINGTON	\$0	0	\$0	0	N/A

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- Perform an investment analysis for an apartment building or commercial properties
- Understand the guidelines, concepts and terms of loan programs

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C E R T I F I C A T I O N

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9:30am - 11:30am

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**Registration Fee:**  
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**Tzvi Pal**  
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## MALIBU

Located on the most prestigious part of Malibu Colony Beach, this stunning architectural 4BR home, GH, pool & spa evoke the essence of sophistication  
5 bedrooms, 4+ baths, \$26,500,000

Represented by: Susan Monus  
T. 310.589.2477 | [susan@susanmonus.com](mailto:susan@susanmonus.com)



## ENCINO

An architectural tour de force, this gated contemporary is a sanctuary, combining dramatic space & light with absolute privacy on incomparable grounds  
5 bedrooms, 8 baths, \$8,499,000

Represented by: Joyce Rey & Stephen Apelian  
T. 310.285.7529 | [Joyce@JoyceRey.com](mailto:Joyce@JoyceRey.com)



## HOLLYWOOD

5,441 SF, 5+6.5. Beautifully Designed Modern Energy Efficient Home w/an amazing central location minutes to the best shopping & nightlife in Hollywood  
5 bedrooms, 6.5 baths, \$3,998,000

Represented by: Matthew Yim  
T. 323.251.1481 | [Matthew.Yim@ColdwellBanker.com](mailto:Matthew.Yim@ColdwellBanker.com)



## WESTLAKE VILLAGE

Aspen comes to North Ranch! Privacy & Views! Professional kitchen w/granite island & slate floors. 5 car gar w/motor ct. P/S, frplc & waterfall.  
6 bedrooms, 4+ baths, \$3,595,000

Represented by: Tamara Campbell & Andrea Jacobs  
T. 805.495.1048 |



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