



**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	

**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			

**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			

**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			


**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	


**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			

**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		

**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