

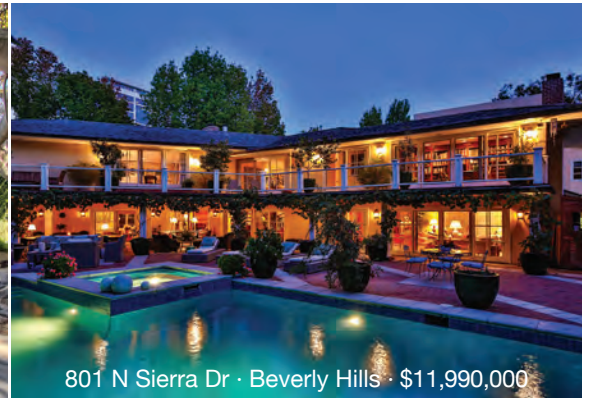
You only live once – We'll show you where



9501 Gloaming Dr · Beverly Hills · \$18,995,000



2121 La Mesa Dr · Santa Monica · \$17,800,000



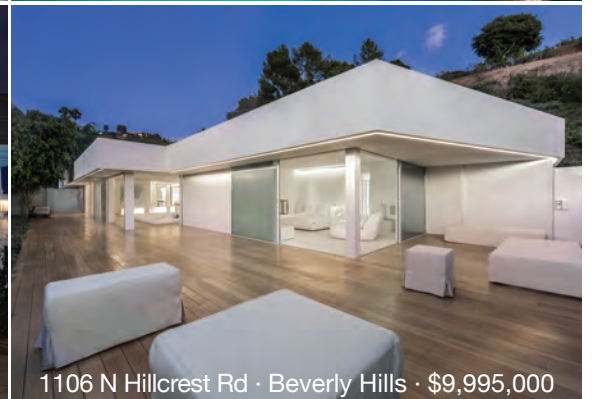
801 N Sierra Dr · Beverly Hills · \$11,990,000



415 7th St · Santa Monica · \$9,998,000



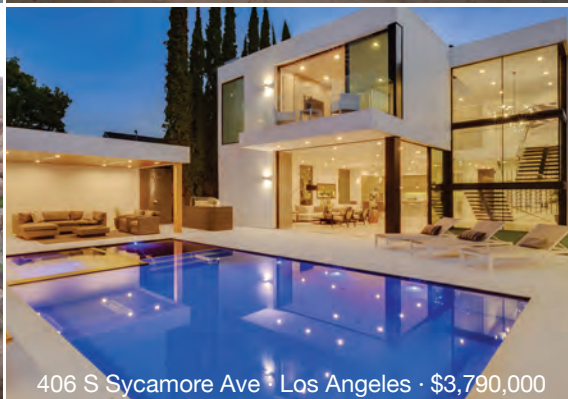
1123 ENGEL & VÖLKERS 1123



1106 N Hillcrest Rd · Beverly Hills · \$9,995,000



0 Uphill Dr · Joshua Tree · \$5,800,000



406 S Sycamore Ave · Los Angeles · \$3,790,000



721 N Vista St · Melrose Village · \$2,775,000



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OPEN TUESDAY 11-2 | THURSDAY 9:30 AM - 2 PM  
22506 PACIFIC COAST HWY, MALIBU  
PRICE UPON REQUEST  
Judy Feder - 310.858.5464



OPEN TUESDAY 11-2

410 DABNEY LN, BEVERLY HILLS  
\$19,995,000  
Branden Williams, Rayni Williams - 310.691.5935



OPEN TUESDAY 11-2

702 N ALTA DR, BEVERLY HILLS  
\$14,995,000  
Drew Fenton - 310.858.5474

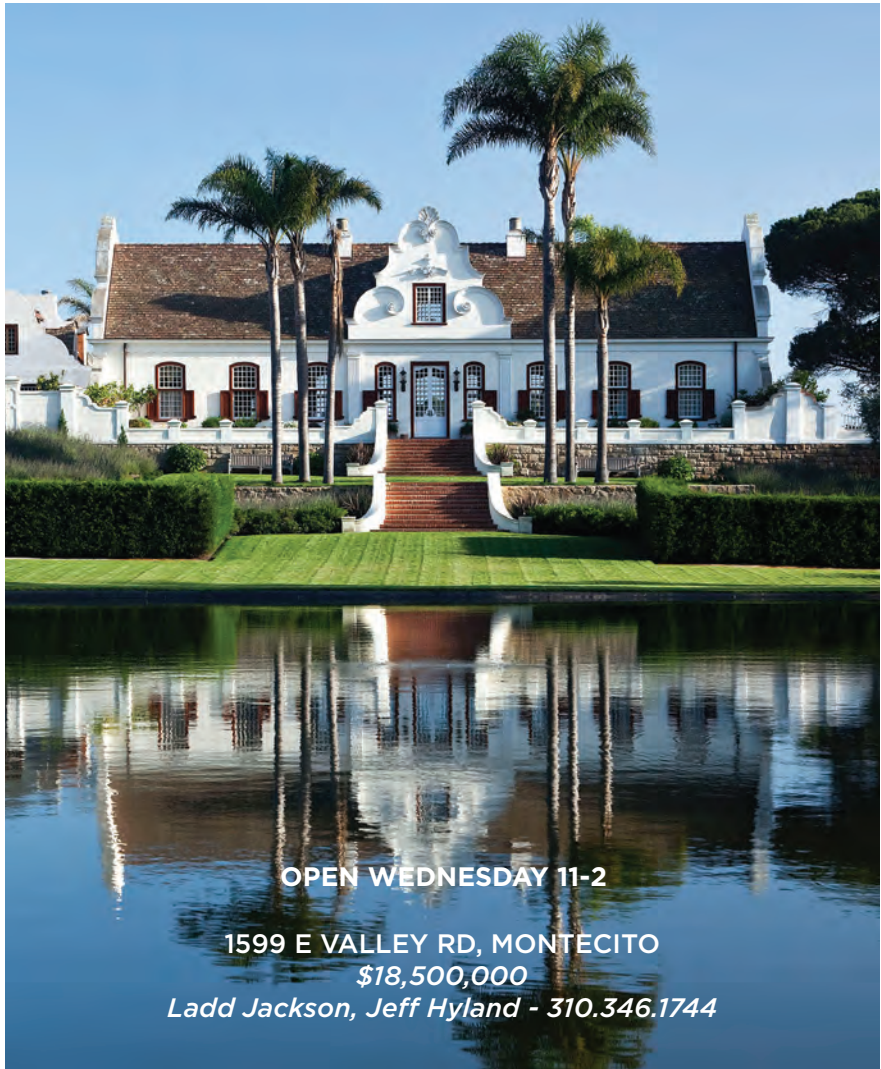




**OPEN TUESDAY 11-2**  
**660 CLUB VIEW DR, HOLMBY HILLS**  
**\$27,500,000**  
*Linda May - 310.492.0735*



**OPEN TUESDAY 11-2**  
**9739 OAK PASS RD, BEVERLY HILLS**  
**NEW PRICE \$19,995,000**  
*Barbara Robinson, Nichelle Robinson - 310.854.4130*



**OPEN WEDNESDAY 11-2**  
**1599 E VALLEY RD, MONTECITO**  
**\$18,500,000**  
*Ladd Jackson, Jeff Hyland - 310.346.1744*

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# Mulholland Drive Scenic Corridor

## CANYON & CITY VIEWS

**NEW PRICE!**



**OPEN TUESDAY 11 – 2PM**

### 7211 Mulholland Drive – Los Angeles

Sited on scenic Mulholland at Macapa with direct Western facing views of Runyon Canyon green belt. Renovated 1948 modernism in Upper Outpost Estates. Boomerang shaped overhangs, winged roof lines, butterfly roofed carport and elegant use of steel and concrete make this non-traditional gated and private home visually exciting as you approach from any direction. Drought tolerant, low-maintenance landscaping. double paned windows, tank-less water heater, steam shower, soaring ceilings, entertainers backyard with fire pit and numerous custom design features. Downstairs Den/ Office could be used as a third bedroom. Short walk to hiking trails. Canyon and City lights views on a flat lot.

**\$1,298,000 / David Koch 323-497-9098**

**CROSBY DOE**  
**ASSOCIATES**

**Beverly Hills Office: 310.275.2222 / Pasadena Office: 626-793-6677**

Crosby Doe Associates, Inc. 9312 Civic Center Drive #102 Beverly Hills, CA 90210 / 30 N. Raymond Avenue #404 Pasadena, CA 91103



# Smith & Williams, Architects

FIRST OFFERING SINCE 1968 **NEW PRICE!**



**OPEN TUESDAY 11 – 2PM & THURSDAY 10 – 2PM**

**180 S. San Rafael Avenue – Pasadena**

This stunning 1959 Smith & Williams architectural gem is located on almost 2 acres on one of Pasadena's most premier streets, overlooking the arroyo with panoramic views of Pasadena and the San Gabriel Mtns, at the end of a long gated private drive. From the famed USC School of Architecture and contemporaries of Gregory Ain, Harwell Hamilton Harris, A. Quincy Jones, John Lautner, Rafael Soriano and Thornton Abell, this iconic mid century Smith & Williams features a perfect blend of inside and outside, high ceilings, walls of glass, expansive views from each room, original terrazzo floors and fireplace, a detached office/studio, and Japanese-inspired architectural details. Known for their keen sense of site planning and refined integration of building to landscape, this 3 BR / 3 BA, one-of-a-kind vintage property retains many original features, including original windows, doors, and abundant architectural details. The sprawling park-like grounds feature mature trees, a pool with rustic boulders in a bucolic setting overlooking a large part of the property once used as a horse corral. Almost untouched, this is rare opportunity to restore an important architectural property.

**\$4,300,000 / Henry Blackham 626-825-2919**

**architecture**for**sale.com**™





Beverly Grove Modern \$3,400,000  
6231 Drexel Avenue, Beverly Grove Brien Varady | 213.500.4858



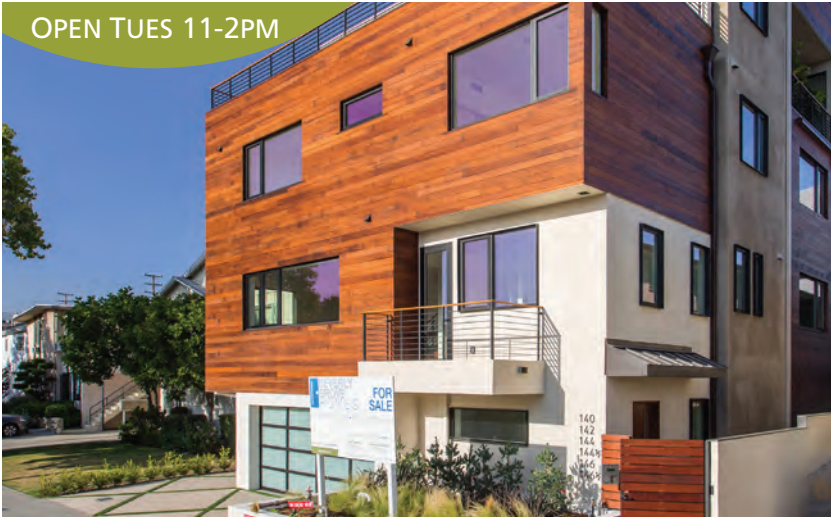
English Revival Estate :: Arthur R Kelly, Architect \$3,649,000  
1920 Laughlin Park Drive, Los Feliz Louise Leach | 213.344.8090  
Juan Longfellow | 310.920.3019



Thornton Abell, FAIA, 1965 Estate \$12,995,000  
12822 Highwood Street, Brentwood Park Mike Deasy | 310.275.1000  
Sara Clephane | 310.909.4648



1930's Traditional :: John Byers, Architect \$4,875,000  
1809 N Stanley Avenue, Hollywood Hills Barry Gray | 323.822.3200  
www.1809Stanley.com



Beverly Grove Homes :: Home 144 1/2 \$1,449,000  
144 1/2 S Hayworth Avenue, Fairfax Village Lisa Paperno | 323.404.7504  
Joshua Gaunya | 310.275.2223



Architectural Lease \$19,500/mo  
1560 Gilcrest Drive, Beverly Hills Rick Grahn | 310.382.0344

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760.864.3222  
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OPEN TUES 11-2PM

The Frederick A. Hansen Residence, 1926 \$1,095,000  
5867 Tuxedo Terrace, Hollywood Hills Barry Gray | 323.822.3200



OPEN TUES 11-2PM

English Style Reimagined :: Koffka/Phakos Design \$5,750,000  
1724 N Fairfax Avenue, Hollywood Hills Michele Sanchez | 323.863.3998



Breidenbach-Cuen Architects, 1987 \$4,995,000  
556 Dryad Road, Santa Monica Frank Langen | 310.963.3891



OPEN TUES 11-2PM

Mid-Century Modern Re-Imagined \$2,475,000  
1347 Braeridge Drive, Beverly Hills PO Barry Gray | 323.822.3200



Private Rustic Canyon Lease \$19,750/mo  
32 Haldeman Road, Santa Monica Frank Langen | 310.963.3891



Ritz-Carlton Residences Condo \$1,395,000  
900 W Olympic Blvd, Unit 29C, DTLA Wayne Willbur | 213.500.0254  
Steven Portigiani | 323.997.2152



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**7398 PYRAMID PLACE, HOLLYWOOD HILLS W.**  
**AT \$6,550,000**

OPEN TUESDAY 11-2PM

Stunning 17th Century French Renaissance inspired masterpiece with views from Los Angeles to Catalina, guaranteed to inspire & delight. High-beam ceilings & Tromp L'Oeil painted stone walls compliment white stone & black Cabochon floors throughout. An open culinary kitchen, grand salon & butler's quarters with private entrance fill the main level. Marble staircase leads to en-suite master bedroom & chandelier lit library. French doors open to pool deck with never ending views.

JESSICA LOPEZ 310.980.6220  
SCOTT FRIEDMAN 818.317.2012  
www.7398PYRAMIDPLACE.com jessica@propertiesbyjessica.com



**340 N. LAS PALMAS AVENUE, HANCOCK PARK**  
**LISTED AT \$4,599,000**

OPEN TUESDAY 11-2PM

Preserved by only 2 owners, with original detail, excellent condition. Signature Paul Williams's entry and curved staircase. Stunning library has secret prohibition rm with bar! Gorgeous inlaid herringbone wd flrs. Lrg formal DR. Orig. kitchen and butler's pantry. Classic 2nd flr landing with arches, crown moldings. The lrg master w/his and her baths. Comes with Paul Williams blueprints dated 1932. This is your chance to own a piece of LA history. Gorgeous outdoor space.

STEVEN AARON 310.432.6588  
www.340NLASPALMAS.com StevenAaron@kw.com



**359 S SYCAMORE AVENUE, LOS ANGELES**  
**LISTED AT \$2,799,000**

BY APPOINTMENT

Traditional design is redefined with this beautiful Soho inspired home. Built with an eye for entertaining and enjoying the quality of comfort, this gated residence is unsurpassed in providing all the pleasant amenities that make a house, a home. Tastefully detailed touches include accented paneled walls, high ceilings, hand-fabricated metal doors, unlacquered brass and chrome fixtures from Newport brass, Carrera marble, and much more.

MAGUY BENAİM 323.547.2743  
www.KWLARCHMONT.com maguybenaim@kw.com





**4768 BRYN MAWR, LOS FELIZ**  
LISTED AT \$2,699,000

BY APPOINTMENT

Amazing reduction! Private Spanish Colonial hidden high in the best part of Los Feliz hills, with amazing DTLA views. Unique courtyard, perfect for entertaining, featuring a sparkling pool & spa. Most original details intact, such as hardwood floors tile work & original wrought iron. Oversized LR with high beamed ceiling, fireplace & attached small library. Great family floorplan with 3 beds upstairs & large family room + guest bedroom downstairs.

CARTER + ORLAND

323.300.1025  
dorothycarter@kw.com



**2284 HIDALGO AVENUE, SILVER LAKE**  
LISTED AT \$2,650,000

BY APPOINTMENT

Spectacular Architectural with stunning views on a flat ridge top, extremely private lot. Nude, full sun pool and spa with expansive lawns. Interior features polished concrete floors, high ceilings, skylit clear story windows, and intersecting glass corners. Perfect for that intimate "dinner for two" or cocktails for 50! This is the ultimate in "California Living"

DIA, RAY & CHASE  
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323.646.0350  
rayanddia@hotmail.com



**10719 RANCH ROAD, CULVER CITY**  
LISTED AT \$2,599,999

BY APPOINTMENT

Magnificent Modern Ranch Home in Culver Crest. Casual yet elegant. Remodeled, 3,870 sqft. 6 beds, 4 ba. Family room w/ theater. Huge eat-in kitchen. Estate-like 18,000 sqft flat lot nestled in the trees. Gorgeously landscaped. Open to the outdoors for amazing entertaining. Oversized 3 car+ garage and large driveway. Multiple gardens including a rose garden with 23 varieties, a vegetable garden, drought tolerant lawn/plants. Huge price reduction.

RICH KISSEL  
www.10719RANCHRD.com

310.739.6577  
rich@richkissel.com







**BRENTWOOD | Hamptons in the Park | \$8,999,000**

Located in Los Angeles's most recognized neighborhood, coveted "Brentwood Park". This gorgeous 3-story Cape Cod-style home is gated with circular drive and boasting 8,600± sq.ft. of luxurious living, built in 2007 has every attention to detail and quality. There are 6 large bedrooms, 7½ bathrooms, and 3-car garage, all on a park-like grassy 15,594± sq.ft. lot with pool, spa, covered and uncovered patios, built-in BBQ and patio area for entertaining. web: 0343871

Pacific Palisades Brokerage  
**Robert Radcliffe 310.255.5454**



# THE ART OF LIVING



**MALIBU | Beautiful La Costa Beach** 3BD/3BA | web: 0355698 | **\$6,395,000**  
Brentwood Brokerage  
Lindsay Galbraith 310.916.8622, Gregory Bega 213.453.2020



**MALIBU | Compound Development** 5± Acres | web: 1300235 | **\$5,650,000**  
Malibu - Cross Creek Brokerage  
Barry Kinyon 310.251.9254, Marcus Beck 310.456.9405



**RANCHO MIRAGE | Rammed Earth House** 5BD/5BA | web: 0343999 | **\$4,900,000**  
Pacific Palisades Brokerage  
Enzo Ricciardelli 310.255.5467; co-listed



**BHPO | 2870 Benedict Canyon, 1.5± Acres** 4BD/4BA | web: 0027492 | **\$4,599,000**  
Beverly Hills Brokerage  
Heidi Lake 310.430.1316



**MALIBU | Malibu Tuscan Estate** 5BD/6BA | web: 1300222 | **\$4,350,000**  
Malibu - Point Dume Brokerage  
Michael Gardner 310.699.8428



**HOLLYWOOD HILLS | Stunning Views** 3BD/3BA | web: 0308766 | **\$2,095,000**  
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MARY BETH WOODS

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mwoods@marybethwoods.com

418 S GRETNA GREEN WAY

Open Sun 9/18 - 2-5pm. Beautiful Traditional new construction in Brentwood. Handsome finishes throughout w/5bd+7ba, living room, dining room, grmt chef's kitchen, breakfast area, great room, office, covered porch, outside casita with fireplace and half bath, permit for pool, spa-like master bedroom upstairs.

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**10530 Rochester Ave · Los Angeles** **\$3,299,000**  
 Renee Pietrangelo | Dominic Pietrangelo, KW 323.203.4534  
 5 bed · 4.5 bath · 4,000 sf · 6,765 sf lot



**922 San Vicente Blvd · Santa Monica** **\$2,890,000**  
 Staci Siegel 310.592.6500  
 5 bed · 3 bath · 2,994 sf · 8,926 sf lot



**9512 Tullis Dr · Beverly Hills** **\$2,199,000**  
 Y Charlie | K Sanchez | A Aldrete, The Agency 323.547.8900  
 3 bed · 3.5 bath · 2,188 sf · 4,950 sf lot



**1919 4th St, #C · Santa Monica** **\$2,100,000**  
 Sandra Miller 310.616.6213  
 3 bed · 2.5 bath



**6652 Lindenhurst Ave · Beverly Grove** **\$1,650,000**  
 Rosalie Klein 323.935.8680  
 2 bed · 2 bath · 7,098 sf lot



**8950 Cadillac Ave · Los Angeles** **\$1,025,000**  
 Michele Blackmon 310.906.5896  
 3 bed · 4 bath · 1,489 sf · 5,153 sf lot



**Mar Adentro · Los Cabos** **\$841,950 - \$5,553,600**  
 Yawar Charlie | Karen Sanchez 323.383.3753  
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**348 | 350 N Orange Dr · Los Angeles** **\$6,700/mo & \$6,950/mo**  
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Hollywood as only a few will ever see it.



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# THE GRIFFITH

\* Inspired by the iconic Observatory, this fully furnished 3-bedroom and 5-bathroom home spans 5078 SF and features custom bespoke design aesthetics, a new ethos crafted by luxury interior design firm Smith & Firestone Associates. We also partnered with BAM Luxury to create cutting-edge Whole-Home Automation. Vast 1251 SF private terraces with incomparable views of Hollywood's landmarks including the famed Griffith Park Observatory, all framed by fold away NanaWalls. Enjoy 24-hour concierge, valet and ambassador to further elevate the ultimate luxury experience of owning at Above The Penthouses. The Meek Don't Reside Here.

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# WESTSIDE ESTATE AGENCY



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**Kurt Rappaport**

(310) 860-8889 | CalBRE# 01036061

**Stephen Shapiro**

(310) 860-8888 | CalBRE# 01257836

**Fred J. Bernstein**

(310) 300-0599 | CalBRE# 01476689



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## SPECTACULAR NORTH BEVERLY PARK ESTATE BEVERLY HILLS

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Completely private & secluded from the street, set behind iron gates. Over 20,000 sf of living space on almost 4 acres. Mediterranean villa with a grand 2-story entry, large living room, formal dining room, conservatory, grmt kitchen/family room, theater, wine cellar, incredible entertainment facilities, & more. [weahomes.com/listing/beverly-park-circle](https://weahomes.com/listing/beverly-park-circle)

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## SPECTACULAR ITALIANATE VILLA WITH A LEGENDARY HISTORY PACIFIC PALISADES

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## SPRAWLING 2.6 ACRE COMPOUND BRENTWOOD

| \$22,500,000

Magical 2.63 acres of park-like land on lower Mandeville is this compound of 3 structures, a swimming pool, & a tennis court + flat & rolling lawns. Main house is approx 8,000 sf (5 BRs/6 BAs + 2 powder rms). 3,500 sf guest house, a pool house, & more. [brentwoodcompound.com](https://brentwoodcompound.com)

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270 S. CANYON VIEW | INCREDIBLE NEW PRICE! **\$7,900,000**

## OPEN TUESDAY 11-2 *Country Compound on True Park-like Grounds*

Over one acre of gardens, meadows and orchards. This is the kind 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 and boasts 4 bedrooms, 3 full baths plus 2 powder rooms, a library, wine cellar, formal dining room, junior dining as well as a harvest/family room and a cooks kitchen that opens to an outdoor dining area and wood burning pizza oven. This Portuguese floor plan surrounds an entertainers' courtyard with fountains and an easy flow. French Windows and doors throughout beckon the outdoors in and the exteriors do not disappoint. There is an entertainers lodge with a  $\frac{3}{4}$  bath, kitchenette, bar, fireplace and deck with a spa that looks out over the extraordinary grounds and the paths including steps though the forest to the full 2 br./2bas guesthouse with a full kitchen and a fireplace overlooking the pool, orchards and grounds. A greenhouse and solarium complete this dream property reminiscent of an Emily Bronte book.

**Johnny Lee Schell**  
818.621.0999  
CalBRE#01902430

**Beth Styne**  
310.367.3388  
CalBRE#00815705



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# VIEW

## FEATURED *Properties*

TOPANGA | \$6,850,000

Represented by MELISSA OLIVER & PAUL FERRA (310) 455-1717

COLDWELL BANKER RESIDENTIAL BROKERAGE

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Browse all digital editions at [cbview.com](http://cbview.com)*

**COLDWELL  
BANKER** 





**BEL AIR | \$1,399,000**  
 PRICE REDUCED OVER \$450,000! 4 adj. parcels totaling approx. 22,500+ sq. ft. N. of Sunset  
**JANINE GERSHON (310) 804-4607**



**BRENTWOOD | \$875,000**  
 621 S Barrington Ave #210 | Rare 2BD/2BA condo in Brentwood's coveted Le Provencal bldg.  
**JESPER INGLIS (310) 863-3034**



**BRENTWOOD | \$715,000**  
 11646 Chenault St #30. Open Tues 11-2. Top flr 2+2. Light & brt w/grt vus, walk to shops!  
**TIM TRIGUEIRO (310) 429-9120**



**CALABASAS | \$2,850,000**  
 26885ProvenceDr.com Mont Calabasas upgraded 5+6, 6269sf, home theater, wine cellar, PL, VU  
**BARBARA & MISSY ALPERT (310) 801-6619**



**CHINO HILLS | \$648,000**  
 Home is in move in condition, 4 bedrooms, 3 baths, 2,120 SF (approx.), Built in 1998.  
**DEE CHOU (626) 202-3930**



**GARDENA | \$549,900**  
 Large Remodeled 4BD/3BA Home with Master Suite & Designer Kitchen  
**BONNIE GOODPASTURE (310) 650-4990**



**HANCOCK PARK | \$4,900,000**  
 Timeless beauty for modern age. Classic elegance with smart home technology. 7,481SF.  
**NAOMI & LEAH 323-860-4245X4259**



**LOS FELIZ | \$850,000**  
 Resurgence of "Cool" in Los Feliz. 1bd + 2bth w/ views of Los Feliz hills to DTLA skyline.  
**ISAAC FAST & CLAUDIA HIPOLITO (323) 791-5553**



**MALIBU | \$15,900,000**  
 Modern chic farmhouse on 4 acres w/ocean views, 3 houses, tennis court & horse corral.  
**DEEDEE CORTESE (310) 200-8262**



**MALIBU | \$6,750,000**  
 Gated bluff home meticulously designed by Scott Gillen/UNVARNISHED w/ocean views,GH & pool  
**KATHY ELLIS (310) 804-4526**



**PACIFIC PALISADES | \$3,895,000**  
 Redone inside & out w/designer details & features. 5bdm, 4.5ba one-level Architectural.  
**MICHAEL EDLEN (310) 230-7373**



**PASADENA | \$3,850,000**  
 805 Oak Knoll Cir| Two story 5BR 4BA English tudor styled property, near shops on Lake Ave  
**SCOTT JAMES & CHRIS STILLMARK (626) 327-1836**



Arcadia (626) 445-5500  
 Beverly Hills North (310) 777-6200  
 Beverly Hills South (310) 273-3113  
 Brentwood (310) 820-6651

Calabasas (818) 222-0023  
 Glendale (818) 240-1111  
 Hancock Park North (323) 464-9272  
 Hancock Park South (323) 462-0867

La Cañada Flintridge (818) 790-3334  
 Los Feliz (323) 665-5841  
 Malibu Colony (310) 456-3638  
 Malibu West (310) 457-6550

Manhattan Beach (310) 802-5700  
 Marina del Rey (310) 301-3500  
 Montecito (805) 969-4755  
**COLDWELLBANKERHOMES.COM**





### PASADENA | \$1,795,000

This contemporary style home offers 5 BD/5 BA & more!  
See more <http://www.1581oldhoad.com/>

**DARRELL DONE (626) 844-2255**



### PLAYA VISTA | \$1,949,000

Luxurious, bright, large & open 4 bd/4 ba home + flex room in Everly, Phase 2 Playa Vista.

**JENNIFER PETSU (310) 945-6365**



### ROLLING HILLS ESTATES | \$315,000

1BD/1BA Condo | Spacious Floor Plan | Large Bedroom | Updated Bathroom | Large Balcony

**RICHARD ELDRED (310) 503-2519**



### SANTA BARBARA | \$11,500,000

HopeRanchElegance.com A fine example of old world charm w/ modern day amenities on 8 acres

**LINDA LORENZEN (805) 886-1842**



### SANTA MONICA | \$2,450,000

2420 Pearl St | Remodeled 5BD/5BA home with a large kitchen, patio, yard and 2-car garage.

**ED CARPENTER (310) 387-5333**



### SOUTH PASADENA | \$1,298,000

Charming English cottage in Marengo estates, 3 Bedrooms 1 Bath. [www.1921edgewood.com](http://www.1921edgewood.com)

**CAROL MAJORS (626) 399-9665**



### STUDIO CITY | \$1,529,000

Dramatic architectural design in Studio City Hills. 3BR+3.5BA+media room. 180degree VIEWS!

**TAMMY JEROME (818) 903-5854**



### TARZANA | \$1,250,000

Sophisticated and spacious 3+3 on huge lot. Pool & Spa, BBQ, Views. [www.4272Ellenita.com](http://www.4272Ellenita.com)

**WILLMA & DAVID HASS (818) 388-4398**



### VENICE | \$3,895,000

BRAND NEW PRICE! The best of Venice is defined w/this luxurious Industrial-Chic residence!

**ARAM AFSHAR (310) 702-0583**



### VENTURA | \$1,159,000

Fabulous top of Clearpoint 4+2.5 home! Move in and enjoy this awesome ocean view home!

**LAURIE RUTLEDGE (805) 648-5051**



### WESTCHESTER | \$2,549,000

Stunning & spacious estate home, 6 Bd, 5.5 Ba, Pool, Spa

**BOB WALDRON & JESSICA HEREDIA (310) 780-0864**



### WESTLAKE VILLAGE | \$1,495,000

5BD+Bonus+4BA. Apx. 3,719sf. Island kit. 3 car gar, Spa, lg yd, on a cul-de-sac.

**PAT HELTON (805) 495-1048**

Pacific Palisades (310) 454-1111

Palos Verdes (310) 378-5201

Pasadena (626) 584-0050

Playa Vista (310) 862-5777

San Marino (626) 449-5222

Santa Barbara (805) 682-2477

Santa Monica Montana (310) 458-0091

Santa Monica Wilshire (310) 829-3939

Sherman Oaks (818) 995-2424

Studio City (818) 788-5400

Venice (424) 280-7400

Ventura (805) 648-5051

Westchester (424) 702-3000

Westlake Village (805) 495-1048

**COLDWELLBANKERHOMES.COM**



RESIDENTIAL BROKERAGE



# A&D ARCHITECTURE & DESIGN

## ART: IN THE EYE OF THE BEHOLDER...OR THE INSTALLER?

by Bret Parsons

Edgar Degas is quoted as saying "Art is not what you see, but what you make others see." Well, if you're lucky enough to have a collection of works by Claude Lorraine, Jean Dubuffet, Claudio Bravo, Henry Moore, Alexander Calder, Fernando Botero, David Smith or Louise Nevelson, you'll need a highly skilled design practitioner to help "make others see." That's when you call interior designer Jeffrey Hitchcock who's arranged extraordinary collections for clients. However, for a mere mortal's assortment, his display techniques still apply. First and foremost, scale is critical. Does the piece "fit" the room? A tiny painting in the middle of a long hallway will never be appreciated. Second, the flow: how does one's eye travel from one piece of art to another? Is it jarring or soothing? Third, arrange disparate collectables together and forget "matchy matchy" which is inherently boring. Next, there's balance. Distribute pieces evenly through the entire space and not simply grouped over the fireplace hearth. Fifth, once the final arrangement pleases you, light it properly! This aspect is often overlooked yet makes all the difference. Finally, place artifacts in unexpected places such as bathrooms, kitchens, and even near the back door. Art nourishes the soul—position it where you'll see it often.

[www.JeffreyHitchcock.com](http://www.JeffreyHitchcock.com)



## ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: MICHAEL BARSOCCHINI



MALIBU | \$4,750,000

Custom Malibu beach house w/French elegance 3+3, 60ft of beach frontage. DazzanEstates.com

Irene Dazzan-Palmer & Sandro Dazzan (310) 317-9348

ARCHITECT: DL DESIGN ARCHITECTS



VENICE | \$2,749,000

929 Dickson St. Open Sun 2-5. Bold Modernist Arch, 3+3+media, gardens, Luxe design, Silicon Beach.

Joan Caplis (310) 748-2208

ARCHITECT: DAVID KELLEN



SANTA MONICA | \$1,749,000

1127 6th St | 2BD/3BA + loft architectural townhome. Great location!

Linda Semon (310) 351-3995



TO FIND OR LIST YOUR ARCHITECTURAL DREAM HOME,  
CONTACT [BRET@BRETPARSONS.COM](mailto:BRET@BRETPARSONS.COM) OR (310) 497-5832  
FOR A SUPERB ARCHITECTURAL SPECIALIST.



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Joyce Rey

# STUNNING TRADITIONAL CLASSIC

718 NORTH PALM DRIVE, BEVERLY HILLS

\$23,900/MONTH

OPEN TUESDAY 11-2

JOYCE REY

(310) 285-7529 | Joyce@JoyceRey.com | JoyceRey.com



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RESIDENTIAL BROKERAGE



# BEGUILING COLONIAL



*Make a lifetime of precious memories in this classic Connecticut style home. Hardwood floors and big stone fireplaces complement the blend of charm and sophistication. Stylish central hall plan with graceful living and dining rooms. Stunning family room and cozy breakfast room. An enchanting sunroom opens to the garden and pool. Four family bedrooms upstairs. Located on a quiet corner, with a little tweaking it could be transformed into a treasured, heartwarming family residence. A rare value. \$6,495,000*

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# *IN BRENTWOOD PARK*



**307 SOUTH BURLINGAME AVENUE**  
**OPEN TUESDAY 11AM - 2PM**  
**MARY LU TUTHILL**







ADDITIONAL PHOTOS BY PARSLEY CALIFORNIA

## SOPHISTICATED BEVERLY HILLS...

...warmth and elegance abound throughout this impeccably maintained and upgraded "Regency Ranch" in lower Coldwater Canyon. Exquisitely detailed marble-floored foyer, oversized formal bay-windowed living room with fireplace, a generous traditional dining room with window seat, and an airy, wainscotted den with fireplace and walk-in wet bar. The light-filled center island chef's kitchen incorporates a gracious breakfast nook. Rear motor court and detached 2-car garage. Large, private rear courtyard is optimum for outdoor entertaining, and above is a terraced garden which provides ample room for a pool. This custom-designed home, full of old world craftsmanship plus 21st century ease and security, exemplifies an aspirational lifestyle for the truly discerning.



## OPEN HOUSE

Tuesday, September 13, 11am-2pm

1165 Coldwater Canyon Drive

Beverly Hills, CA 90210

[www.1165ColdwaterCanyon.com](http://www.1165ColdwaterCanyon.com)



### DETAILS

- Well maintained and upgraded; move-in condition
- Full complement of public and private rooms
- 4 bedrooms + 4 bathrooms
- Mature landscaping creates privacy
- Double-glazed windows throughout ensures serenity
- City of Beverly Hills services

Offered at \$3,675,000

**Bret Parsons**  
**REAL ESTATE**

(310) 497-5832

[Bret@BretParsons.com](mailto:Bret@BretParsons.com)



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# 13849 WEDDINGTON STREET | SHERMAN OAKS



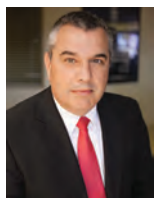
5 Bedrooms + Guest House w/ 12 Bathrooms (12,049 Sq. Ft. on 37,630 Sq. Ft. Lot)



**BROKER'S OPEN | TUESDAY, SEPTEMBER 13<sup>TH</sup> from 11am -2pm**

Stately gated Country French in Chandler Estates. One of the most stunning examples of craftsmanship & highest quality materials ever seen in Sherman Oaks. Built in 1992 & masterfully enhanced with all the expectations of fine living. Grand foyer features staircase with Pecan paneling & rotunda ceiling. Living room with vaulted ceilings, leaded glass windows, oak floors & stone fireplace. Formal dining room with coffered ceiling, custom wall fabric & patio with fountain. Family room with wood beamed ceilings, fireplace & wet bar overlooking breakfast room. Magnificent sun-filled kitchen with Sub-Zero fridge/freezer, Viking range, center-island & butler's pantry. Entry level also features Pecan paneled study with fireplace, coffered ceiling & elevator servicing all 3 floors. Upper level master suite with spacious sitting room, 3 walk-in closets & terrace overlooking backyard. Additional features include 3 ensuite bedrooms & a lower level area with pub/game room, bathroom with sauna, wine storage & guest suite with sitting room, bedroom & bathroom. Elegant backyard with mosaic tiled pool and spa, Koi pond, lush lawns and lanai with fireplace & powder room. Separate two story guest house with lower level gym & upper level guest quarters overlooking tennis court. One of a kind opportunity to own an exceptional & distinguished piece of property.

**Offered at \$4,395,000**



**Joe Breckner**  
818.528.2291  
Joe@JoeBreckner.com  
www.JoeBreckner.com  
CalBRE#00883666

[www.CarolwoodEstate.com](http://www.CarolwoodEstate.com)



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## 2 Story Country English Masterpiece



### 611 North Walden Drive • Beverly Hills

- Immaculate redone charmer
- Authentic detail intact
- 4 bedrooms up + maid's quarters down
- Lovely den
- Huge outdoor guest suite/pool house
- Dramatic high beamed ceiling living room
- Beautiful wood floors and French doors
- Kitchen and baths beyond compare
- Spectacularly lush front and rear gardens
- Big rear yard with huge pool, patios, lawns
- Curb appeal on premier Westend Flats road
- Available furnished at a substantially higher price

**\$16,500 per month (long-term unfurnished)**

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





# 24HR GUARD GATED SECURITY MOUNTAINGATE IN BRENTWOOD



## 12329 RIDGE CIRCLE, LOS ANGELES 90049

New on Market! Sweeping Mountain and Country Club Fairway Views from the moment enter this nearly 3040 sqft luxurious townhome with 2 Bedrooms, Huge Den, 2.50 Baths. Beautifully updated and remodeled. Lovely low maintenance private backyard. 2-car attached garage. A fabulous Brentwood buy at under \$550. sqft!



**OPEN TUESDAY, SEPT. 13TH  
11AM-2PM**

**[www.12329Ridge.com](http://www.12329Ridge.com)**

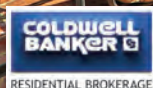
**\$1,685,000**

**TANIA FERRIS**

**310-713-8234**

**TaniaFerris68@aol.com**

**CalBRE#00664167**



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# 24HR GUARD GATED SECURITY MOUNTAINGATE IN BRENTWOOD



## 12540 THE VISTA, LOS ANGELES 90049

Sensational City & Country Club Fairway Views! Nearly 2800 sqft luxurious townhome with 2 Bedrooms, Huge Den, 2.50 Baths. Dramatic interior with high ceilings. Lovely low maintenance backyard with private SPA. 2-car attached garage. A fabulous Brentwood buy at under \$534. sqft!



**OPEN TUESDAY, SEPTEMBER 13TH  
11AM-2PM**

**[www.12540TheVista.com](http://www.12540TheVista.com)  
REDUCED! \$1,495,000**



**TANIA FERRIS**  
**310-713-8234**  
**[TaniaFerris68@aol.com](mailto:TaniaFerris68@aol.com)**  
**CalBRE#00664167**



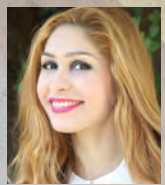
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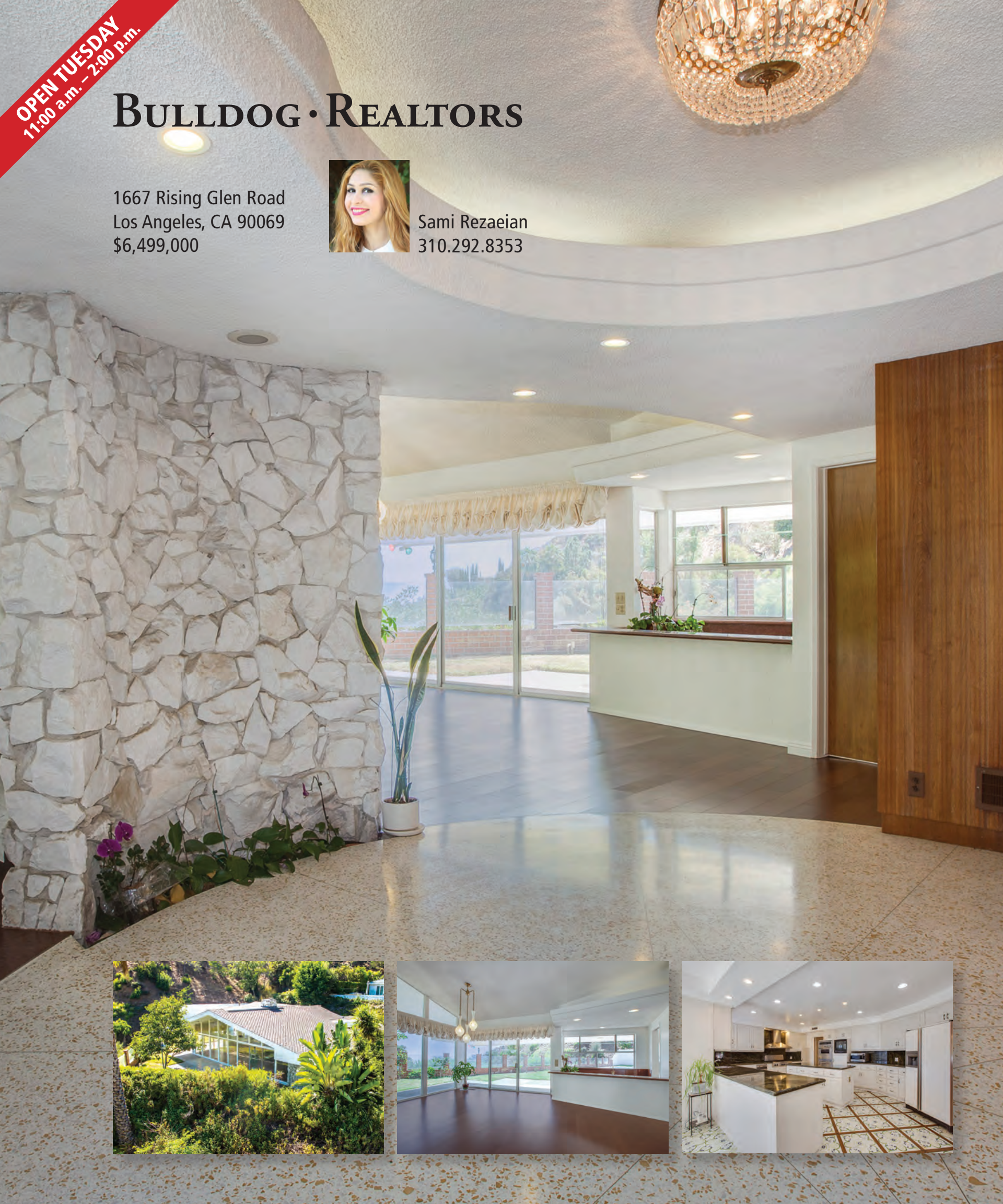
OPEN TUESDAY  
11:00 a.m. – 2:00 p.m.

# BULLDOG • REALTORS

1667 Rising Glen Road  
Los Angeles, CA 90069  
\$6,499,000



Sami Rezaeian  
310.292.8353







**Santa Monica**  
654 Pier Ave #A  
\$1,395,000  
Architectural townhome  
in Ocean Park  
Randolph Wright  
310.908.1734



**Venice**  
2905 Strong's Drive  
\$2,995,000  
Custom built Venice beach home  
Jennifer Hughes  
310.383.7299



**Santa Monica**  
1815 20th Street  
\$1,799,000  
Owner Occupied –  
Exempt from rent control  
Sami Rezaeian  
310.292.8353



**Santa Monica**  
400 Entrada Drive  
\$2,250,000  
Spanish Colonial in Santa Monica Canyon  
Doug Stoddard  
310.913.8444



**Venice**  
846 California Ave.  
\$1,487,000  
Two separate houses  
Winston Cenac/Julie Vad  
310.963.9300  
213.500.5152



**Venice**  
47 Brooks  
\$12,500 / month  
1/2 block to beach!  
Furnished Architectural lease  
Jennifer Hughes  
310.383.7299



**Venice**  
114 Wavecrest  
\$6,995 / month  
Rare 1912  
Airplane Craftsman  
Golda Savage  
310.770.4490





# Nest Seekers INTERNATIONAL



**\$20,000 BONUS TO SELLING AGENT IF THEY BRING IN AN ACCEPTED OFFER BY 9/30 AND A CLOSE BY 10/31**



**1030 SOMERA ROAD BEL AIR LOS ANGELES, CA | 4,195,000 | 6 BEDS | 4 BATHS | 3,500 SF | 31,000 SF LOT**

**SIGNIFICANT PRICE REDUCTION EQUALS GREAT OPPORTUNITY FOR BUYER.** Prime coveted bel air, west gate. Location, location. Views and more views; panoramic, ocean, city lights, downtown views. Spectacular opportunity for a remodel or to build new. This gated property offers privacy and is on a coveted cul de sac. Boasting over 31,000 sq ft of land. Existing home has over 3,500 sq ft of living space. 6 bedrooms, 3.5 bathrooms, 2 fireplaces, master suite with views. WebID 627634

## MELISSA WALLACE

Nest Seekers International - Licensed Real Estate Agent  
271 North Canon Drive  
Beverly Hills, CA  
Phone: 310.499.2081 Mobile: 310.560.5757  
melissaw@nestseekers.com BRE# 01711310

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BEVERLY HILLS EAST SIDE MIDTOWN WEST SIDE GREENWICH VILLAGE SOHO WILLIAMSBURG LONG ISLAND CITY NEW JERSEY

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# PROPERTIES

## Nest Seekers INTERNATIONAL



### 1755 OCEAN AVE #305 SANTA MONICA | \$1,680,000

The only 1 Bed | 1 Bath unit AVAILABLE IN Santa Monica's Premiere Luxury Full Service Building!! Tenant has just moved out and walls have been painted back to original white color! Magnificent property designed by Clodagh International. This corner unit features southwestern exposure and private terrace with glorious ocean views. High end furnishings; top of the line finishes, including honed marble, polished quartzite, hardwood floors, gourmet kitchen, spa-like master bath with large soaking tub. Enjoy the gorgeous roof top deck featuring Resident only lounge, pool, spa, cabanas, 2 BBQ areas for dining al fresco at Sunset! There is a state of the art fitness center with expansive terrace, 24 hour concierge and doorman. Walking distance to fabulous restaurants shopping, 5 star hotels, Tongva Park, Santa Monica Pier and Main Street! WebID 609021 Also for lease: \$7,300/month

SEBASTIAN WOLSKI 310.776.9467 SebastianW@nestseekers.com



### 2171 STRATFORD CIRCLE BEL AIR | \$5,999,999

This beautiful, custom built Mediterranean estate boasts an elegant, double stairway entry with soaring ceilings. A Koi pond garners attention in the center of the house, surrounded by formal living and dining room, as well as chefs kitchen with top-of-the-line appliances, all opening up to deck overlooking the pool and golf course views. Six bedrooms total including the master suite with dual baths, sitting area and terrace. Fantastic game room and theatre downstairs that leads out to the garden. WebID 629834

SEBASTIAN WOLSKI 310.776.9467 SebastianW@nestseekers.com

CHRISTINE LEE 424.610.8502 Christine@nestseekers.com

DAVID PARNES 424.400.5916 DParnes@TheAgencyRE.com

JAMES HARRIS 424.400.5915 James@TheAgencyRE.com



### 216 N CARLETON AVE ANAHEIM CA | \$399,900

Delightful cottage home located in a serene neighborhood near the prominent Anaheim Colony Historic District. The front gable porch enters into the spacious living area that is immersed with natural sunlight. This home features laminate floors throughout, two bedrooms, laundry room and one bathroom with travertine tile and recessed LED lighting. Vintage kitchen showcasing the small dining area. Spectacular front yard and backyard is ideal for entertaining along with the enjoyment of peace of mind due to the installed drought tolerant mulch throughout. Detached media room located in the backyard with easy access to the garage. Garage encompasses a long driveway. WebID 635259

ANDREW VARGAS 714.371.3692 andrewv@nestseekers.com



### 6250 HOLLYWOOD BLVD #4G HOLLYWOOD HILLS EAST | \$1,265,000

2 bedroom | 3 Bath floor plan at the infamous W Residences! This original Developer model unit comes fully equipped w/top of the line designer appliances & finishes built into the Verenna Poliform Kitchen System. Sub-Zero Refrigerator & Wine Cooler, Kuppersbusch Oven & Dishwasher, Miele Vent less Washer & dryer, and GESSI faucets. With just under 2,000 sq ft of livable space, this unit is PERFECT for entertaining, relaxing, or working from home as you overlook your iconic views of the Capitol records building, Pantages Theater & the Hollywood Sign in the Hollywood Hills from any room in the unit. This unit has dual master suites equipped w/enormous walk-in closets, tons of storage space & an intimate balcony. WebID 607428

SEBASTIAN WOLSKI 310.776.9467 SebastianW@nestseekers.com





\$8,995,000 | 25200 Jim Bridger Rd, Hidden Hills | 6BD/10BA  
**Marc & Rory Shevin | 818.251.2456/818.251.2476**



\$4,450,000 | 3947 Ridgemont Drive, Malibu | 4BD/3BA  
**John Mihanian | 818.613.8585**



\$2,900,000 | 401 N La Jolla Ave, Beverly Center | 4BD/4½BA  
**Tom Tostengard | 323.872.4710**



\$2,595,000 | 631 Las Lomas Ave, Pacific Palisades | 3BD/3½BA  
**Brett Duffy/Betty-Jo Tilley | 310.230.3716/310.429.9833**



\$2,400,000 | 3292 Inglewood Bl, Mar Vista | 3BD/2½BA  
**Keith Endow | 310.722.2562**



\$2,799,000 | 3720 Litchfield Lane, Tarzana | 5BD/5¼BA  
**Andrew Manning | 818.380.2147**



\$779,000 | 311 Branch St, Highland Park | 3BD/1¼BA  
**Margaret Cashion | 310.795.2200**

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Beverly Hills | Brentwood | Calabasas | Encino | Los Feliz | Los Olivos | Montecito  
Pacific Palisades | Pasadena | Santa Barbara | Santa Monica | Sherman Oaks | Studio City | Ventura



# EXTRAORDINARY RESULTS



\$2,900,000 | 3251 Purdue Avenue, Mar Vista | 5BD/6BA  
S. Bubis/R. Frey | 310.255.3450/310.488.3595



\$3,195,000 | 410 Via Dichosa, Hope Ranch | 4BD/3BA  
Team Scarborough | 805.331.1465



\$1,649,000 | 14827 Jadestone Dr, Sherman Oaks | 4BD/3BA  
Fran Chavez | 818.517.1411



\$1,395,000 | 4011 Goodland Ave, Studio City | 2BD/3BA  
Steve Shanks | 818.817.4215



\$799,000 | 4941 Chimineas Ave, Tarzana | 3BD/3BA  
Yaniv Horovitz | 818.943.9044



\$750,000 | 1506 S Bentley Ave #301, Westwood | 2BD/2BA  
Kathy Douglas | 310.820.9320



OPEN TUES 11-2

\$1,975,000 | 6478 Ivarene Avenue, Hollywood Hills | 4BD/5BA  
Alexandra Kerr | 310.795.1440

conditions, and features of property. Information is obtained from various sources and will not be verified by broker or MLS. Sellers will entertain and respond to all offers within this range. CalBRE 01317331



**OPEN** TUESDAY 11-2  
LUNCH SERVED

WWW.**394ARNO**.COM



**394 Arno Way | Pacific Palisades**

**Offered at \$2,498,000**



**DAN URBACH**

310.230.3757

info@DanUrbach.com

www.ExclusiveRealtor.com

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 kitchen. Generous upstairs private master suite. 2 downstairs bedrooms share a hall bath. Inviting backyard with secluded spa. Additional features: hardwood floors, 4 fireplaces, 2-zone A/C, security with 8 cameras & 2 car direct access garage.

**BERKSHIRE HATHAWAY | California Properties**  
HomeServices



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# SPANISH COLONIAL

**15926 Alcima Avenue | Pacific Palisades**

**Offered at \$13,995,000**

This new exquisite Spanish Colonial estate is a true artistic vision that seamlessly blends Spanish and Modern architecture with world class amenities and state-of-the-art technology. The gated courtyard welcomes you into this 8 bedroom, 10 bath home of over 12,000 sq. ft. (bldr). The expansive lot is over 21,000 sq. ft. (assr), enjoys sweeping ocean and mountain views and is ideally located near Palisades Village. Featuring a luxurious master suite, Chef's kitchen, wine room, bar, Dolby Atmos movie theatre, two oversized flex rooms, office, and rooftop deck. Beautifully landscaped grounds encompassing a large grassy yard, pool & spa, and a poolside cabana complete this stunning home.

**OPEN TUESDAY 11-2**



**EMILSCHNEEMAN**

310.230.3731

Email@bhhsca.com

EmilSchneeman.com



**BERKSHIRE HATHAWAY | California Properties**  
**HomeServices**





Tudor/Contemporary home in the prime BEVERLY HILLS FLATS. It is located on the Rarely-For-Sale 700 Block. At almost 18,000 sq./ft., this elevated corner parcel presents an extraordinary prospect. The residence showcases spacious 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 the perfect home of your dreams.

700 N Arden Dr | Beverly Hills

Offered at \$9,800,000



**DITTANYZHANG-SELTZER**

310.867.0171

Dee@Real-Dee.com

www.Real-Dee.com

**BERKSHIRE HATHAWAY** | California Properties  
HomeServices







2170 MOUNT OLYMPUS DR | MOUNT OLYMPUS, SUNSET STRIP

OFFERED AT \$3,799,000

Sleek Contemporary 4BD/4BA “loft-like” entertainer’s Mount Olympus home w/ pool & city views.



**CRISTIE ST. JAMES**

Luxury Properties Director

310.291.1029 | stjamesest@aol.com

**MARKUS CANTER**

Luxury Properties Director

310.704.4248 | markuscanter@bhhsca.com

**AZY FARAHMAND (CO-LISTING AGENT)**

The Agency

310.710.8841 | afarahmand@theagencyre.com



**BROKER’S OPEN HOUSE:**

**TUESDAY, SEPTEMBER 13 | 11 AM – 2 PM**

**TUESDAY, SEPTEMBER 13 | 6 PM – 8 PM (TWILIGHT OPEN HOUSE)**

[www.2170MtOlympus.com](http://www.2170MtOlympus.com)

[WWW.STJAMESCANTER.COM](http://WWW.STJAMESCANTER.COM)

**BERKSHIRE HATHAWAY** | California Properties  
HomeServices





# THE DELL AWAITS

Mediterranean classic in the Hollywood Hills on over 10,000 SF street-to street lot. Resort style backyard features stone patio with custom kitchen, fireplace, garden, saltwater pool/spa, poolside cabana with bath/sauna. Home features original details, large step-down living room with fireplace. Upper level includes master suite with lounge area, and 2 addl BRs. Lower BR ideal as office. Detached 2 car garage and additional rear parking for 3-4 cars. Romantic and private, this home represents L.A. living at its best!

**6478 Ivarene Ave | Hollywood Hills**

**Offered at \$1,975,000**



**ALEXANDRAKERR**

310.795.1440

alexandrakerrla@gmail.com



**BERKSHIRE HATHAWAY | California Properties**  
HomeServices







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)



# 219 South Bedford Drive

## Beverly Hills

### Open House

Tuesday, September 13

11–2 pm

Lunch Served



More information available at  
**219SBedford.com**

Traditional | 4 Bedrooms | 4.5 Bathrooms  
3,190 Sq. Ft. Living | 7,653 Sq. Ft. Lot  
Center Hall Floorplan. Formal Living & Family Rooms.  
Formal Dining & Breakfast Rooms. Three Bedrooms Upstairs.  
Master Suite. Grassy Yard. Beverly Hills Schools.

**\$3,349,000**

property  
Information

## Larry Young

Luxury Properties Director

(310) 777-2879

[larry@larryyoungwestside.com](mailto:larry@larryyoungwestside.com)

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

CalBRE #00999537

## Dan Urbach

Realtor® - Brokers Associate

(310) 230-3757

[dan@danurbach.com](mailto:dan@danurbach.com)

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

CalBRE #01147391



**BERKSHIRE HATHAWAY**  
HomeServices  
California Properties



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



# 144-146 South Peck Drive

Beverly Hills | Duplex | \$4,185,000

*Enormous & rare duplex in the heart of south Beverly Hills beckons for its next owner. Stone's throw from Rodeo Dr, the world's best shopping & the Beverly Wilshire Hotel, each unit in this grand French traditional offers 3 BRs, 3BAs, formal dining & living rooms, breakfast areas, dens, epicurean kitchens, verdant courtyards & off street parking for 6 cars.*

**ERNIE CARSWELL**  
PARTNERS

Chris Pickett  
**TELES**  
PROPERTIES  
310.800.7103

Chris Pickett: Bureau of Real Estate #01475927

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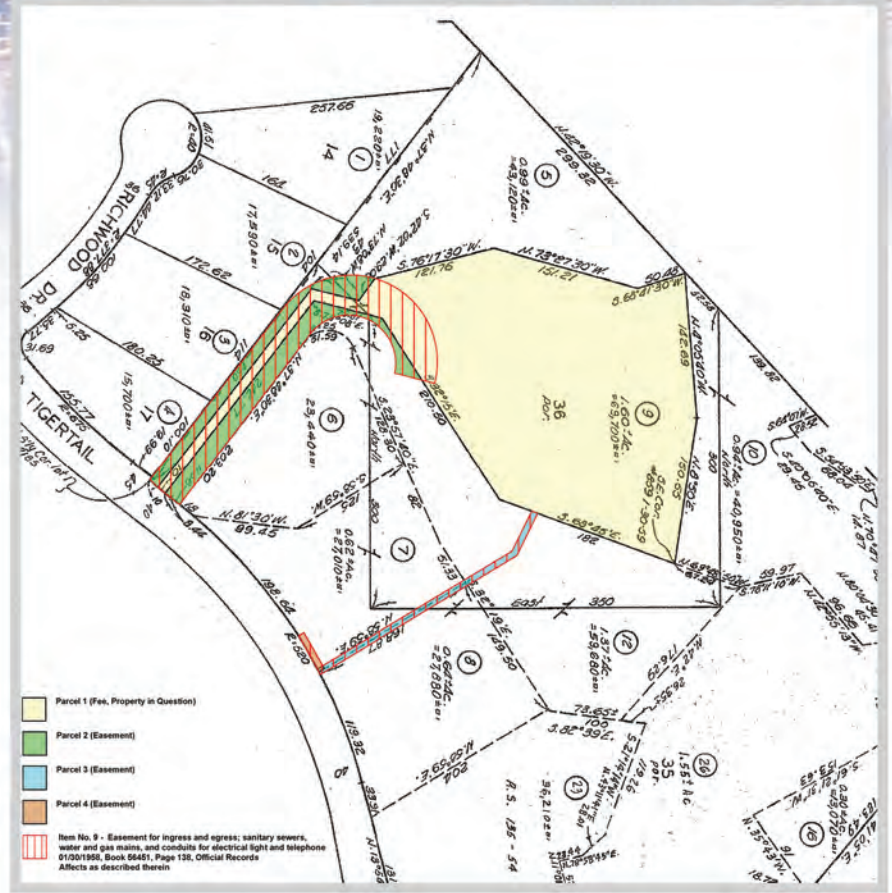


# BRENTWOOD HILLTOP VIEW LOTS



**592 N. TIGERTAIL ROAD**

{ APN: 4494-001-012 }



**594 N. TIGERTAIL ROAD**

{ APN: 4494-001-009 }

PRICE AVAILABLE UPON REQUEST





592NTIGERTAIL.COM

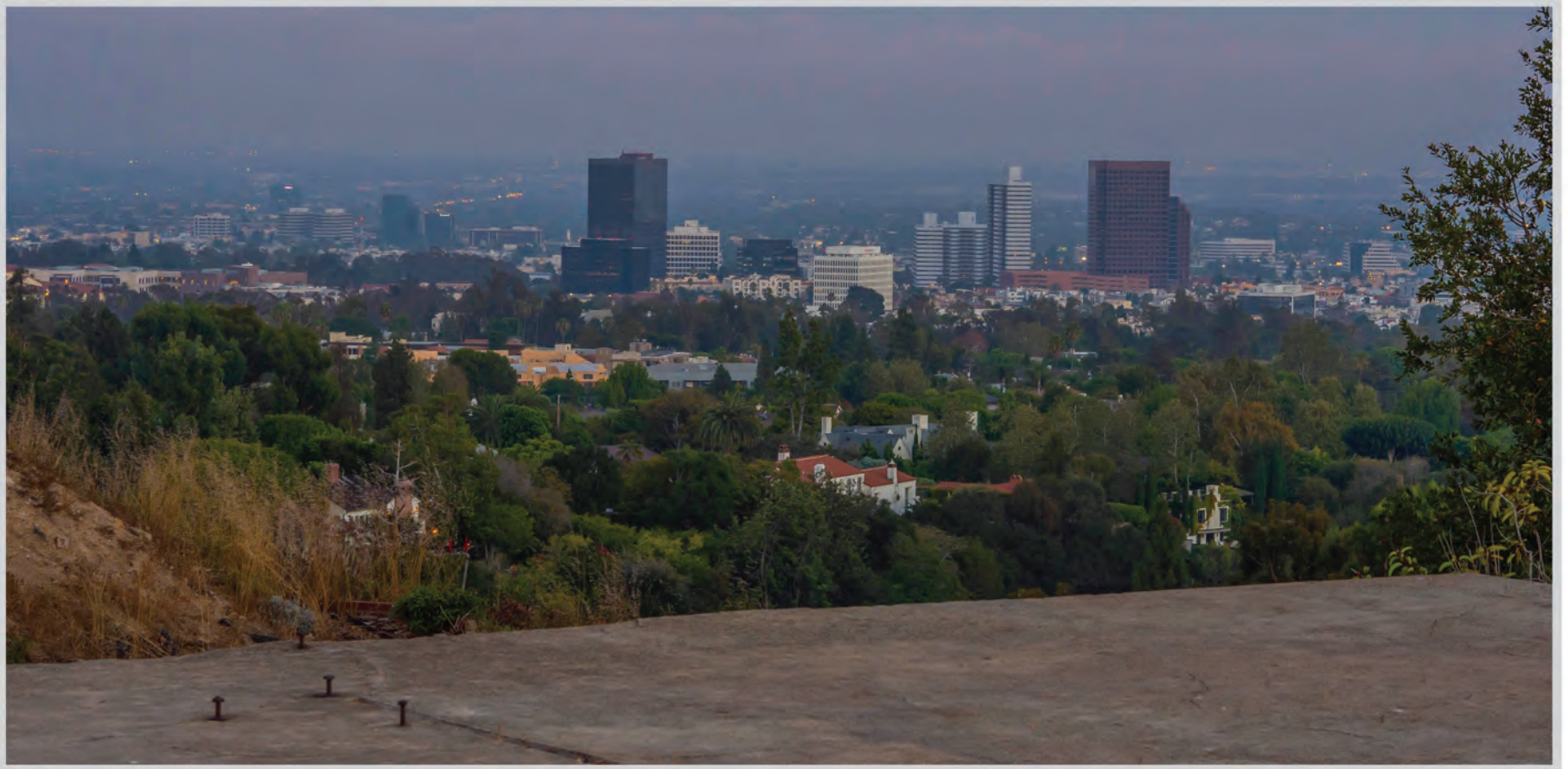
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360 Degree Panoramic Views Of The Getty Museum, Palisades & City Lights. These Properties Have Not Been Available To Purchase Since 1957 & 1961!!! Two Separate & Very Private Flag-Lot Parcels Being Sold Together; Approximately 3 Acres Combined. Don't Miss This Fabulous & Extremely Rare Chance To Own These Exceptional Properties & Design/Build Your Dream Home!!!



# Sotheby's

INTERNATIONAL REALTY

**FOR SALE | 6 BEDROOMS | 11 BATHS | 16,000+ SQ.FT.**  
Offered at \$29,750,000

Private and gated major Beverly Hills Italian Villa. Over 16,000 sq. ft. of living space on an acre lot in prime Beverly Hills. Infinity pool with city views. Details and craftsmanship must be seen to fully appreciate. An entertainer's dream.



1141 SUMMIT DRIVE  
BEVERLY HILLS



OPEN TUESDAY

- BROKERS CARAVAN 11-2
  - LUNCH SERVED
  - VALET PARKING

- TWILIGHT OPEN 5-8
  - COCKTAILS & HORS D'OEUVRES
  - VALET PARKING

Sunset Strip Brokerage  
MARC NOAH | 310.968.9212  
Marc@MarcNoah.com | MarcNoah.com





# 1173 Rodeo Drive Beverly Hills Adj.

**\$2,895,000**

3 Bed | 3 Bath

**Jeremy Ives**

310.858.1902

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

Extraordinary 3BR+3BA custom Spanish with pool located in sought after Beverly Hills Adj. neighborhood. Situated on a 10,000+ sqft lot, this home exudes warmth and sophistication with custom architectural detailing throughout. Spectacular outdoor space provides a generous covered dining patio leading to a large sparkling pool & beautifully landscaped grounds along with converted garage & ample driveway parking. Conveniently located next to Beverly Hills & minutes to Century City and Pico/Beverly shops and restaurants. Extremely private & truly an entertainer's dream home! | [1173RodeoDrive.com](http://1173RodeoDrive.com)



COMPASS

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# 1700 Bagley Avenue Beverlywood

**\$2,850,000**

4 Bed | 4.5 Bath

**Jeremy Ives**

310.858.1902

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

Exquisite 4BR + 4.5BA brand new construction, custom built with modern style & luxury. Spacious open floor plan features stylish living room with fireplace opening to formal dining area. Gourmet chef's kitchen with Viking appliances and generous eat-in/lounge area. Master suite features balcony, large walk-in & luxurious spa-like master bath. French white oak hardwood floors, high-end fixtures, surround sound system and hi-tech security system throughout. Boasts large grassy yard & impressive patio deck. Close to Beverly Hills, Century City & Pico/Beverly shops. Definitely a must see! | [1700BagleyAvenue.com](http://1700BagleyAvenue.com)







OPEN HOUSE  
TUESDAY 11-2 PM

## 11715 CHENAULT STREET, UNIT 304 | BRENTWOOD

*Offered at \$1,425,000 | 3 BED | 3.5 BATH | 11715CHENAULT304.COM*

Warm, quiet and inviting, with a beautiful view of greenery from the living room, you will immediately feel at home in this stylish condominium with 3 large bedrooms and 3.5 baths. Completed with designer finishes throughout, the home features an open plan with Asian maple floors, formal dining room, French doors and a large, gourmet kitchen with Caesar stone counters, farm sink, custom cabinets and Viking stainless steel appliances. All en-suite bedrooms, the large master suite has a customized large closet, and an all stone bath with double sinks, oversized shower and soaking tub. Building features a gym, gated parking and numerous guest parking spaces.

## JOANNE LINDSAY

310.466.7892 | joanne.lindsay@thepartnertrust.com

THEPARTNERSTRUST.COM

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EXCLUSIVE AFFILIATE OF







ARCHITECTURAL

## THE PHINEAS RESIDENCE

OPEN  
TUE 11-2 &  
TWILIGHT 6-7



9621 Arby Drive | Beverly Hills Post Office

The Phineas Residence by award winning architectural firm SPACE International and design team Ground Up LA. Come experience the 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 the residence. Wide plank flooring is highlighted by sumptuous white oak in the living room. The custom milled interior paneling and cabinetry is crafted of exquisitely grained Machiche wood, as are the exterior fencing, decking and siding. Dark hematite and soft grey honed basaltina stone showcase the entry and the living room fireplace. Tile treatments include Pico Italian porcelain, Bisazza wall mosaics and Anne Sacks pool tile. Both kitchens and all bath cabinets and hardware are by Boffi. The Miele kitchen features a wine refrigerator and built-in espresso machine, while the master bath is highlighted by freestanding Agape Spoon tub. The attention to detail extends to the landscape designed by Kathleen Ferguson. A cantilevered floating guest house and terrace surround an infinity pool to create a private courtyard experience. **Offered at \$7,395,000**

JOHN AAROE GROUP



BRIAN COURVILLE

323.315.7451  
brian@modernlivingla.com



JB FUNG

323.315.7450  
jb@modernlivingla.com



# hollywood hills bungalow

JOHN AAROE GROUP

Open Tuesday, Sept. 13th from 11-2pm  
Open Sunday, Sept. 18th from 2-5pm  
3055 Valevista Trail | \$765,000



SAMANTHA NUGENT  
Estate Agent

310.383.5319 call or text  
424.249.7117 office  
samantha@samanthanugent.com  
aaroe.com/samanthanugent

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, bright interior boasts floor to ceiling windows. Updated kitchen. An extra room acts as den or office. Carport for 2 cars.



8 OAKMONT DRIVE, BRENTWOOD

New Listing! | Open Tuesday 11AM - 2PM | Catered Lunch



COMPLIMENTARY VALET PARKING  
BUILD YOUR OWN PASTA BAR!



SALLY FORSTER JONES  
310.691.7888  
sallyforsterjones.com

Offered at \$10,950,000 | 8Oakmont.com

JOIN US FOR LUNCH! Fall in love with this breathtaking contemporary home nestled behind a gated entry on a notable street in sought after Brentwood. This unbeatable location on prestigious Oakmont Drive provides incredible privacy in a secluded setting that is inarguably one of the most exclusive residential streets in the city. Designed with the finest architectural integrity and updated to perfection, this 8 bedroom, 12 bathroom home will truly appeal to those who demand the epitome of ultra-luxurious living. The lower level entertaining space is imaginative and inspired with a walk-in wine cellar, sauna, and bar. This private oasis is complete with a sparkling pool, warm spa, beautiful outdoor seating area, grassy yard, and wonderful mature landscaping. This spectacular home makes a lasting impression that won't be forgotten!



9022 W. 25TH STREET, BEVERLYWOOD

New Listing! | Open Tuesday 11AM - 2PM | JOIN US FOR LUNCH!



Offered at \$1,895,000 | [902225thStreet.com](http://902225thStreet.com)



SALLY FORSTER JONES

310.691.7888

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

Newly constructed and completely re-imagined, this stunning Cape Cod inspired traditional was designed for comfortable living with a warm and sophisticated appeal. High ceilings and large windows flood interior spaces with light throughout this 5 bedroom, 4 bathroom home. The open floor plan features a gorgeous kitchen which flows graciously to the dining area and living room with doors that open to the spacious rear yard. Upstairs are 4 generous bedrooms including the stylish master suite with soaring ceilings, a large private balcony, a luxurious ensuite bath, and an enormous walk-in closet. The highest quality materials throughout, composed with a thoughtful designer's touch - wide plank wood floors, decorative moldings, and chic fixtures. This beautiful Beverlywood home has been executed with incredible attention to detail and substantial quality.



505 N. TIGERTAIL ROAD, BRENTWOOD

New Listing! | Open Tuesday 11AM - 2PM | JOIN US FOR LUNCH!



Offered at \$5,995,000 | [505Tigertail.com](http://505Tigertail.com)



SALLY FORSTER JONES

310.691.7888

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

This undeniably exceptional, 6 bedroom plus 6.5 bathroom, Brentwood home epitomizes a well-kept and stunning Traditional style. Luxuriate in the serene setting, nestled amongst mature landscaping in complete privacy. The wonderful floor plan is ideal for entertaining and a sophisticated yet comfortable lifestyle where one stunning room flows seamlessly into the next. Featuring an elegant library, private office, comfortable family room, and formal dining and living room, this one-of-a-kind traditional has it all. With 5 bedrooms upstairs, relish in the expansive master suite, and an updated spa-like master bath ideal for a relaxing retreat. Enjoy indoor/ outdoor living with doors that open to the beautifully manicured yard and dining area. You will find this gorgeous and welcoming home in a fantastic location that provides convenient access to everything Brentwood has to offer!



modern newer development  
with urban flair

JOHN AAROE GROUP

Open Tuesday from 11-2pm  
642 N. Gramercy Pl, Hancock Park | \$939,000



**MICHAEL WINESTONE**  
Director, Master Trust & Probate Division | John Aaroe Group  
310.569.2043 call or text

**KAREN GREENSWEIG**  
Teles Properties  
310.569.2426 call or text

**HEATHER KLEIN**  
Teles Properties  
310.415.8553 call or text



**TELES**  
PROPERTIES

3 bed /3.5 bath modern development completed in 2015. Enjoy incredible views from the private rooftop patio and the security of a gated community.





## WEHO GATED PARADISE | 93 WALK SCORE



Ryan Fitzgerald

310.402.6000  
Ryan@RyanSellsLA.com  
RyanSellsLA.com

800 Westbourne Drive | West Hollywood

Private, gated and serene entertainer's paradise with a 93 walk score. Step behind the gates of your urban oasis and feel the stress of the day melt away. Salt water pool and spa, lush grounds, built-in gas barbecue, central speaker system, motorized driveway gate and ample off street parking top the long list of amenities. Open all your doors and windows inviting our gorgeous Southern California climate inside. Alarm system, security cameras and monitor add an extra layer of comfort. The breeze of indoor/outdoor living is present throughout this 3 +3 West Hollywood gem. All bedrooms offer en suite baths and walk-in closets. Magnificent chef's kitchen is perfect if you are cooking for 2 or 20. Ice Maker and wine fridge complete the high end appliance package. Cozy fireplace adds just the right touch for your home. This home has it all....truly special offering. [800Westbourne.aaroe.site](http://800Westbourne.aaroe.site)

JOHN AAROE GROUP



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Founder, The Agency

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bchang@theagencyre.com

## MAYA HAZEN MANSHEL

Director, Aaroe Estates

310.902.5060

mayamanshel.com

## AARON KIRMAN

President, Aaroe Estates

424.249.7162

aaronkirman.com



# 1633

BLUE JAY WAY | SUNSET STRIP

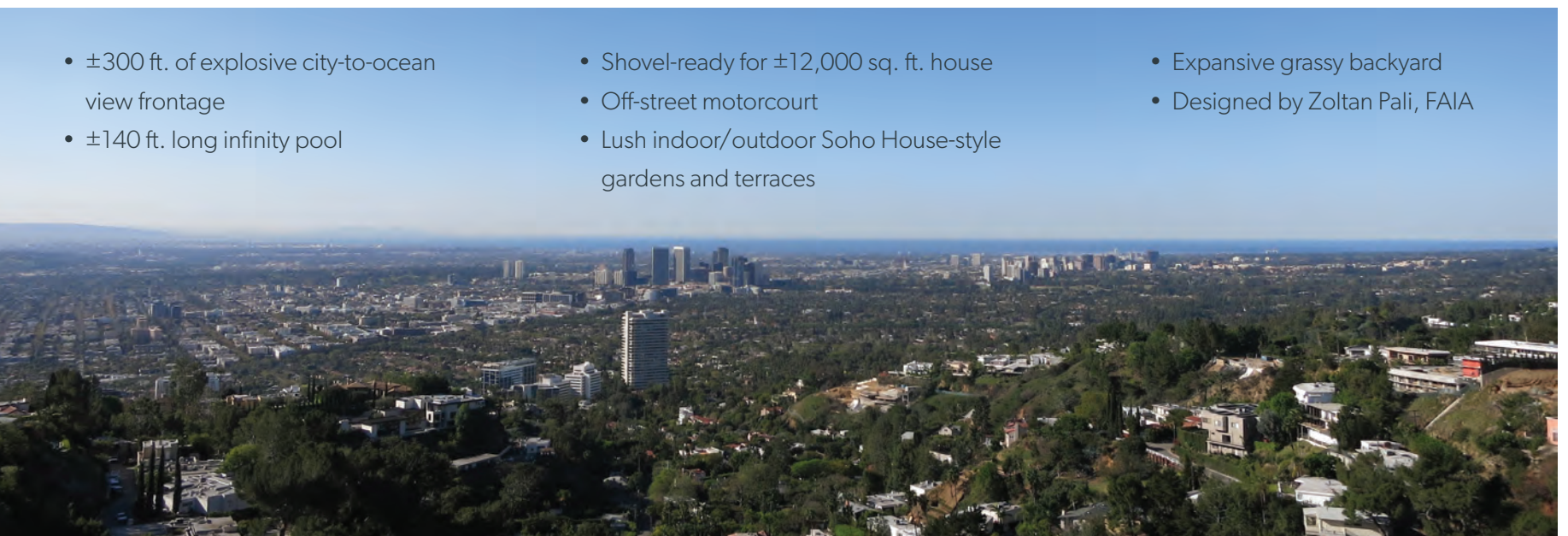
New price \$9,750,000

[1633bluejay.aaroe.site](https://1633bluejay.aaroe.site)

- ±300 ft. of explosive city-to-ocean view frontage
- ±140 ft. long infinity pool

- Shovel-ready for ±12,000 sq. ft. house
- Off-street motorcourt
- Lush indoor/outdoor Soho House-style gardens and terraces

- Expansive grassy backyard
- Designed by Zoltan Pali, FAIA



JOHN AAROE GROUP





ALEK CARRERA  
Luxury Estates Agent

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alekcarreraestates.com

AARON KIRMAN  
President, Aaroe Estates

424.249.7162  
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SOPHISTICATED MODERN ARCHITECTURAL  
OPEN TUESDAY 11-2PM



JOHN AAROE GROUP

1544 North Doheny Drive, The Bird Streets  
New price \$3,295,000 | 1544doheny.aaroe.site





AARON KIRMAN

President, Aaroe Estates

424.249.7162

aaronkirman.com

OPEN  
TUE 11-2

1394  
CASIANO ROAD | BEL-AIR  
\$4,440,000  
[1394casianoroad.com](http://1394casianoroad.com)



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AARON KIRMAN

President, Aaroe Estates

424.249.7162

aaronkirman.com

OPEN  
TUE 11-2



1394

CASIANO ROAD | BEL-AIR

\$4,000,000

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Director, Aaroe Estates

310.882.8357  
neyshiago.com

AARON KIRMAN  
President, Aaroe Estates

424.249.7162  
aaronkirman.com

OPEN  
TUE 11-2



\$5,950,000 | 1619sanysidro.com

1619 SAN YSIDRO DRIVE  
Beverly Hills





1221 COLDWATER CANYON DRIVE  
BEVERLY HILLS, CA 90210

OFFERED AT \$3,495,000  
OPEN TUESDAY 11A-2P



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## 479 S Holt Ave

\$3,975,0000

**Open Tuesday, September 13,  
from 11am to 2pm**

Cutting-edge architectural new construction home that sets the standard in excellence. Bask in the contemporary glow that emanates from 479 S Holt. 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. Luxe materials and a functional layout help set this modern marvel apart. A smart system automates your new home's functions. Hedged for optimal privacy, and 2-car attached garage round out the compound factor of the home.

**[479Holt.com](http://479Holt.com)**

### **The Sunset Team**

9000 W. Sunset Blvd. Suite 1100  
West Hollywood, CA 90069  
310 274 3900  
[thesunsetteam.com](http://thesunsetteam.com)

**KW**HOLLYWOOD HILLS  
KELLERWILLIAMS REALTY



REDEFINING REAL ESTATE

Sales | Consulting | Design



## 350 N Laurel Ave

\$1,995,000

Open Tuesday, September 13,  
from 11am to 2pm

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. Centrally located in the hottest area of LA and a short distance away from restaurants, high-end boutiques on Melrose and Beverly Blvd, The Grove and Farmers Market.

[350Laurel.com](http://350Laurel.com)

### The Sunset Team

9000 W. Sunset Blvd. Suite 1100  
West Hollywood, CA 90069  
310 274 3900  
[thesunsetteam.com](http://thesunsetteam.com)

**KW**HOLLYWOOD HILLS  
KELLERWILLIAMS REALTY



REDEFINING REAL ESTATE

Sales | Consulting | Design



**356 N Crescent Heights Blvd**  
**\$2,995,000**

**Open Tuesday, September 13,**  
**from 11am to 2pm**

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 views, this designer home has everything a buyer could ask for. A gourmet kitchen is ready for chefs of all calibers to work in. Pocket doors lead the way to the entertainer's backyard with a BBQ, fire pit, pool with a water feature, and spa. The immaculate attention to detail makes this designer home a step above the rest. Located close to Melrose, restaurants, shops, and West Hollywood.

**[356CrescentHeights.com](http://356CrescentHeights.com)**

**The Sunset Team**

9000 W. Sunset Blvd. Suite 1100  
West Hollywood, CA 90069  
310 274 3900  
[thesunsetteam.com](http://thesunsetteam.com)

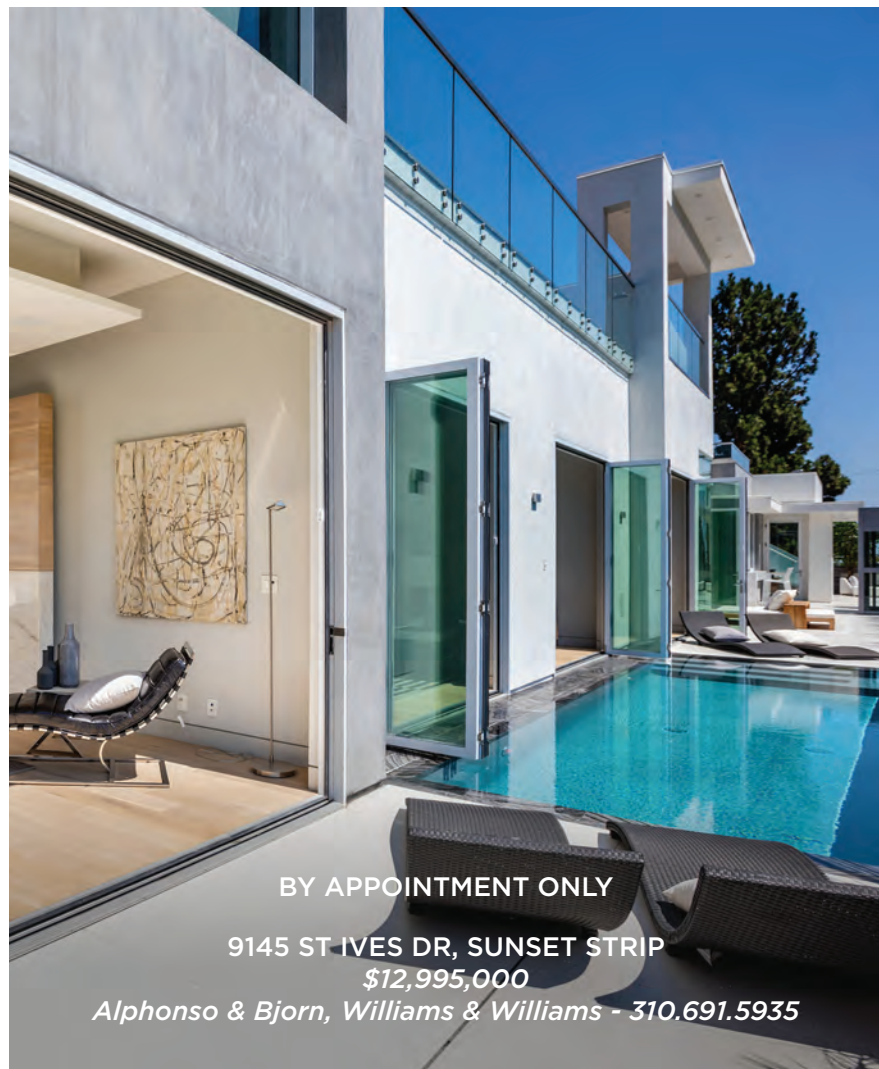
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REDEFINING REAL ESTATE

Sales | Consulting | Design





BY APPOINTMENT ONLY

9145 ST IVES DR, SUNSET STRIP

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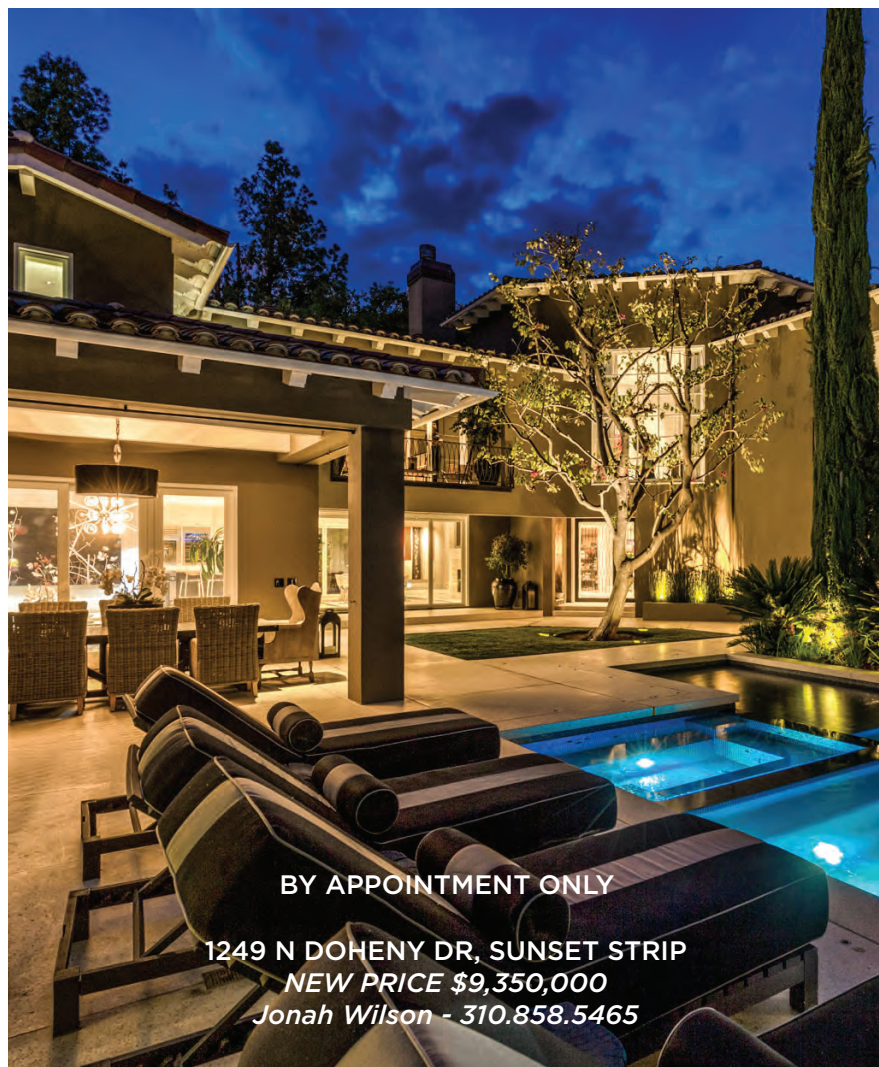


OPEN TUESDAY 11-2

144 N WOODBURN DR, BRENTWOOD

\$11,650,000

Gary Gold - 310.858.5411



BY APPOINTMENT ONLY

1249 N DOHENY DR, SUNSET STRIP

NEW PRICE \$9,350,000

Jonah Wilson - 310.858.5465



THE ENCLAVE AT CENTURY WOODS

OPEN TUESDAY 10-2

10205 CENTURY WOODS DR, CENTURY CITY

\$5,995,000

Susan Smith - 310.492.0733





  
**HILTON & HYLAND**  
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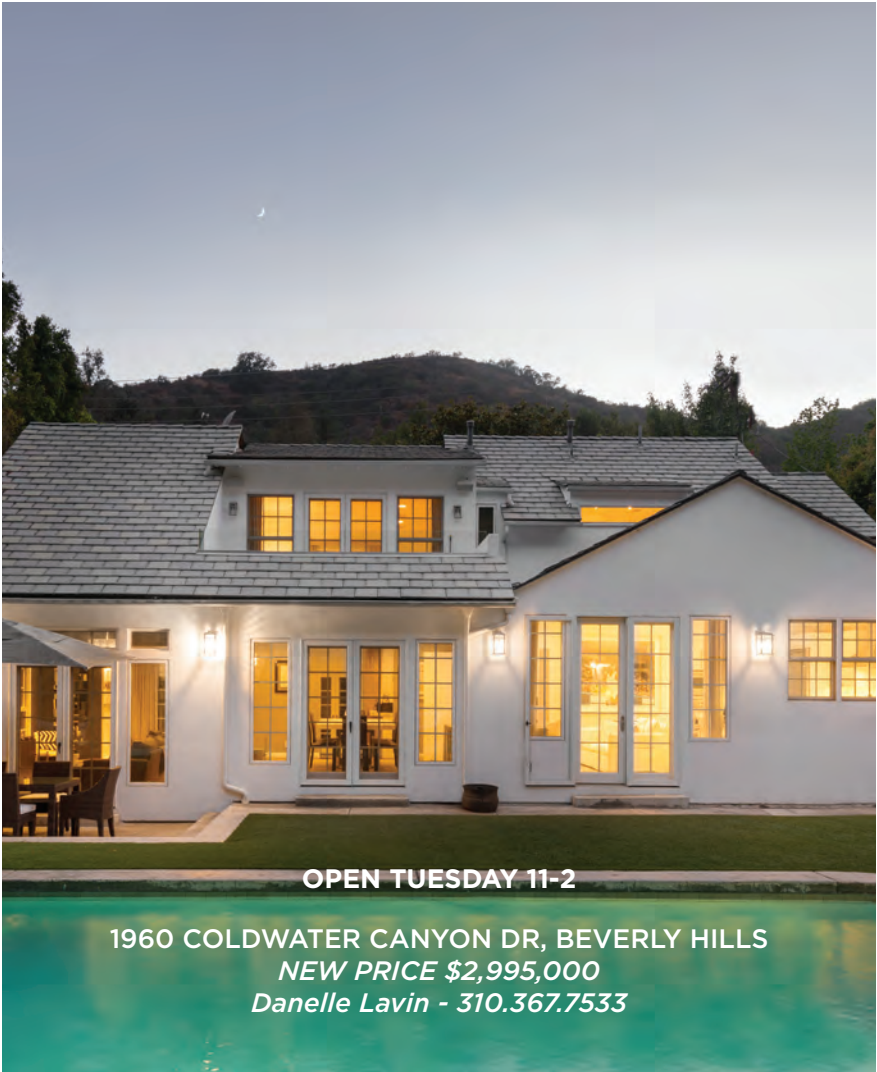
[HILTONHYLAND.COM](http://HILTONHYLAND.COM)

250 N CAÑON DR | BEVERLY HILLS, CA 90210 +1 310.278.3311









HH

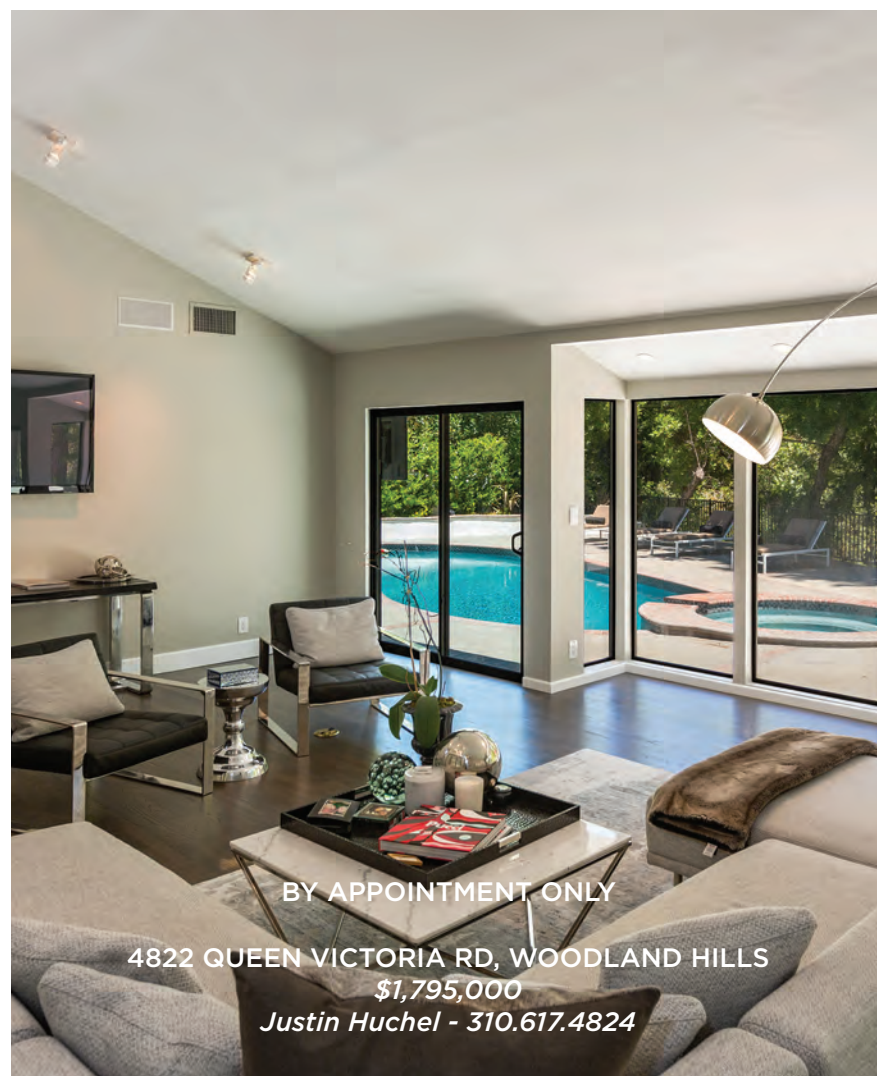
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**170 N VISTA ST, MIRACLE MILE**  
**\$1,750,000**  
*Zach Goldsmith - 310.908.6860*



**BY APPOINTMENT ONLY**  
**8665 LOOKOUT MOUNTAIN AVE, HOLLYWOOD HILLS**  
**\$1,699,000**  
*Alphonso Lascano, Bjorn Farrugia - 424.253.5489*



**BY APPOINTMENT ONLY**  
**12001 CREST CT, BEVERLY HILLS PO**  
**\$8,950,000**  
*Trista Rullan, Drew Fenton - 310.858.5476*

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# 22506

PACIFIC COAST HIGHWAY

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Price Available Upon Request

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OPEN TUESDAY 11-2

# TROUSDALE

1865 CARLA RIDGE | \$10,950,000



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310.691.5935

JONAH WILSON  
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[WWW.1865CARLARIDGE.COM](http://WWW.1865CARLARIDGE.COM)

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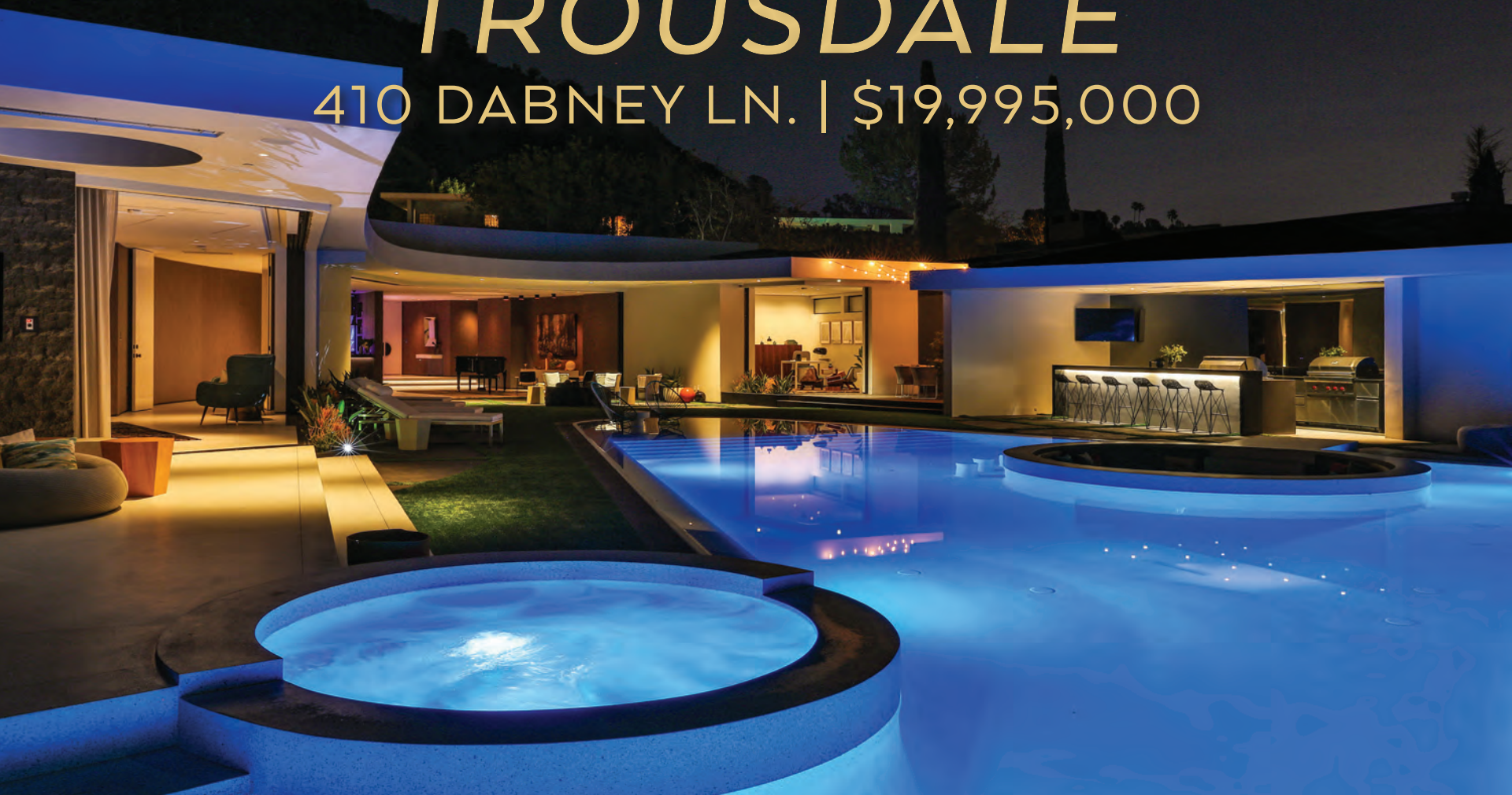




OPEN TUESDAY 11-2

# TROUSDALE

410 DABNEY LN. | \$19,995,000



WILLIAMS  WILLIAMS  
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OPEN TUESDAY 11-2  
**BRENTWOOD**  
140 S. CLIFFWOOD | \$10,900,000



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NEW PRICE \$2,995,000



1960

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424.249.7162





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9739 OAK PASS RD | BEVERLY HILLS  
NEW PRICE \$19,995,000

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# HOLMBY HILLS MAJESTIC FRENCH REGENCY ESTATE

660 CLUB VIEW DR, HOLMBY HILLS  
\$27,500,000

OPEN TUESDAY 11-2 | CLUBVIEWESTATE.COM

5 BED | 5.5 BATH | 9,200SF WITH 2 STORY GUEST HOUSE ON 1.2 ACRES

Situated at the end of Holmby Park behind wrought iron gates on 1.2 acres of lush green gardens, this Caspar Ehmcke designed estate features picturesque views of the Los Angeles Country Club and the Century City skyline.

LINDA MAY  
PROPERTIES

LINDA MAY  
linda@lindamay.com | lindamay.com  
310.492.0735

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2 NEW LISTINGS | OPEN TUESDAY

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13200 CHELTENHAM DR,  
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**OPEN TUESDAY 11-2**  
1000 GRANVILLE AVE #403,  
BRENTWOOD  
\$1,359,000



144 N WOODBURN | BRENTWOOD CIRCLE  
OPEN TUESDAY 11-2  
\$11,650,000



GARY GOLD  
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310.858.5411  
gary@soldbygold.net



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david@davidoffer.com











CONSTANTIA  
\$18,500,000

1599 EAST VALLEY RD | MONTECITO

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310.278.3311

LADD JACKSON  
310.346.1744

REBECCA RISKIN  
805.565.8600

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\$5,750,000

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CENTURY CITY  
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# 1968 HILLCREST RD

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# 1714

STONE CYN

BEL-AIR

NEW PRICE \$15,900,000



BY APPOINTMENT ONLY



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11681 MORAGA LN | BEL-AIR  
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310.858.5474



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702 N ALTA DRIVE | BEVERLY HILLS  
OPEN TUESDAY 11-2  
\$14,995,000



DREW FENTON  
HILTON & HYLAND  
310.858.5474



JADE MILLS  
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# SPECTACULAR ITALIANATE VILLA WITH

1669 SAN ONOFRE DRIVE | \$25,995,000

OPEN TUESDAY, SEPTEMBER 13TH • 11AM-2PM



## OPEN TUESDAY, SEPTEMBER 13TH • 11AM-2PM

Located behind antique iron gates at the end of a long private driveway. Unobstructed head-on views from downtown to Catalina. New construction with old-world craftsmanship, modern tech & sophisticated design. The latest offering from ultra-exclusive designer/developer, Jaman Properties. Featuring a grand 2 story entry, expansive living room, pro screening room, chef's kitchen/family room, formal dining & paneled library--all open to panoramic views, Scott Shrader-designed gardens, outdoor entertainment areas & saltwater pool w/invisible spa. World-class master suite with jetliner views, pvt terrace, his/her bath/dressing rooms, 5 add'l en suite bdrms & sep. gsthhouse/gym. Handmade gas lanterns, 6 fpls, French oak floors, antique barn beams & important historic features. Extremely private & secluded in the most elite section of the Palisades Riviera. [1669sanonofre.com](https://www.1669sanonofre.com)



# A LEGENDARY HISTORY

EXCLUSIVE  
REPRESENTATION

Kurt Rappaport  
(310) 860-8889  
CalBRE# 01036061



**WEA**  
WESTSIDE ESTATE AGENCY  
BEVERLY HILLS - MALIBU - MIAMI



# COURT ORDERED PARTITION SALE • ONCE IN A LIFETIME OPPORTUNITY



**31250 BROAD BEACH ROAD | \$33,900,000**

## BY APPOINTMENT ONLY

Court ordered partition sale subject to overbid. An architectural connoisseur's dream designed by Frank Gehry. World-class beachfront trophy property encompassing multiple parcels with an unprecedented 160 ft of beachfront in the most prime section of Broad Beach. Featuring over 11,000 sf, iconic design with sunlit courtyard entry, soaring ceilings, great walls for art, old walls of glass overlook magnificent garden, tennis court, lap pool and deep sandy beach. An incredible once in a lifetime opportunity that can never be replicated. [broadbeachcoastfront.com](http://broadbeachcoastfront.com)

**EXCLUSIVE  
REPRESENTATION**

**Kurt Rappaport**  
310-860-8889  
[kr@weahomes.com](mailto:kr@weahomes.com)  
CALBRE#: 01036061

[WEAHOMES.COM](http://WEAHOMES.COM)



## WESTSIDE ESTATE AGENCY

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



# THE BEST VALUE ON THE WESTSIDE

MAJOR  
REDUCTION



**182 N CARMELINA AVENUE | \$7,500,000**

**OPEN TUESDAY, SEPTEMBER 13TH • 11AM-2PM**

An incredible value for an incredible house. Located behind gates down a long private driveway. An extremely private, secluded, and sophisticated Mediterranean Villa designed by William Hefner in 2004. Great open floor plan with over 7,000 sf., featuring high ceilings throughout, with French doors leading to an incredible pool, spa and areas for large scale entertaining. A beautiful living room, formal dining room, media room, gym, wine room, and more. 6 bedrooms, 6 baths, plus 2 powder rooms. Beautiful materials and taste throughout, done by one of the top designers of the world. Absolute perfection and privacy. [182northcarmelina.com](http://182northcarmelina.com)

**EXCLUSIVE  
REPRESENTATION**

**Kurt Rappaport**  
310-860-8889  
[kr@weahomes.com](mailto:kr@weahomes.com)  
CALBRE#: 01036061

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# AN INCREDIBLE OFFERING FOR THE MOST DISCRIMINATING CLIENTELE



**2410 CREST VIEW DR | \$3,495,000**

**OPEN TUESDAY, SEPTEMBER 13TH • 11AM-2PM**

At the end of a prime cul-de-sac, this one-story warm Modern home has been completely remodeled in every detail. Secluded, walled & private, featuring soaring ceilings & the ultimate indoor/outdoor lifestyle. Incredible open floor plan includes beautiful courtyard entry, gourmet commercial kitchen with open family/great rm, formal dining, media rm, beautiful master suite w/sitting area & large luxe natural stone bathroom with steam shower & large walk-in closets, + 3 add'l bdrms. A spectacular backyard w/ outdoor covered living room, large swimmer's pool, waterfall, grassy lawn & rose garden, all overlooking beautiful views.

**EXCLUSIVE  
REPRESENTATION**

**Kurt Rappaport**  
310-860-8889  
kr@weahomes.com  
CALBRE#: 01036061

[WEAHOMES.COM](http://WEAHOMES.COM)



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3015 Nicada Drive | Bel Air  
Offered at \$1,899,000 | Open Tuesday 11-2



JOE BABAJIAN  
310.623.8800  
joe@joebabajian.com  
CalBRE# 00813384

TIMMY WOODS  
310.864.3525  
timmywoods@aol.com  
CalBRE# 01013213





# 14175 MULHOLLAND DRIVE

BEVERLY HILLS POST OFFICE

Set atop Mulholland Drive, this architectural estate on over 4 acres offers an unparalleled lifestyle of seclusion, comfort and hospitality. 17,000 SF of custom-designed interiors feature floor-to-ceiling glass walls with steel beams, stone marble stairs and high-sloping angular ceilings exquisitely juxtaposed with lateral stairwells. Additional features include a resort-style pool, outdoor dining terrace, lighted North/South tennis court, Koi pond and stream that flows throughout the estate.

**OFFERED AT \$29,950,000**  
10 BEDROOMS | 11 BATHROOMS  
17,245 SQ. FT. | 182,632 SQ. FT. LOT

**MAURICIO UMANSKY**  
THE AGENCY  
424.230.3701

**NINKEY DALTON**  
THE AGENCY  
424.400.5921

**JEFFREY HYLAND**  
HILTON & HYLAND  
310.278.3311





OPEN TUESDAY 11-2PM

RSVP REQUIRED



An international associate of Savills

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# 18341 COASTLINE DRIVE

PACIFIC PALISADES

4 BEDROOMS | 3 BATHROOMS | 2,091 SQ. FT. | 8,106 SQ. FT. LOT

OPEN TUESDAY 11-2PM

NEW LISTING

Stunning new remodel in a spectacular location on Coastline Drive and a contemporary buyer's dream come true. Close proximity to Santa Monica, Pacific Palisades, and Malibu shops and restaurants. This attractive home features three bedrooms, an office, two full bathrooms, and powder bath. Walk into this sleek architectural past the glossy, all-white kitchen through the aluminum bi-folds, which create an indoor-outdoor flow, to the peaceful backyard and a swimmer's dream pool and spa. This home can be checked on whenever or wherever using the one-touch smart home system by Control 4.

OFFERED AT \$2,890,000

ALEJANDRO ALDRETE  
424.230.3705

MAURICIO UMANSKY  
424.230.3701



An international associate of Savills

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# 457 ROCKINGHAM

LOS ANGELES

7 BEDROOMS | 7.5 BATHROOMS | APPROX. 12,000 SQ. FT. | 28,623 SQ. FT. LOT

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.

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$19,950,000

MAURICIO UMANSKY  
424.230.3701

FARRAH ALDJUFRIE  
424.230.3712

EDUARDO UMANSKY  
424.230.3715



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# NEW LISTING

OFFERED AT \$11,999,000

**626 N. ARDEN DRIVE | BEVERLY HILLS**

OPEN TUESDAY 11-2PM

6 BEDROOMS | 10 BATHROOMS

This spectacular 1930 Paul Williams 6-bedroom home in the coveted Beverly Hills flats has been beautifully preserved and updated to offer contemporary elegance and luxurious details. The finest materials and finishes were used in restoring this timeless Monterey Colonial residence. The ground level space features formal living and dining; gourmet chef's kitchen with ample family space and welcoming breakfast nook; library; wine cellar; and housekeeper suite. Upstairs holds four generous en suite bedrooms, den and a sweeping master suite with dual walk-in closets and bathrooms. A classic wrap-around terrace drenched in roses overlooks the grounds. The generous and lushly landscaped one-third acre lot invites easy indoor-outdoor dining and entertaining around the pool, outdoor fireplace, cabana and dining area with barbecue and pizza oven. A detached guest apartment above the three-car garage boasts a spacious one-bedroom retreat with living room and bath.

**BILLY ROSE**  
424.230.3702

**NATASHA BARRETT**  
310.874.2302



An international associate of Savills

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# 1359 MILLER DRIVE

SUNSET STRIP

OFFERED AT \$4,995,000

3 BEDROOMS | 5 BATHROOMS

3,640 SQ. FT.

9,200 SQ. FT. LOT

BLAIR CHANG  
424.230.3703

OPEN TUESDAY 11-2PM

NEW LISTING



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# NEW LISTING

OFFERED AT \$3,999,950

**4705 LOS FELIZ BOULEVARD | LOS FELIZ**

OPEN TUESDAY 11-2PM

6 BEDROOMS | 8 BATHROOMS | 9,633 SQ. FT. | 19,144 SQ. FT. LOT

Dramatic Spanish Colonial villa set behind gates on picturesque Los Feliz Blvd. This impressive and large estate encompasses approximately 9,600 SF on close to half an acre. Built in 2005 the home features six bedrooms and seven-and-a-half bathrooms with mahogany wood and marble floors and beautiful detailing throughout. The impeccable and very private grounds feature a pool and spa with waterfall. A gated entry off of Vermont Ave. includes a four-car garage.

**DAVID PARNES**  
THE AGENCY  
424.400.5916

**JAMES HARRIS**  
THE AGENCY  
424.400.5915

**JOSH FLAGG**  
RODEO REALTY  
310.720.3524



An international associate of Savills

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# NEW LISTING

OFFERED AT \$3,495,000

**7825 TORREYSON DRIVE | HOLLYWOOD HILLS**

OPEN TUESDAY 11-2PM & SUNDAY 2-5PM

3 BEDROOMS | 3 BATHROOMS | 3,454 SQ. FT. | 14,826 SQ. FT. LOT

Magnificent newly reimagined Hamptons Farmhouse in the Hollywood Hills. Surrounded by mature redwood trees and oriented towards majestic, unobstructed views of the mountains and city. Features include vaulted and beamed ceilings, hardwood floors, security system and an abundance of windows and French doors which bring the outdoors in. Enjoy entertaining in the breathtaking backyard around the infinity pool overlooking the panoramic vistas beyond.

**DAVID PARNES**

DPARNES@THEAGENCYRE.COM  
424.400.5916

**JAMES HARRIS**

JAMES@THEAGENCYRE.COM  
424.400.5915

**JACKIE SMITH**

JSMITH@THEAGENCYRE.COM  
213.494.7736



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# 1924 SUNSET PLAZA

SUNSET STRIP

4 BEDROOMS | 5 BATHROOMS

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.

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$5,825,000

AILEEN COMORA  
424.230.3746

PAUL LESTER  
424.230.3747

MICHAEL PEREZ  
424.253.7432



An international associate of Savills | THEAGENCYRE.COM







# 8400 GRAND VIEW DRIVE

SUNSET STRIP

NEW LISTING

3 BEDROOMS | 3.5 BATHROOMS

Behind gates and completely secluded, this architectural achievement manifests design prowess in one word: breathtaking. The marriage of glass and steel effortlessly creates a sophisticated yet intimate atmosphere. Faithful to its site, every aspect of the residence accentuates the 270 degree views and reminds you that you are on top of the city. Three bedroom suites and a multi-purpose lofted space define the private spaces. Expansive outdoor decking. Every detail is a meditation.

OFFERED AT \$5,795,000

MAX NELSON  
424.238.2482

DANIEL STEVENSON  
424.271.3344

DAMIAN NELSON  
424.238.2475



An international associate of Savills | THEAGENCYRE.COM







# 18625 WELLS DRIVE

TARZANA

6 BEDROOMS | 8 BATHROOMS | 6,182 SQ. FT. | 46,351 SQ. FT. LOT

OPEN TUESDAY 11-2PM

NEW LISTING

The allure of the quintessential Indoor/Outdoor lifestyle is yours in this classic 1923 Spanish hacienda. Enjoy California sunshine all year-round in the tile courtyard surrounded by the much desired single-story estate. The sparkling glimmering pool is framed by swaying palm trees. Relax in the pool house while children play on the swing set, and the expansive rolling lawn hosts a variety of entertainment choices, within this walled, gated compound. Wide-plank peg & groove wood floors, the intricate brick mantle with a cozy fire, and the additional courtyard off the oversized formal dining room make this house the place where memories live.

OFFERED AT \$2,995,000

**CRAIG KNIZEK**  
818.618.1006

**MELANIE GOLDBERGER**  
424.400.5926

**LAUREN DOYLE**  
424.230.3749



An international associate of Savills

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# 1550 N. EL CENTRO AVENUE

HOLLYWOOD

OPEN TUESDAY 11-2PM

FROM THE FOUNDERS OF THE VICEROY AND KELLY WEARSTLER:  
LUXURIOUS LIVING BLENDED SEAMLESSLY WITH  
THE SERVICES OF A FINE BOUTIQUE HOTEL

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.

OFFERED FROM \$3,400 TO \$30,000/MO

1 & 2 BEDROOM FURNISHED AND UNFURNISHED  
LEASE RESIDENCES INCLUDING 4 PENTHOUSES

**BEN BELACK**  
424.233.0922



An international associate of Savills

THEAGENCYRE.COM







# 1100 S. HOPE STREET #702

DOWNTOWN L.A.

2 BEDROOMS | 3 BATHROOMS | 1,800 SQ. FT. | 45,000 SQ. FT. LOT

Light-flooded corner residence at Luma Lofts, with 1,800 square feet of open, soft loft living space, floor-to-ceiling glass and head-on city views. Formal entry with powder, open kitchen to living and dining room, large wraparound terrace, and automated shades. Master with walk-in closet, spa-like bath with separate shower and soaking tub and 2nd bed with en-suite bath. 24-hour concierge, pool, gym, and outdoor BBQ/lounge. Close to the Staples Center and L.A. Live in vibrant South Park DTLA.

ERIN O'CONNOR  
424.400.5951

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$1,665,000



An international associate of Savills | THEAGENCYRE.COM







# THE RESIDENCES AT CARBON BEACH

## THREE RESIDENCES REMAIN

Only three homes remain available within this exquisitely private enclave located steps from the sand and sea in Malibu's famed Billionaire's Beach. Each offers sweeping ocean views, sleek, open-concept design, soaring 11-foot ceilings and a plush, expansive rooftop terrace with fireplace and jacuzzi — the ultimate setting for seaside lounging, dining and entertaining.

**Starting at \$3,695,000 | 2.5% Broker Commission**

**3 Bed | 3.5 Bath | 4,996 – 5,415 Approx. Total Sq. Ft.**

**310.698.7889 | [Carbon-Beach.com](https://Carbon-Beach.com)**

**22065 PACIFIC COAST HIGHWAY, MALIBU, CALIFORNIA 90265**

**SOCAL**  
HOLDINGS





# 1558 TOWER GROVE | BEVERLY HILLS PO



OPEN HOUSE | Tuesday, Sept. 13th 11:00am - 2:00pm

Artist Rendered Image\*

## Offered at \$7,950,000

A truly rare opportunity to develop your dream home awaits. Paul McClean, the designer synonymous with glassy mansions has created the most magnificent “modern” home on an approximately 18,000 sq. ft. lot. This ocean view site is designed with 3 levels, an infinity pool, surrounding water feature, subterranean garage with 4 bedrooms, and separate top floor master. A beautiful 2-story Mediterranean villa currently exists at approximately 5,800 sq. ft. with 4 bedrooms and 6 baths plus pool. Plans with no permits can be included in purchase price and project is ready for buyer to take over or love this home as it is.



**DREW MANDILE & BROOKE KNAPP**  
Beverly Hills Brokerage  
310.749.7124 | Drew@DrewAndBrooke.com  
CalBRE: 00412173, 01039542

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# TRES CHIC

RENOWNED CHATEAU BRITTNAY

1323 HAYWORTH AVENUE UNIT E / W, HOLLYWOOD

\$645,000

BROKERS OPEN TUESDAY 11-2PM





PARTNERS  
*trust*

JOIN US FOR  
TACO TUESDAY  
SEPT. 13TH, 11-2PM

868 LEONARD ROAD  
BRENTWOOD

*Offered at* \$5,995,000

F. RON SMITH & DAVID BERG

310.500.3931 | smithandberg@thepartnertrust.com



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**JUST REDUCED OVER \$500,000**  
**OPEN TUESDAY 11-2**



**6654 EMMET TERRACE, HOLLYWOOD HILLS**  
• 5 BEDS • 7 BATHS • 5,441 SQFT  
**NOW OFFERED AT \$3,998,000**



**\$14,590,000**

932 RIVAS CANYON ROAD  
PACIFIC PALISADES



**\$1,995,000**

2621 CRESTON DRIVE  
HOLLYWOOD HILLS



**\$2,999,000**

17267 PARTHENIA ST  
SHERWOOD FOREST



**\$888,000**

2160 CENTURY PARK E #1704  
CENTURY CITY

**PRIVATE ARCHITECTURAL  
IN PRIME PACIFIC PALISADES**

**CITY, CANYON AND  
OCEAN VIEWS**

**2.2 ACRE COMPOUND  
9,000+ SF OF LIVING SPACE**

**THE MOST PRIME LOCATION  
IN THE BUILDING**



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OPEN TUESDAY 11-2



2362 APOLLO DR | MOUNT OLYMPUS

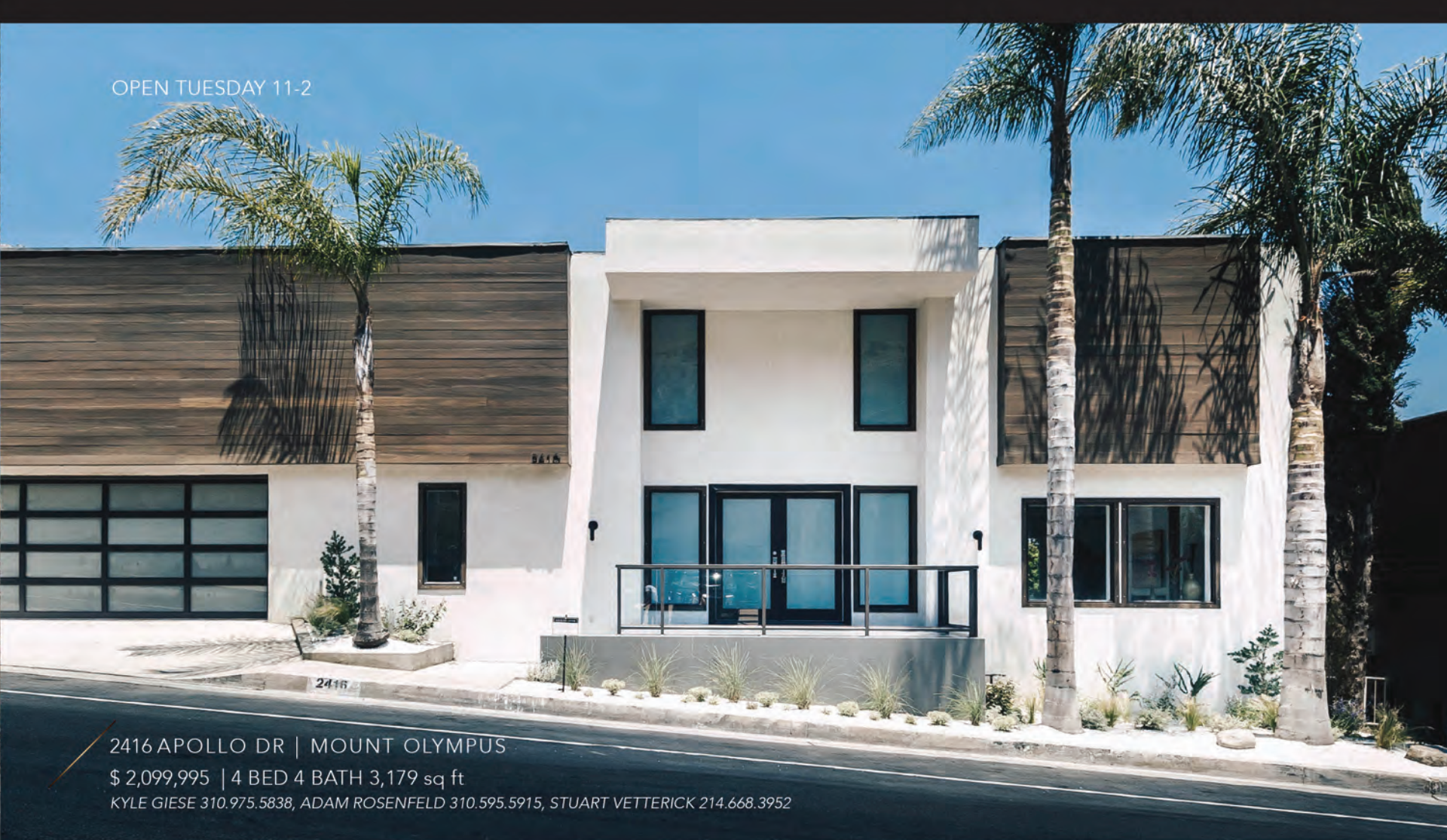
\$ 3,095,000 | 4 BED 4 BATH 3,242 sq ft

KYLE GIESE 310.975.5838, ADAM ROSENFELD 310.595.5915, STUART VETTERICK 214.668.3952

MERCER  VINE



OPEN TUESDAY 11-2



2416 APOLLO DR | MOUNT OLYMPUS

\$ 2,099,995 | 4 BED 4 BATH 3,179 sq ft

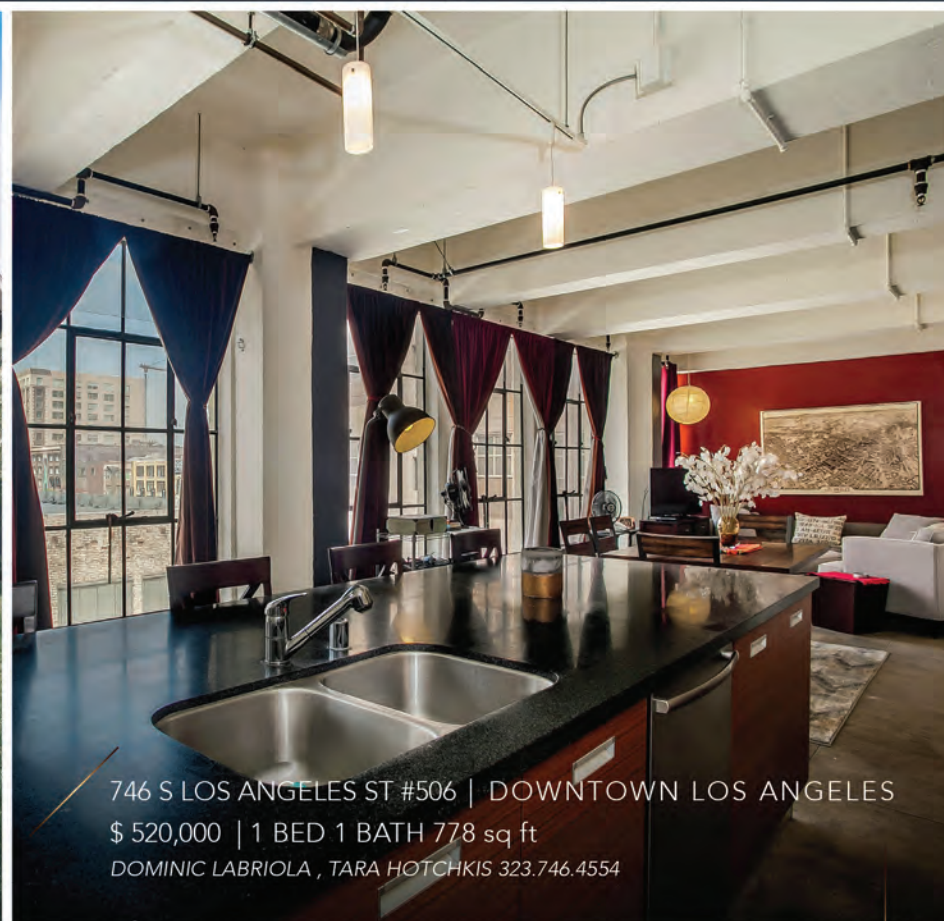
KYLE GIESE 310.975.5838, ADAM ROSENFELD 310.595.5915, STUART VETTERICK 214.668.3952



3551 ROYAL WOODS DR | SHERMAN OAKS

NEW PRICE \$ 1,849,000 | 4 BED 5 BATH 4,075 sq ft

ADAM ROSENFELD 310.595.5915, KYLE GIESE 310.975.5838



746 S LOS ANGELES ST #506 | DOWNTOWN LOS ANGELES

\$ 520,000 | 1 BED 1 BATH 778 sq ft

DOMINIC LABRIOLA , TARA HOTCHKIS 323.746.4554



MERCERVINE.COM

8124 W. 3rd Street, Suite 200, Los Angeles, CA 90048

calbre# 01978797 | AR 01918229 | KG 01915855 | SV 01984753 | DL 01905889 | TH 01377779



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*trust*

## Open House

TUESDAY 11-2PM

200 TOYOPA DRIVE  
PACIFIC PALISADES

7BD / 10BA  
10,144 S.F.  
34,265 LSZ.

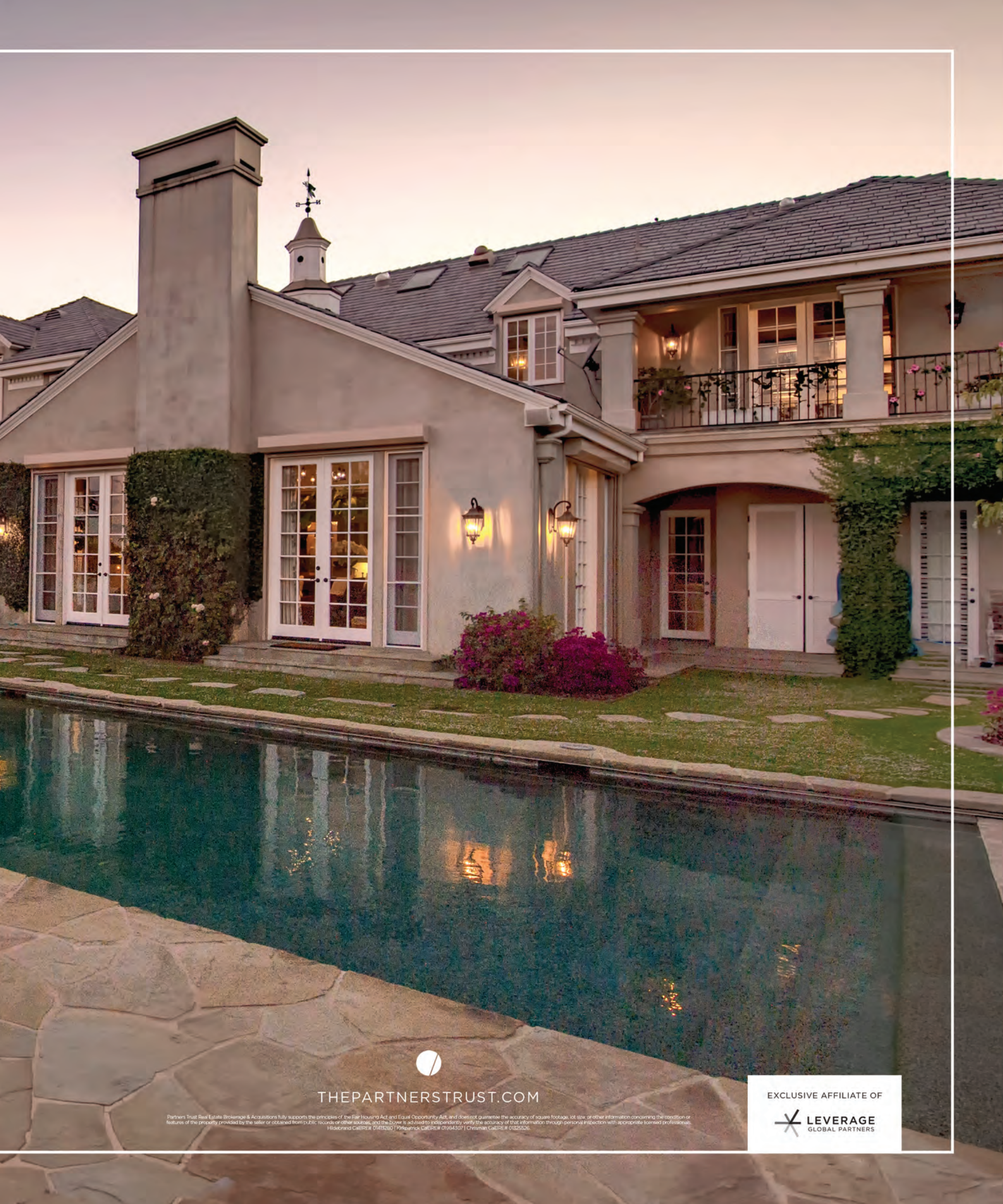
*Offered at \$20,000,000*

— THE MALIBU LIFE TEAM —

MADISON HILDEBRAND | GINA KIRKPATRICK | JENNIFER CHRISMAN

310.818.5788 | [team@themalibulife.com](mailto:team@themalibulife.com)





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**11531 ORUM ROAD, BEL AIR**  
6 BEDROOMS | 7 BATHS | \$7,950,000  
Juliette Hohnen 323.422.7147



**2267 ROSCOMARE ROAD, BEL AIR**  
4 BEDROOM | 4 BATH | \$1,799,000  
Gina Dickerson 310.744.5584



**1 WEST CENTURY DRIVE #34C, CENTURY CITY**  
2 BEDROOMS | 3 BATHS | DEN | \$4,495,000  
Bachir Queida 310.722.7727



**1733 DOHENY DRIVE, DOHENY STATES**  
4 BEDROOMS | 4 BATHS | \$6,995,000  
Dena Luciano 310.600.3848

FOR A COMPLETE LIST OF PROPERTIES, VISIT [ELLIMAN.COM/CALIFORNIA](https://www.elliman.com/california)

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5121 FRANKLIN AVENUE, LOS FELIZ

4 BEDROOMS | 6 BATHS | \$4,795,000

Troy Gregory 323.203.5661



4415 DUNDEE DRIVE, LOS FELIZ

5 BEDROOMS | 4 BATHS | \$2,995,000

Joshua Altman 310.819.3250 | Matthew Altman 323.791.9398



13700 MARINA POINTE DRIVE #926, MARINA DEL REY | NEW LISTING

1 BEDROOM | 1 BATH | \$739,000

Gina Dickerson 310.744.5584



2783 LA CASTANA, SUNSET STRIP

4 BEDROOMS | 4 BATHS | \$2,795,000

Tracy Tutor Maltas 310.722.2267





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**23812 MALIBU ROAD | \$85,000 Monthly**

**OPEN THURSDAY, SEPTEMBER 15TH • 11AM-2PM**

This 2013 Traditional home is located on the beginning of Malibu Road. Designed by Lester Tobias and built by Scott Halley, this furnished home features an open floor plan combining Traditional architecture with Contemporary finishes, and just steps down to the beach. The amenities included are Wolf Range, Sub Zero, and Carrera & Calcutta countertops throughout. The doors and windows are by Fleetwood and Metal Window & Door Corp. Master bedroom overlooks the ocean on the second floor. There is a separate maids or room for guests. Call for Summer 2017 rates. **23812MalibuRoad.com**

**EXCLUSIVE  
REPRESENTATION**

**Tony Barsocchini**  
310-383-2219  
tb@weahomes.com  
CALBRE#: 01740716

**WEAHOMES.COM**



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**MALIBU** | "In The Country Mart" 23410 Civic Center Way, Malibu, CA 90265 (310) 456-1171  
**MIAMI** | 2100 Ponce de Leon Blvd, 7th Floor, Coral Gables, FL 33134 (305) 447-1471



**The future of real estate has arrived in Los Angeles.**

**Open House**  
**Tuesday**  
**11am-2pm**



## **1006 N. Beverly Drive Beverly Hills**

**\$9,999,000** 8 Bed | 7 Bath

**Jeeb O'Reilly**  
310.980.5304

**Tori Barnao**  
323.633.1878

**Scott Segall**  
310.480.4823

Gated + 3.5 Acres of Private Horse Property

## **21415 Greenbluff Drive Topanga**

**\$3,995,000** 4 Bed | 5 Bath

**Jeeb O'Reilly**  
310.980.5304

**Austin Pick**  
310.383.6461



New construction in Laurel Canyon

## **8555 Ridpath Drive Sunset Strip**

**\$3,565,000** 5 Bed | 5 Bath

**William Passavia**  
310.752.3023

compass.com 310.230.5478 compass compassinc compass

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COMPASS

## 3203 Selby Avenue Palms

**\$2,800,000** 5 Bed | 5.5 Bath

**Lorin Ruttenberg**  
310.780.0214



**Open House**  
Tuesday  
11am-2pm



## 9265 Warbler Way Hollywood Hills

**\$1,645,000** 3 Bed | 2 Bath

**Christopher Westley**  
323.872.0424

Beautifully Remodeled Spanish in Wilshire Vista

## 1150 S. Curson Avenue Beverly Center

**\$1,298,000** 4 Bed | 2 Bath

**Allison Schwarz**  
310.433.0056





Open House

Tuesday 9/13  
11 am - 2pm

# 10534 Draper Avenue

**\$2,995,000**

5 Bed | 4 Bath | 5,000 sq. ft.

**Ari Afshar**

310.780.3180

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

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**2055 Stradella Rd | Bel Air**  
**\$28,000 per month** 6 Bed | 7 Bath | 6,513 sq. ft.



**Open House**  
**Tuesday**  
**11am-2pm**

**8616 Appian Way | Hollywood Hills**  
**\$1,995,000** 3 Bed | 3.5 Bath | 2,406 sq. ft.



**Open House**  
**Tuesday**  
**11am-2pm**

**3301 Laurel Canyon Blvd | Studio City**  
**\$1,899,000** 3 Bed | 3 Bath | 2,108 sq. ft.



**1778 N Orange Grove Ave | Hollywood Hills**  
**\$1,895,000** 3 Bed | 3.5 Bath | \$100,000 price improvement

**Ari Afshar**  
 310.780.3180 | ari@compass.com

compass.com 310.230.5478 compass compassinc compass



# COMPASS



## 23808 Long Valley Rd, Hidden Hills

**\$6,995,000** 6 Bed | 8 Bath | 9,406 SF



## 1055 Cold Canyon Rd, Calabasas

**\$4,395,000** 4 Bed | 5 Bath | 5,000 SFF



## 1200 10th St, Manhattan Beach

**\$3,795,000** 5 Bed | 6 Bath | 4,746 SF



## 5940 W. 77th Pl, Westchester

**\$2,150,000** 5 Bed | 4.5 Bath | 3,524 SF

## Kofi Nartey, MBA

Director, Compass Global Sports & Entertainment Division

Celebrity and Luxury Real Estate

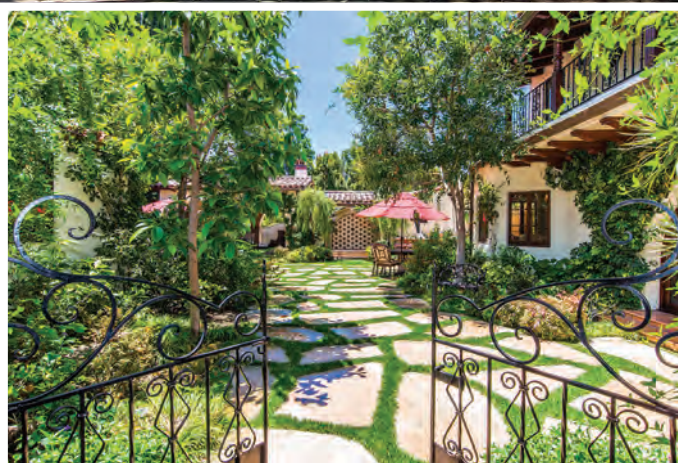
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# CALIFORNIA SPANISH REVIVAL WITH MODERN LUXURIES



121 N JUNE ST. | HANCOCK PARK

OFFERED AT \$5,625,000

OPEN TUESDAY 11-2

[www.121NJUNE.com](http://www.121NJUNE.com)



**MEG OSTROW**

310.497.7199

CalBre# 01495358

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Sharky's Woodfired Mexican Grill®

ENTER FOR A CHANCE TO WIN A  
\$500 Gift Card to The Collection at RiverPark®

Help your clients make the move to  
Springville elacora and receive a  
**3% BROKER REFERRAL\***

**SPRINGVILLE**  



**4**

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in Camarillo

1,599 – 2,121 Sq. Ft. | 2 – 4 Bedrooms  
2.5 – 3 Baths | 2-Car Garage  
From the Mid \$500,000s

203 Stonegate Road, Camarillo, CA 93010

Models Open Daily 10 AM – 5 PM ☎ 805.465.6929  
[Springvilleelacora.com/MLS](http://Springvilleelacora.com/MLS)

\*Broker must accompany client on their first visit to the sales gallery. In a continuing effort to improve home plans, the builder reserves the right to modify or change plans, specifications, features and colors without notice. Floor plans and elevations vary by elevation style. Porches, balconies and windows all vary by lot and floor plan configuration. Square footages are approximate. Please consult a sales representative for details. California licensed broker. CalBRE #01912034 – Comstock Homes Broker, Inc. 



# Historic West Hollywood Condo

**A FRESH TAKE  
ON VINTAGE  
HOLLYWOOD  
GLAMOUR**

**REMODELED  
THROUGHOUT  
WITH LOADS OF  
ORIGINAL  
CHARM**



## **1248 N. Flores Street, #2**

- One Bedroom + Separate Dining Room/Den: 893 Square Feet\*
- Newer Retro-Style Appliances; In-Unit Laundry; Air Conditioning
- Detached One-Car Gated Parking
- Offered at \$625,000

**Brad Downs**  
Rodeo Realty - Beverly Hills

**310.435.3225**

CA bre #01230774

**Open Tuesday 11 - 2**



\*Square footages are approximate. Broker does not guarantee accuracy of square footage, lot size or other information concerning condition or features of property provided by seller or obtained from public records. Buyer is advised to verify independently accuracy of information through inspection with appropriate professionals.



# JADNICKOLA

323.377.3467 | jad.nickola@telesproperties.com



1340 Sunset Plaza  
Sunset Strip West

4bd 5ba  
Listed at \$5,888,888

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

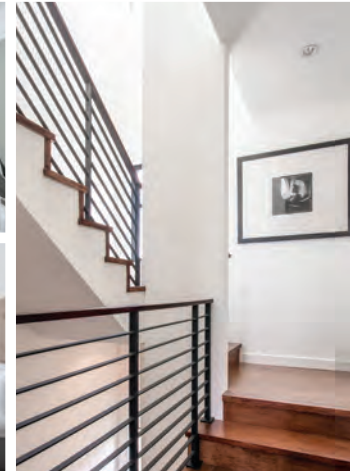
A magical private tropical paradise right in Sunset Plaza near the strip. A true hollywood glamorous house was created and remodeled by noted and published designer Xorin Balbes in 2008. Four bedrooms and five baths with an open floor plan and high-pitched ceilings. Beautiful kitchen and family room, overlooking a spacious and lush multi-level backyard with tropical landscape and pool, offering total privacy. Located in the lower Sunset strip with easy access to trendy boutiques and restaurants. A very dramatic, large living room and fabulous master suite with a deck & balcony also overlooking this extraordinary backyard sitting on a rare double lot, adding a 2nd story would create amazing city and mountain views. This split level one story home the perfect entertainer's dream. 1340SunsetPlaza.com



# BEVERLY GROVE HOMES

## OPEN HOUSE

TUES 11-2pm



### BEVERLY GROVE HOMES

140-146½ S HAYWORTH AVENUE

Beverly Grove Homes is a collection of six newly-constructed, contemporary single-family homes. Centrally-located in the Beverly Grove neighborhood, one of the best locations for walkability and convenience to some of LA's hottest restaurants and shops. The homes are four stories with entry foyer and garage on the first level, ascending to levels of open plan kitchens, living and dining areas, master and guest beds and baths, with some homes featuring a bonus den/office space, in-home elevators and expansive roof terraces or balcony patios. Iconic views of LA landmark's; the Hollywood sign, Griffith Observatory and city lights toward Century City and beyond. The striking exterior is clad in rich cedar wood siding & limestone as well as smooth plaster and anodized bronze garage doors and windows.



**Lisa Paperno**

323.404.7504

CalBRE: #01489687

**Joshua Gaunya**

310.275.2223

CalBRE: #01503643

**New Development Division**

sales@deasypenner.com • 310.275.1000



The Seller reserves the right to make modifications in materials, plans, designs, scheduling and delivery of the homes without prior notice. All dimensions are approximate based on architectural plans. The information herein is subject to change without notice. Buyers should perform all due diligence. Photos are of model unit - for illustration only.



# 401 N. Tigertail Road, Brentwood

## PRIME ACRE: STREET-TO-STREET ON TIGERTAIL



### FORBES | HALLIBURTON

Randy Forbes, JR.  
310.622.7411  
forbesmb@verizon.net

Diane Forbes-Halliburton  
310.622.7410  
dianehalliburton@yahoo.com

### TOP TEN REASONS TO MAKE AN OFFER

10. One of the best estate opportunities on the Westside
9. Neighboring +\$20 million homes
8. Street-to-street lot; stroll to Kenter School from Renfrew Road cul-de-sac
7. Potential for view on lower Tigertail
6. Room for pool, tennis court and guest house with separate entrance
5. Fabulous potential to remodel existing home into an East Coast Traditional
4. Potential for lot-split (buyers to verify with city)
3. Chance to combine with neighboring acre, also for sale
2. Unlimited utility and possibilities

### 1. OVER 1 MILLION DOLLAR PRICE REDUCTION

**Now Offered at \$5,495,000**



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**SANTA MONICA SUPER TUESDAY**

OPEN SEPTEMBER 13TH, 11-2PM



**421 23<sup>RD</sup> STREET SANTA MONICA**  
5BD + 6BA | Offered at \$5,995,000  
AVA DOMANOVSKI 310.774.6611 | PARTNERS TRUST



**416 18<sup>TH</sup> STREET SANTA MONICA**  
5BD + 5.5BA | Offered at \$4,950,000  
JOHN HATHORN 310.924.4014 | PARTNERS TRUST



**609 11<sup>TH</sup> STREET SANTA MONICA**  
3BD + 1.75 BA | Price Upon Request  
JOHN HATHORN 310.924.4014 | PARTNERS TRUST



**455 21<sup>ST</sup> PLACE SANTA MONICA**  
6BD + 9BA | Offered at \$6,495,000  
RON WYNN 310.963.9944 | COLDWELL BANKER



**914 23<sup>RD</sup> STREET SANTA MONICA**  
4BD + 6BA | Offered at \$4,699,000  
FIORA ASTON 310.480.3585 | COLDWELL BANKER



**415 7<sup>TH</sup> STREET SANTA MONICA**  
7BD + 10BA | Offered at \$9,998,000  
SANDRA MILLER 310.460.2525 | ENGEL & VOLKERS



**739 20<sup>TH</sup> STREET SANTA MONICA**  
6BD + 6BA | Offered at \$5,595,000  
RICK DERGAN & PANOS PAPADOPOULOS 949.235.7315 | KELLER WILLIAMS







# THE VICINO HOUSE

OPEN TUESDAY SEPTEMBER 13<sup>TH</sup> FROM 11-2 | TWILIGHT OPEN FROM 5-7:30PM

17876 Vicino Way, Pacific Palisades | 3bd/3ba/family room  
LEED Platinum® Home Certified | 180° Whitewater Ocean & Coastline Views  
\$5,950,000 | [www.17876vicino.com](http://www.17876vicino.com)  
Marc Chorin 310.995.6344 | Susan Stark 310.345.7450

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# 2143 MIDVALE AVENUE | WESTWOOD

**Sotheby's**  
INTERNATIONAL REALTY



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Warm and bright, beautifully remodeled home on a beautiful tree-lined street. Open, functional and flexible floor plans. Formal living room is equipped with a lovely gas fireplace. A spacious formal dining room can be used as office or den. Open kitchen with breakfast area, granite counters and stainless steel appliances. Family room leads to grassy backyard. Upstairs master suite boasts vaulted ceiling, balcony, walk-in closet and a sumptuous bathroom with over-sized shower and a soaking tub. Three spacious bedrooms and two updated full baths downstairs, each with abundance of natural light. Mature landscaping with fruit trees. In the award winning Westwood Charter school district, conveniently located near UCLA, Century City, and Beverly Hills.



**JOSIE TONG**  
Beverly Hills Brokerage  
CalBRE#: 1440310  
310.779.8776  
Josie.Tong@sothebyshomes.com



**DANIEL FAN**  
Beverly Hills Brokerage  
CalBre#: 01053496  
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# Bel Air Progressive Caravan

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1401 Roscomare Rd | 4BD, 5BA, Georgous Renovation

\$2,445,000 | Melissa Ryan & Kary Lindgren  
310-993-8319



2101 Roscomare | 3BD/2BA | Midcentury Modern

Hardwood floors, Skylights | \$1,495,000  
Andrea Hammer | 310-729-2591



2267 Roscomare Rd | Gated 4BD, 4BA | Guest House

\$1,799,000 | Gina Dickerson | 310-744-5584



871 Linda Flora | 3BD, 3.5BA, Ocean View & Privacy

\$2,495,000 | Nora & Peter Wendel | 310-918-2064



1456 Stradella | 7BD, 7.5BA Lake View

\$8,650,000 | \$29,950/mo | Joya Ovadya 310-753-7808  
Elsa Nelson 310-345-9306



1932 Stradella | 5BD, 5BA, Lake View & Privacy

\$5,975,000 | Suzanne Clayton & Pamela | 818-427-7093



10828 Via Verona | Gated villa w/city views

\$3,295,000 | Mark Goldsmith & Rochelle Maize  
310-777-6291



1111 Somera Rd | 4BD, 5BA over 4,700 sqft

Remodeled W/ Canyon & ocean views | Star Barlava  
310-408-5530





# ARCHITECTURAL MASTERPIECE



**8613 HOLLYWOOD BLVD | \$7,500,000**

**OPEN TUESDAY, SEPTEMBER 13TH • 11-2PM**

This architectural masterpiece, situated in the heartbeat of the Hollywood Hills, overlooks downtown and is just a stone's throw from the famed Sunset Strip. Set off the street by a private gated driveway, you'll arrive at a bright and inviting home, boasting views from almost every room. Listen to music, dim the lights, or close the blinds on the Crestron system which runs throughout the whole house. The indoor/outdoor open floor plan for the living room, family room, and kitchen is truly unique and allows for an abundance of natural light. The sliding glass windows lead to a beautifully landscaped deck and European style pool, which feature timeless city views. After a long day by the pool, make your way up to an enormous master suite which faces downtown and has a patio overlooking the pool. [8613hollywood.com](http://8613hollywood.com)

**EXCLUSIVE  
REPRESENTATION:**

**Drew Meyers**  
310-359-3879  
dm@weahomes.com  
CALBRE# 01865732

**Erik Espensen**  
323-440-3734  
ee@weahomes.com  
CALBRE# 01995298

[WEAHOMES.COM](http://WEAHOMES.COM)



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**MALIBU** | "In The Country Mart" 23410 Civic Center Way, Malibu, CA 90265 (310) 456-1171  
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# OPEN HOUSE TUESDAY 11-2



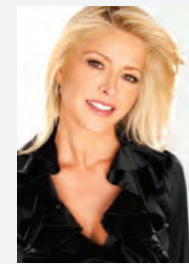
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**Starting at \$5,500/month**

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**Nicole Contreras**

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*Marina Del Rey, Silver Strand*

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**ROSANNE HOWARD**

CalBRE: 00450284

310.968.1815

[rosanne.howard@sothebyshomes.com](mailto:rosanne.howard@sothebyshomes.com)

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VENICE WALK STREET | 4 BED + 3 BATH

\$2,868,000

OPEN TUESDAY 11-2



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TUESDAY, 11-2 PM

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Artfully and cleverly updated and expanded by David Kellen, AIA, who trained under Frank Gehry and Frank Israel. Comfortable and casual with 4 bedrooms plus an office and den. Master suite with unbelievable ocean views. Great yard with large pool. Outdoor decks and patios too! Great modern “hang out” kitchen. Hardwood floors, vaulted ceilings, tons of light.

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## LOFTY LIVING IN THE HILLS WITH REFRESHING POOL



## 3268 N. KNOLL DR | HOLLYWOOD KNOLLS

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\$1,750,000

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Karen Medved

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