

TUESDAY

01 Beverly Hills Single Family

1023 N ROXBURY DR	Open	11-2	592D7	NEW
\$23,500,000	8+7	SPANISH		




EXTRAORDINARY SPANISH ESTATE

Beautiful gated Spanish estate on one of the most coveted streets in Beverly Hills. A grand vaulted foyer leads to the living room with cathedral beamed ceilings, traditional peg-style hardwood floors, limestone fireplace, & 5 sets of French doors that overlook the expansive courtyard. Gorgeous wood cabinetry & stenciled wood ceilings. The master suite features vaulted ceilings, private balconies overlooking the pool, & new expanded dressing rooms connecting to the brand-new separate bathrooms.

MLS#14-792499				
Jade Mills	310-285-7508	Blf-Ins,Dshwshr,Grbg Disp,Rng/Ovn		

1023 N ROXBURY DR	Open	11-2	592D7	NEW
\$23,500,000	8+7	SPANISH		

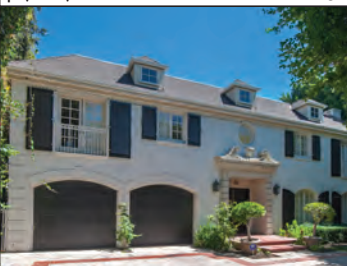


BEAUTIFUL GATED SPANISH ESTATE

Beautiful gated Spanish estate on one of the most coveted streets in Beverly Hills. A grand vaulted foyer lies behind double hand-carved wooden front doors and leads to the living room with cathedral beamed ceilings, traditional peg-style hardwood floors, a limestone fireplace, and five sets of French doors that overlook the expansive courtyard. Gorgeous wood cabinetry and stenciled wood ceilings.

MLS#14-792499				
Jeff Hyland	310.278.3311	Blfins,Dshwshr,GrbgDsp,Rng/Ovn,TrshCmpct		

604 FOOTHILL RD	Open	11-2	NEW
\$6,650,000	5+6.5	2sty-FRENCH	



GATED FRENCH MEDITERRANEAN IN PRIME BEVERLY HILLS FLATS

This approx. 6,150 square foot residence offers 5 bedrooms and 6.5 bathrooms. Grand two-story entry, spacious chef's kitchen, large breakfast room, formal dining room, living room and maid's quarters. Upper level includes a luxurious master suite with lavish dual baths and separate oversized walk-in closets and three full size ensuite bedrooms. This home has a perfect floor plan for entertaining. A sparkling pool and spa complete this home. Easy to show.

Rochelle M/Jill E/Myra N	310-968-8828	A must see!		
NOURMAND & ASSOC.				

713 FOOTHILL RD	Open	11-2	592F7	NEW
\$6,495,000	6+7	2sty-TRADITIONAL		




GATED TRADITIONAL HOME IN PRIME BEVERLY HILLS FLATS

This home features a spacious formal dining room, open living room with fireplace, and family room leading to the large private backyard with pool and spa. Three downstairs bedrooms plus a maids room with en suite bathrooms. The second story has a master suite with two walk in closets and dual bathrooms and an adjacent bedroom/library. Circular driveway with two car detached garage completes this perfect family home.

MLS#14-791865				
Rochelle M/Jill E/Myra N	310-968-8828	Dshwshr,Dryer,Grbg Disp,Rng/Ovn,Fridge		

506 N CRESCENT DR	Open	11-2	NEW
\$5,450,000	4+4	1sty-VILLA	



BEAUTIFUL VILLA IN BEVERLY HILLS FLATS

Gorgeous villa in the flats of Beverly Hills. 4 bedroom 4 bathroom, with family room that opens to sparkling pool. Updated chef's kitchen, large dining room and formal living room. Live steps away from Beverly Hills restaurants, cafes, and shopping. Chic living in prime Beverly Hills.

S Frankel, C Shapiro		www.stevfrankel.com		
COLDWELL BANKER-BH N				

505 N REXFORD DR	Lunch	11-2	632G1	NEW
\$4,350,000	3+5	1sty-VILLA		



THE PERFECT FULLY REDONE URBAN RETREAT!

SPECIAL AND RARE-TO-FIND TOTALLY REDONE ONE LEVEL CONTEMPORARY VILLA. SUPER HIGH CEILINGS, MOULDINGS, ELEGANT WIDE-PLANK WALNUT FLOORS. KITCHEN AND BATHS BEYOND COMPARE. SUPERB & LARGE MASTER SUITE W/DUAL LUXE BATHS & WALK-INS. VOLUMINOUS LIVING RM/'GREAT' RM OPENS TO PRIV GARDENS. HUGE DINING/DEN AREA. MASTER & GUEST SUITE OPEN TO LUSH PRIV YARD W/FAB 'HOLLYWOOD' STYLE POOL. A PERFECT PIED-A-TERRRE & PHENOMENAL URBAN RETREAT WITHIN PROXIMITY OF THE FINEST AMENITIES IN BEVERLY HILLS!

MLS#14-793159				
MICHAEL J. LIBOW	310-285-7509	WWW.505REXFORD.COM		
CB - BHS				

426 S LA PEER DR	Open	11-2	632H3	red
\$1,369,500	2+1	1sty-SPANISH		

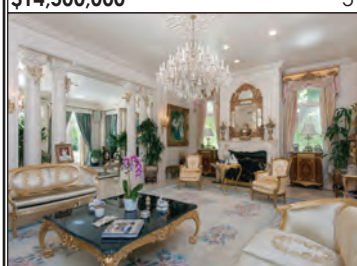


SPANISH CHARMER

A 2 bedrooms and One bath Spanish home with charm and character. Hardwood floors throughout. Barrel ceiling, large window and cozy fireplace in the living room. Formal dining room with unique archway.

MLS#14-775029				
Juanita Tiu	310-930-5919	None		
COLDWELL BANKER RESI				

1700 GREEN ACRES DR	Open	11-2	592D6	rev
\$14,500,000	5+7	MEDITERRANEAN		



MUST RSVP | GATED BEVERLY HILLS FRENCH MEDITERRANEAN ESTATE

5BR/7BA, 9k+ sf, N. of Sunset on just over 26k sf lot. Grand entry w/25 ft ceilings & curved stairs, office/library w/fp. Formal LR w/orate crown mldngs & wall paneled detail. Gourm kit w/ctr isl, sub zero fridge, commercial grade Miele stove w/lrg walk in pantry. Bright rotunda bfast rm w/view of lush bckyrd w/patio, BBQ, founnt, pool & spa. Fam rm w/ marbl flrs & DR w/lrg wndws. Upper level master ste w/dual closets & patio. 3 addtl BR ste w/lrg playrm/family rm w/bar. Side yrd w/fruit trees.

MLS#14-785291				
Myra Nourmand	310.888.3333	www.PremierBHEstate.com		
NOURMAND&ASSOCIATES				

01 Beverly Hills Lease

505 N ELM DR	Refresh.	11-2	632G1	NEW
\$26,000	5+6	3sty-ARCHITECTURAL		



SPACIOUS & HIP LONG-TERM RENTAL!

CHIC & VOLUMINOUS LONG-TERM RENTAL OPPORTUNITY! NEWER 3 STY GATED MODERN ESTATE. SUPER HIGH CLNGS & OPEN SPACE FOR THE ULTIMATE ENTERTAINER. DRAMATIC ARCHITECTURAL 2STY ENTRY LEADS TO GLORIOUS PUBLIC SPACES. AMAZING CENTER-ISLE KITCH, BRKFST, & FAMILY RMS OPEN TO PRIV YARD W/PL/SPA/PATIO/'FAUX' LAWN. HUGE MASTER SUITE W/ BALCONY/FP/LUXE MRBL BA/WALK-INS.2 OTHER SUITES + BIG OFFICE UPSTAIRS. FAB LOWER LEVEL W/2 EXTRA SUITES/KITCHEN/GYM/LIV RM. SITED ON ONE OF THE FLATS' MOST DESIROUS ROADS!

MLS#14-793175				
MICHAEL J. LIBOW	310-285-7509	WWW.505ELM.COM		
CB - BHS				

1050 WOODLAND DR	Open	11-2	592E6	NEW
\$13,000	4+5	CONTEMPORARY		



EXTREMELY PRIVATE HOME ATOP LONG GATED DRIVEWAY


On one of Beverly Hills finest streets N of Sunset and a few minutes to the Beverly Hills hotel. Fabulous open & grand floorplan w high ceilings, lrg rms & backyard perf for lrg scale entertaining. All public rms w beaut tall glass French drs & hrwd flrs throughout. Lrg living & fam rooms w beaut dining rm. 4 Great suites incl lux master/master ba. Extremely light/bright on spectacular tree-lined street w meticulous landscaping. Plenty of pvt prkng in large motorcourt. BH School District.

MLS#14-792477				
Ginger Glass	310-927-9307	Cbl,Dshwshr,Dryer,Grbg Disp,Micro,Other		
COLDWELL BANKER BHN				

TUESDAY

02 Beverly Hills Post Office Single Family

9950 LIEBE DR	Open	11-2	592B1	NEW
\$5,950,000	6+8	CONTEMPORARY		



BOLD CONTEMPORARY IN EXCLUSIVE UPPER BENEDICT CANYON

Gated, private & sited on approx. 1.5 acres on a serene cul-de-sac. This home features a motor court + plentiful street parking. Built w/ voluminous scale complemented by beautiful architectural details: artistically-rendered recessed lighting thruout, Juliet balconies, etched glass, ornate ironwork, carved stone & more. Majestic & elegant Formal Living Room. Massive Formal Dining Room. Expansive Eat-In Gourmet Kitchen. Spacious Family Room. Study. 4 Bedrooms up incl. Master Retreat. Pool/Spa.

MLS#14-783745				
L. Young/J. Flagg	310.777.2879	www.9950LiebeDrive.com		
BERKSHIRE / RODEO				

2054 COLDWATER CANYON DR	Open	11-2	592-F3	NEW
\$3,195,000	4+3	1sty-TRADITIONAL		



ELEGANT TRADITIONAL

This delightful one story traditional home is beautifully sited above the street on a large quiet lot behind privacy hedges and a gated drive. The home is completely remodeled and redone with great style and flair. There are 4 beds and 3 baths, elegant living room with white beamed ceilings, large formal dining room, gourmet kitchen with Carrera marble counters and high end appliances. A great room with vaulted ceiling and retractable doors opens to the lushly landscaped yard.

Jana Jones & Fred Holley	310-285-7535	Blt-ins,dswshr,disposal,stove,refrig		
COLDWELL BANKER-BH S				

1441 SUMMITRIDGE DR	Open	11-2	592D5	red
\$4,495,000	4+5	MODERN		



NEW CONSTRUCTION BEAUTIFUL VIEWS

STUNNING NEW CONSTRUCTION ARCHITECTURAL HOME WITH BREATHTAKING CITY, CANYON AND OCEAN VIEWS. PERFECT FOR ENTERTAINING WITH CONTEMPORARY OPEN FLOORPLAN INCLUDING SPACIOUS LIVING AND DINING ROOM, DRAMATIC FIREPLACE, MAGNIFICENT 12 FT. HIGH CEILINGS, FRENCH OAK HARDWOOD FLOORS THROUGHOUT, EXTREMELY LIGHT AND BRIGHT WITH FLOOR TO CEILING GLASS WINDOWS AND DOORS AND VIEWS FROM EVERY ROOM. MASTER SUITE WITH LUXURIOUS MASTER BATHROOM, EXQUISITE FINISHES AND CUSTOM WALK IN CLOSET. THREE ADDITIONAL EN-SU

MLS#14-739465				
Dominique Jeramaz	310-531-2910	Cbl,Dshwshr,Frzr,Micr,Rng/Ovn,Other		
CITY REAL ESTATE, IN				

1438 SAN YSIDRO DR	Refresh.	11-2	592D5	red
\$1,490,000	1575000	2+3	TRADITIONAL	



REDUCED TO SELL! UN PIED-A-TERRE PARFAIT!

IF YOU'VE SEEN THIS HOME BEFORE, YOU WON'T RECOGNIZE IT NOW! EXTENSIVELY REMODELED AND ENCHANTING 1930'S TRADITIONAL GEM IN LOWER BHPO! GRACEFUL & ELEGANT W/WD FLRS, CUSTOM BLT-INS, MLDGS, WAINSCOTING, FRENCH DRS. SWEET GOURMET KITCH W/MARBLE COUNTERS/NEWER APPLIANCES. HUGE MASTER SUITE W/GIANT WALK-IN/BALCONY/ AMAZING MRBL BATH. GENEROUS 2ND BDRM W/SEP BALCONY. FRENCH DRS OPEN TO LOVELY WRAP-AROUND BRICK PATIOS W/LUSH LANDSCAPING. QUINTESSENTIAL, TASTEFUL, AND CLOSE-IN PIED-A-TERRE! QUI

MLS#14-769947				
LIBOW / LOVEIT	310-285-7509	WWW.1438SANYSIDRO.COM		
COLDWELL BANKER				

2737 ELLISON DR	Open	11-2	592D2	red
\$1,295,000	1495000	5+4	1sty-CAPE COD	



RUN DON'T WALK! THERE IS NOTHING LIKE IT IN THE AREA!

Check the comps! Nothing in the area compares! Romantic & private hideaway in one of the most sought after serene confines of the P.O. Flexible open floor plan w/multiple skylights. Oversized gmt kitchen/DR space w/breakfast bar. Beautiful master & well appointed master bath. 2 sunlit flooded BDRMs w/Juliet balcony, take advantage of breezy cyn air. Large patio, wooded deck & 4 terraced patios, 1 with large spa. Possible room for pl.Probate sale NOT subject to court confirmation

MLS#14-782799				
Mark Goldsmith	310-777-6291	This is a steal! Nothing comes close!		
COLDWELL BANKER RESI				

9901 KIP DR	Open	12-2	592C4	rev
\$7,595,000	5+7	MEDITERRANEAN		



9901 KIP DR

Stunning Tuscan Villa with "Architectural Digest" quality finishes. Gated and very private this home will take your breath away. Entering into the 2 story entry you will be struck by its magnificent winding stairway flooded by light from the floor to ceiling windows looking out the gardens. The use of stone and distressed hardwood floors create a seamless flow from the formal living room and family room with fireplaces, office library and the formal dining room.

MLS#14-738113				
Valerie Fitzgerald	310-285-7515	BBQ,Blt-Ins,Cent Vac,Dshwshr,Grbg Disp		
COLDWELL BANKER RESI				

1300 DAWNRISE DR	Open	11-2	592D5	rev
\$3,250,000	3+4	VILLA		



French Regency Villa by Caspar Ehmcke AIA with stunning head-on city views. High ceilings and marble floors in living and dining room. Center island kitchen with adjacent breakfast room. Guest suite up with two masters, office and balcony downstairs. Wine storage. This private and tranquil pied-a-terre is wonderful condo alternative.

MLS#14-784381				
Hilary Stevens	310-281-3941	COLDWELL BANKER RESI		

1326 BENEDICT CANYON DR	Open	11-2	592C5	rev
\$2,888,000	4+6	COUNTRY ENGLISH		



QUINTESSENTIAL ENTERTAINERS DELIGHT

Reduced Price! Former home of 1940's movie star Nina Foch, this great sprawling residence is the quintessential entertainers delight. From the moment you step through the double doors you are greeted by a light filled glass enclosed breakfast/sitting room that over looks the resort like grounds & pool. With period details at every turn, this special home is comprised of 4 private bedrooms & 5 1/2 baths totaling 4,838 SF. The show stopping gourmet kitchen features an exposed vaulted ceiling.

MLS#14-773199				
A Lascano, B Farrugia	424.253.5489	Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg		
HILTON & HYLAND				

9836 YOAKUM DR	Open	11-2	592C3	rev
\$895,000	2+1			



CHARMING BEVERLY HILLS COTTAGE!

A cozy, single-story, 2 bedroom/1bath charmer in beautiful BHPO hills. Enter this storybook home and enjoy the open floor plan with lots of light! Kitchen boasts high end finishes and appliances. Ample bedrooms share a remodeled bathroom with tub/shower combo. This renovated charmer has a spacious beautiful backyard; great for entertaining or playing with pets! This adorable home is perfect for new home buyers, singles, couples, down-sizers or even pied-a-terre clients. Great condo alternative!

MLS#14-770691				
Roger Perry	310-600-1553	Blt-Ins,CIng Fan,Dshwshr,Dryer,Frzr		
RODEO REALTY - BH				

1571 TOWER GROVE DR	Open	11-2	592D5	bom
\$5,999,000	5+8	MEDITERRANEAN		



BACK ON THE MARKET!

Dramatic 2-story entry draws you into a lifestyle wonderfully suited for entertaining. Hardwood & Sallio tile floors, high wood-beamed ceilings, arched wall of glass floods the expansive living room with natural light. Ideally situated in a verdant setting, each en-suite bedroom w/ its own outdoor space. Second floor with a large study/living area.Tree lined views, grassy yard with pool, spa and outdoor cabana compliments California indoor-outdoor living. Gated motor court completes the package!

MLS#14-780413				
Veronica Klein	310-622-7499	Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg		
GIBSON INTERNATIONAL				

TUESDAY

02 Beverly Hills Post Office Lease

1638 TOWER GROVE DR	Open	11-2	592D4	rev
\$12,000	4+5	RANCH		



MLS#14-778779
Guy Fedele 310-770-4444
GOLD STAR REALTY

GREAT HOUSE WITH AMAZING VIEWS & MORE!

4 BEDROOM 4.5 BATH UPDATED HOME WITH AMAZING CITY VIEWS. THIS HOME IS LOCATED ON A PRIVATE CUL-DE-SAC STREET. POOL & GREAT ENTERTAINING BACK YARD WITH CANYON & CITY LIGHTS VIEWS. THIS HOME HAS HARDWOOD FLOORS. A MASTER SUITE WITH HIS & HER BATHS, 2 WALK-IN CLOSETS & DRESSING ROOM. FORMAL ENTRY, LIBRARY, BREAKFAST ROOM, DINING ROOM, CHEF'S KITCHEN, HUGE LIVING ROOM WITH 2 SIDED FIREPLACE & WET BAR. THERE IS ALSO PLENTY OF STORAGE SPACE. 2 MORE EN-SUITE BEDROOMS & MAIDS OR GUEST ROOM WITH BATH.

Blf-Ins, Cing Fan, Cent Vac, Dshwshr, Dryer

03 Sunset Strip - Hollywood Hills West Single Family

9050 ST IVES DR	Lunch	11-2	592H5	NEW
\$12,995,000	3+4	CONTEMPORARY		



MLS#14-791971
Perry/Helbling 323-397-6948
BERKSHIRE HATHAWAY

AMAZING DEVELOPMENT OPPORTUNITY IN THE SUNSET STRIP!

Attention developers & builders, absolutely the most amazing development site, a complete anomaly in the most sought after neighborhood in the hills. Sited on large flat pad, on over an acre promontory lot sits the most exciting opportunity to build the next statement modern masterpiece & compound in the Doheny area. Explosive & unobstructed 180 degree panoramic city to ocean views, a must see!!!

www.TheArtOfListing.com

2100 SUNSET PLAZA DR	Open	11-2	592H4	NEW
\$9,990,000	7+11	CONTEMPORARY		



MLS#14-789003
Drew Gillin 310.415.1968
BERKSHIRE HATHAWAY H

THIS RARE & EXTRAORDINARY ESTATE HAS SUCH MAGNIFICENT VIEWS!

A RECENTLY RENOVATED celebrity style property situated on over 2 acres of land offers a three level home theatre, championship sized tennis court, amazing 30 foot long professional nightclub style bar, numerous entertainment terraces and patios, and a roof top deck adjacent to a Moroccan style meditation room. This home is perfect for anyone who covets their privacy as it is set behind private gates up a long secluded driveway, which opens to the massive motor court and 5 car garage.

BBQ, Blf-Ins, Cing Fan, Dshwshr, Elvtr, Other

8115 MULHOLLAND TER	Lunch	11-2	592J1	NEW
\$5,995,000	6+7	2sty-TRADITIONAL		



MLS#14-792415
Lee Ziff 310-991-3977
KELLER WILLIAMS BH

GORGEOUS CITY LIGHT VIEWS!!

Hollywood Hills Gated View Estate includes main house w/5 bed&5 1/2 baths, English brick Guest House & two story gym/spa. Dream kitchen with incredible views, Carrera marble cntps & Viking appliances. Master Suite w/enormous balcony w/city lights views & fireplace. Master bath has, huge walk-in steam shower, spa tub & views. Grounds feature a lagoon style pool, spa, massage area, steam & sauna, full gym, Koi pond, fire pits, waterfall & outdoor kitchen w/full bar & wood-fire pizza oven.

BBQ, Blf-Ins, Cing Fan, Dshwshr, Dryer

8661 HILLSIDE AVE	Refresh.	11-2	593A4	NEW
\$5,300,000	3+4	ARCHITECTURAL		




MLS#14-788163
Burt Blum 818.788.1946
BURT JEROME BLUM

Soothing sound of the 30' Water Feature cascading down the main stairwell you know you are somewhere special! Screening room on 1st level, oak stairs to 2nd level w/3 bdrms. Mstr bdrm w/rows of closets! Mstr bath clad w/Marble, oversized steam shower, lrg spa tub. 3rd level open floor plan w/ views of the city to the ocean. State of the art Chefs Kitchen, Miele Appliances and Wine cooler. 10' glass doors open to 800 sq.ft. deck with outdoor fire feature. Rooftop pool & deck. Adjacent lot for sale at \$500K

Blf-Ins, Dshwshr, Elvtr, Grbg Disp, Hood Fan

2500 JUPITER DR	Open	11-2	NEW
\$4,695,000	5+6	2sty-MODERN	



310.467.4395
Mimi Starrett
JOHN AAROE GROUP

GATED MODERN COMPOUND - CHEESE & WINE TWILIGHT OPEN 6-8PM!

This exquisite warm Modern is situated behind gates on almost 3/4 of an acre of landscaped grounds and mature trees in Lower Nichols Canyon and Mt. Olympus. This home is perfect for entertaining with 5bds, 6bas, professional screening rm, living rm, dining rm, kitchen opens to outdoor living rm w/beamed ceilings. Great room off of pool & spa. Guest over garage with kitchen.

2635 CARMAN CREST DR	Open	11-2	593C2	NEW
\$4,495,000	4+6	CONTEMPORARY		




MLS#14-776583
Williams/Hellyar 310.691.5935
HILTON & HYLAND/KW

GORGEOUS DESIGNER DONE CONTEMPORARY WITH VIEWS IN THE HILLS

Entirely designer-renovated contemporary stunner w/ canyon & city views. Gated up a private driveway in Outpost Estates, folding glass walls along either side of the house, plus firepits & a heated saltwater pool are ideal for enjoying indoor-outdoor lifestyle year round. Pristine white oak floors throughout & appointed w/ the finest modern luxuries such as a glass walled wine cellar, walk-in closets and carrera marble, no detail is spared in this exquisite escape to call home in the hills.

2635carmancrest.com

1329 SIERRA ALTA WAY	Open	11-2	NEW
\$4,295,000	3+4		



424-249-7162
Kirman, Primack
JOHN AAROE GROUP

EXCEPTIONAL MED. BUILT BY RENOWNED INTERIOR DESIGNER

Exceptional Mediterranean built by one of the country's most renowned & published interior designers. This exquisite home features privacy & views just minutes away from the famed Sunset Strip. Grand rooms with open floor plans, includes fabulous living with beamed ceilings, elegant dining and gourmet top-of-the-line chefs kitchen. This property has large walls of glass to feature the city below as well as professionally landscaped grounds which include sunny swimmers pool, and dining terraces.

www.1329SierraAltaWay.com

9040 HOLLYWOOD HILLS RD	Open	11-2	NEW
\$3,595,000	5+5.5		



323.422.7147
J Smith, J Hohnen
HILTON & HYLAND

MAJESTIC MEDITERRANEAN HOME

Sitting high atop laurel canyon, up a long private driveway, with mountain and city views, sits this majestic Mediterranean home with soaring ceilings, floor to ceiling windows, 5 bedrooms, & 5.5 bathrooms all in 6,000 square feet of blissful paradise. The home features a new pool with pool house, built in BBQ and outdoor kitchen, a newly renovated designer kitchen, hardwood floors throughout, and a detached office/studio with gorgeous views.

www.JulietteHohnen.com

NO TAX RETURN NEEDED TO QUALIFY!

CHRIS FURIE

BRE 1004991 | NMLS 357449

DAMON GERMANIDES

BRE 1794261 | NMLS 317894


310-859-0488


www.insigniamortgage.com

9595 Wilshire Blvd., Suite 801 Beverly Hills, CA 90212

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TUESDAY

2020 WATTLES	Open	11-2	593C3	NEW
\$2,495,000	3+3	ARCHITECTURAL		
	A CASE STUDY HOLLYWOOD HYBRID HOUSE			
MLS#14-793011				
Frank Langen DEASY PENNER & PARTN	310-963-3891	Blt-Ins,Dshwshr,Dryer,Hood Fan,Other		

1500 VIEWSITE TER	Open	11-2	592J4	rev
\$4,790,000	3+4	MODERN		
	UNPARALLELED JETLINER VIEWS FROM DOWNTOWN TO THE OCEAN			
MLS#14-775541				
Zach Goldsmith HILTON & HYLAND	310.908.6860	Blt-Ins,Intrcm		

2240 BEECH KNOLL RD	Refresh.	11-2	592J3	NEW
\$1,595,000	2+2	SPANISH		
	INCREDIBLE SPANISH HILLSIDE CHARMER			
1939 Spanish hillside home features incredible city views. There are two bedrooms, one a large Master, two bathrooms and an office/ den. This home sits on a double lot with a \$600,000 retaining wall that was reconstructed in 2008. A gorgeous pool and spa with 24 kt. gold insets, plus a lush yard and an amazing separate studio complete this unique home. Wonderland school district minutes from the Sunset Strip. This home is not one to miss!				
MLS#14-792613				
Josephine Tataryan SOTHEBY'S INTERNATIO	310 651-1192			

2401 JUPITER DRIVE	Open	11-2		rev
\$3,779,000	4+4	CONTEMPORARY		
Stunning 4BR+3.5BA Contemporary w/views. Totally redone. Finest quality & craftsmanship w/European touches throughout. Open & flowing floorplan. Phenomenal Resort-like rear yard w/pool & spa				
MLS#SR14139786CN	www.2401jupiter.com			
Ellen Model	818-933-2400	BERKSHIRE HATHAWAY		

8237 ROXBURY RD	Open	11-2	593A5	rev
\$3,475,000	4+4	SPANISH		
	MAJESTIC SPANISH VILLA ON SUNSET STRIP			
Situated on a private cul-de-sac just above the Sunset Strip sits this majestic 4 bedroom, 4 bathroom 3,995 square foot Spanish Villa. A dramatic red tiled staircase leads to a charming multi-level foyer that ushers in natural lighting and breathtaking city to ocean views. The first floor exudes originality and character throughout every turn, including a formal dining area, a living room with a wood burning fireplace, a tranquil library, an alfresco central patio and a gourmet chef's kitchen.				
MLS#14-779879				
A Lascano, B Farrugia HILTON & HYLAND	424.253.5489	Dshwshr,Grbg Disp,Rng/Ovn,Fridg		

2180 LAUREL CANYON BLVD.	Open	11-2	593A3	NEW
\$1,290,000	3+2	MODERN		
	"THE SWANKIEST HOUSE IN HOLLYWOOD" - WINE & CHEESE 5-7PM			
Elle Décor Magazine called it "The Swankiest House In Hollywood," and who are we to argue? Famed designers Woodson & Rummerfield have created a true showcase house, with an eye towards entertaining. 3br/2ba sanctuary mixes Hollywood Regency aesthetic with a modern flair. Cooks kitchen w/high end appliances. Double paned windows throughout create a serene retreat from the outside world. Join us 11-2pm for brokers open & bring your buyers from 5-7pm for wine and cheese. Valet will be provided.				
MLS#14-792705				
J. Hendrick/T. Diehl LUCID WEST REALTY	323-251-7883	Dshwshr,Dryer,Grbg Disp,Hood Fan,Wsher		

1130 N WETHERLY DR	Open	12-2	592H6	rev
\$3,450,000	4+5	TRADITIONAL		
	1130 N WETHERLY DR			
\$250,000 price reduction! Very cool, hip remodeled Traditional home with contemporary flair and classic finishes. Private and tucked behind a gated motor court which opens to a pool centered courtyard with multiple areas for relaxing or entertaining with fire pit, living room seating, dining and barbeque. The main house has wonderful living entertaining spaces, large living room with bar, chef's kitchen and dining all with city views.				
MLS#14-761405				
Valerie Fitzgerald COLDWELL BANKER RESI	310-285-7515	BBQ,Dshwshr,Rng/Ovn,Fridg		

1418 N SPAULDING AVE	Open	11-2	593B5	NEW
\$1,195,000	3+3.5	Isty-CRAFTSMAN		
	SPAULDING SQUARE SWEETHEART			
Underneath this façade is an original Craftsman-styled home with over 2200 square feet of living space. This well maintained, character home is situated mid-block in desired, tree lined Spaulding Square HPOZ. The home offers three en-suite bedrooms, plus powder room, generous public rooms, den, large kitchen, private yard and patio, gas fireplace, two car garage all minutes from shopping, restaurants, and more. Exceptional value at \$1,195,000. www.1418NSpaulding.com				
MLS#14-761405				
Jeffrey Sachs COLDWELL BANKER-BHN	310-777-6361	www.1418NSpaulding.com		

1727 COURTNEY AVE	Open	11-2	593B4	rev
\$3,000,000	5+4	CONTEMPORARY		
	STATE OF THE ART RESIDENCE			
Architectural Retreat in the Hollywood Hills. Contemporary Open Concept Floor Plan. Amenities of the Home include Sleek Hardwood Floors, European Styled Cabinetry, Designer Finishes and Private Grass Yard with Sundrenched Saltwater Pool and Spa. The Chef's Kitchen has Thermador Stainless Steel Appliances with Butler's Pantry Area. Exquisite Master Suite resides over the rear garden with Views of the Hills and Private Spa Style Bath. This is the Ultimate Residence for your Most Discerning Client.				
MLS#14-791175				
Scottman Wall KELLER WILLIAMS HOLL	310-780-8001	Blt-Ins,Cbl,Dshwshr,Grbg Disp,Hood Fan		

8777 APPIAN WAY	Open	11-2	592H3	red
\$2,195,000	2395000	5+7	MEDITERRANEAN	
	\$200,000 REDUCTION			
Des by Richard Gemigniani, AIA. A city villa in the heart of the coveted Sunset Plaza area. Wonderland school district. This house has a perfect floor plan & the scale of the rooms is simply awesome. Feat incl an open floor plan, large LR w FP & wood flooring, gourmet kit w Subzero & Viking appliances, breakfast rm, FDR, family rm w FP, bonus rm, large master ste w/ FP, 4 additional en suite bedrooms, & swimmer's pool & spa. The house is private & incl a 2-car garage. This house has it all!				
MLS#14-747299				
Jan Horn COLDWELL BANKER	310-777-6220	www.8777AppianWay.com		

REMINDER

The MLS™ reserves the right to refuse and/or edit any ad it deems unsuitable.


No ad shall include statistical or numerical comparisons of performance between or among different real estate brokerage firms, brokers, or agents.

TUESDAY

2730 OUTPOST DR	Refresh. 11-2 593C2	rev
\$2,395,000	3+4 2sty-MEDITERRANEAN	
	NEWLY RENOVATED ESTATE IN OUTPOST	
This gated Mediterranean-style home in coveted Outpost Estates is architecturally intriguing, visually stimulating and an oasis of comfort. Its 4 year renovation brought together meticulous custom workmanship and exceptional materials. Distinctive woods and Travertine have been used generously both inside and outside. Every stunning feature is showcased by the open floor plan and abundance of natural light. Seven-point surround sound graces the living room, great room, basement and master suite.		
MLS#14-788291	AARON MONTELONGO 3106000288 SOTHEBY'S	
NEWLY RENOVATED		

7346 PACIFIC VIEW DR	Open 11-2 593C1	rev
\$2,099,000	4+5 CONTEMPORARY	
	MOTIVATED SELLER! COMPLETELY UPDATED HOUSE	
Motivated Seller! Completely updated house nestled among the celebrity studded hills off Mulholland drive on a secluded impasse street stands this great 3,882 Sf contemporary entertaining home. Remodeled from top to bottom, this 4 bedroom 4.5 baths home boast the latest in design with updated bathrooms, custom floors, and designer colors throughout. With soaring views of the valley from almost every room in the house this home exudes tranquility and privacy.		
MLS#14-775043	A Lascano, B Farrugia 424.253.5489 HILTON & HYLAND	
Btl-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg		

8707 SUNSET PLAZA PL	Open 11-2 592J4	rev
\$1,895,000	2+2 MID-CENTURY	
	BEST DEAL IN SUNSET PLAZA!	
THE ULTIMATE HWD HILLS DREAM-HOME. A PICTURESQUE PIED DE TERRE ON A QUIET AND PRIVATE CUL-DE-SAC OFF OF SUNSET PLAZA. THE PERFECT CELEBRITY HIDE-OUT. A ONE LEVEL HOME THAT BOASTS CHARM, CHARACTER, AND WARMTH ALONG WITH A GREAT OPEN FLOOR PLAN. AN ABUNDANCE OF SOFT NATURAL LIGHT. HARDWOOD FLOORS. GOURMET KITCHEN WITH CUSTOM CABINETRY. MASTER BEDROOM WITH HUGE WALK-IN CLOSET PLUS A SUMPTUOUS BATH. SEAMLESS INDOOR/OUTDOOR FLOW TO A SPARKLING POOL. SOME CITY VIEW. SEVERAL LUSH OUTDOOR SPACES.		
MLS#14-785555	Neal Baddin 323-793-7405 COLDWELL BANKER RESI	
BBQ,Btl-Ins,Rng/Ovn,Fridg		

2660 SKYWIN WAY	Open 11-2 592H2	rev
\$1,649,000	5+4 CONTEMPORARY	
	FIXER IN THE HOLLYWOOD HILLS	
THIS IS AN AMAZING OPPORTUNITY FOR A BUILDER/OWNER/FLIPPER IN THE HOLLYWOOD HILLS. ENJOY THIS RARE 5 BEDROOM, 4 BATH, 3200 SQ. FT., ONE STORY CORNER LOT HOME IN THE WONDERLAND SCHOOL DISTRICT. SPACIOUS ENTRY WAY LEADS TO LARGE OPEN LIVING AND FAMILY ROOMS,		
MLS#14-740429	Gene Bush 310-657-5050 COLDWELL BANKER RESI	
Dshwshr,Dryer,Grbg Disp,Phone Sys		

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

9255 DOHENY RD, UNIT 3005	Open 11-2 592-G6	NEW
\$2,695,000	2+3 30sty-CONTEMPORARY	
	SIERRA TOWERS FULL SERVICE LUXURY HI-RISE	
This 30th flr NE corner unit features jaw-dropping Hollywood Hills, Sunset Strip and downtown Los Angeles views.1st time on the market in 35 years offers an A+ unit location and the only current opportunity to live in this luxurious, premium building.LR & Dining area with high ceilings & hrdwd flrs introduces the large terrace. Master BR w/bath & walk-in closet and 2nd BR w/bath both have views leading to the terrace. 24hr security, doorman, valet, front desk service, gym, saline pool & spa.		
Sharon Dwyer 310 702-7478	NOURMAND BH	
refrigerator, washer/dryer		

04 Bel Air - Holmby Hills Single Family

227 COPA DE ORO RD	Open 11-2	NEW
\$18,950,000	7+9	
	CROWN JEWEL OF COVETED COPA DE ORO - VALET PARKING PROVIDED	
WHISPERING PINES MANOR---The crown jewel of coveted Copa de Oro. Exceptional Georgian estate, in a superb East Gate location. Majestic and filled with character, this historically significant masterpiece has a regal provenance.		
Drew Fenton 310.858.5474	HILTON & HYLAND www.drewfenton.com	

1714 N BEVERLY GLEN	Open 11-2 592A4	NEW
\$935,000	3+2 TRADITIONAL	
	MAGICAL GATED HOME	
Step into this 2 story magical home nestled in upper Bel-Air. The home is situated in Warner Elementary school district. It's located off Beverly Glen Blvd, behind private gate, overlooking the front and back gardens. The home features: 3 Bedrooms, 2 Baths, 3rd bedroom has separate entrance. Dining Area, Breakfast Nook, Living Room, Spacious Patio w/ 2 Car Garage. Central Heat & A/C, abundant Natural Light, Hardwood Floors, reverse Osmosis in Kitchen, Whole House Water Softener System.		
MLS#14-792937	Vida Ash 310-710-8426 VEDERE PROPERTIES	
Dshwshr,Dryer,Micro,Rng/Ovn,Fridg,Other		

3041 N BEVERLY GLEN CIR	Open 11-2 562A7	red
\$2,975,000	5+5 CONTEMP MED	
	NEWER CONSTRUCTION GATED HOME IN BEVERLY GLEN CIRCLE	
Four bedrooms plus maid's and 5 baths. Large living room with high beamed ceilings, fireplace, hardwood floors and French doors. Formal dining room, gourmet kitchen with Viking appliances, center island and breakfast area. Large family room off the kitchen. Luxurious master suite with walk in closets, spacious bath and sitting area. Pool and spa. 2 car attached garage.		
MLS#14-772335	Myra N/Thomas H 310.888.3333 NOURMAND&ASSOCIATES	
Dshwshr,Dryer,Grbg Disp,Rng/Ovn,Fridg		

1323 MORAGA DR	Open 11-2 591H6	rev
\$9,499,000	6+6 COUNTRY ENGLISH	
	PRESTIGIOUS GATED COMMUNITY OF MORAGA	
Reduced Price! Located in the prestigious gated community of Moraga stands this terrific 9,538 Sf Country English estate. Situated on over 9 acres of privacy with an extensive flat grassy yard and tennis court, this 6 bed room 5.5 bath home is loaded with charm and detail throughout. The gracious floor plan is formal yet inviting w/ spacious public rooms & numerous intimate quiet areas making it perfect for formal entertaining or casual gatherings.		
MLS#14-783937	A Lascano, B Farrugia 424.253.5489 HILTON & HYLAND	
BtlIns,Dshwshr,Frzr,GrbgDisp,HoodFn,Othr		

1260 BEL AIR RD	Open 11-2 592A5	rev
\$6,795,000	5+5 2sty-TRADITIONAL	
	EAST COAST CHIC	
Classic East Coast traditional in prime Bel Air. This private walled & gated estate offers complete privacy in a tranquil setting. Exquisite finishes & details throughout as well as a generous versatile floor plan that offer grand sized rooms w/ canyon treetop views. Private full floor master suite has gym, office & grand master bath. Private pool & waterfall as well as numerous patios gardens. Built w/ utmost quality this Bel Air classic is the perfect retreat for the most discerning buyer.		
MLS#14-760345	Cory Weiss 310-922-1124 DOUGLAS ELLIMAN BH	
www.1260BelAir.com		

TUESDAY

677 NIMES RD	Open	11-2	592B6	rev
\$5,950,000	3+2	MID-CENTURY		



GREAT DEVELOPMENT OPPORTUNITY

Located through East gate in lower Bel Air. Offering approx. ¾ of an acre. Renderings shown here are a concept of what can be built on this site. No plans are currently available. Existing structure is a mid-century surrounded by lush greenery w/ an open floor plan, 2 bd, 2 bth & den. A separate guest rm & bth. Entertaining deck w/ kitchenette & built-in lounge area overlooks head-on views of the city. The property is terraced w/ a large flat pad on the lower portion of the site.

MLS#14-781637
Joseph Babajian 310-623-8800
RODEO REALTY - BH

1044 MANNING AVE	Open	11-2	632B3	NEW
\$2,650,000	4+4	CONTEMPORARY		




A RARE FIND - TURNKEY UPDATED CONTEMPORARY HOME!

In prime Westwood / Little Holmby! Featuring 4BD+3.5BA, this 2-story home boasts an open floor plan that is airy, bright! Spacious living room, step down family room/den & chef's kitchen - oversized island, SS Subzero & Bosch appliances & doors that open to incorporate an indoor/outdoor lifestyle! Generous master suite w/ walk-in closet & spa-like bath. Lush, pvt. backyard w/pool, grassy yard, gardens, fruit trees, BBQ station, & more. Close to restaurants, shops & in Warner School District!

MLS#14-790227
Sally F. Jones / Dana C. 310-691-7888
JOHN AAROE GROUP

www.1044manning.com

1018 STRADELLA RD	Open	11-2	592A6	rev
\$4,695,000	3+4	CONTEMPORARY		




SPECTACULAR "SMART HOUSE" WITH VIEWS

Spectacular "Smart" House" built in 2012. Three bedrooms plus detached bonus room. Open floor plan. Gourmet chef's kitchen with breakfast area. Formal dining room with wood ceilings. Living/great room with fireplace transforms to home theatre. Gorgeous master suite with spa like bathroom. Indoor/outdoor living at its finest. Pocket doors lead to salt water infinity pool and spa. Outdoor entertaining area. Expansive canyon views from all rooms. No expense has been spared. 1018Stradella.com.

MLS#14-791127
J. Giddins | T. Clarke 310.666.6365
SOTHEBY'S INT'L RLTY

1018Stradella.com

2213 GREENFIELD AVE	Open	11-2	632-C5	NEW
\$1,695,000	4+4	TRADITIONAL		



OPEN TUESDAY 11-2PM!


This 4bd 4ba Westwood home with hardwood floors has it all. A sumptuous upstairs master suite with fireplace & balcony overlooking a lush back yard with fountain, spa & fire pit. There's two additional bedrooms & a bath upstairs. The down stairs family room with built in aquarium opens to the entertainers yard. Additionally there's an office area, bedroom & two baths. The bonus room off the garage is currently being used as a media room. The home was remodeled in 2002 & has 2 zone heat & a/c.

MLS#14-791811
Mike Cockinos 310-612-5606
COLDWELL BANKER - BW

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

04 Bel Air - Holmby Hills *Condo / Co-op*

2385 ROSCOMARE RD #F3	Open	11-2	591H2	rev
\$695,000	2+2	MODERN		




CONVENIENTLY LOCATED TO CITY & VALLEY W/ GREAT VIEWS

Stunning and Sophisticated! Drive up prestigious Bel Air Gate to your new, completely updated dream condo with unparalleled mountain views. Phenomenal central location with easy access to the city, valley, and freeways. Penthouse floor condo in highly desired Bel Air gated complex. With immediate access to shopping center which includes grocery store, cleaners, and other services. 1/2 block to top rated public elementary and within short driving distance to private schools. Open floor plan.

MLS#14-776533
David/Anna Solomon 424-400-5905
THE AGENCY - BW

www.2385Roscomare.com

10331 LA GRANGE AVE	Open	11-2	632D3	NEW
\$1,459,000	3+2	SPANISH		



UPDATED 3 BED/2 BATH SPANISH ON CENTURY CITY ADJACENT ST

Updated 3 bed/2 bath Spanish located mid-block on premiere Century City Adjacent st. Set privately from the street w/ charming brick hardscape & covered front porch. Spacious LR w/ wood beamed ceiling overlooks treetop views & includes fireplace & french doors to brick patio. FDR leads to totally remodeled kitchen filled w/ natural light & overlooks backyard. Complete w/ high-end stainless steel appliances including 6 burner range, wine fridge, granite countertops, newer cabinetry

MLS#14-791525
Chad Lund 310-801-2641
TELES PROPERTIES, IN

Dshwshr,Rng/Ovn

05 Westwood - Century City *Single Family*

10736 LE CONTE AVE	Open	11-2	632B2	NEW
\$2,775,000	3+3	2sty-TRADITIONAL		




LITTLE HOLMBY JEWEL

The home you have waited for! Stately, picture-perfect, fashionably remodeled, w/fresh, young flair. Polished wood flrs, glossy white trim, tasteful finishes. Gorgeous living rm w/dining alcove & bar, opens to a happy sun-room. New chef's kitchen w/La Cornue range & cute dining banquette. Cozy library/den. Large master has gabled windows & a stunning new bath. Two adorable guest rms with a charming new bath. Truly beautiful home w/spontaneous, inviting energy. State of the art security system.

MLS#14-759247
Linda May 310-777-6247
COLDWELL BANKER RESI

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

468 LORING AVE	Open	11-2	632C1	rev
\$5,790,000	5+5	2sty-CONTEMPORARY		



Private, gated & stylish, 5 bd/5 ba 4400sf Trad home on a 18,600sf lot. Glossy white hardwood/stone floors thruout. A chef's kitchen w/ vaulted ceilings flows into family rm/ breakfast nook. The master suite features: outside views, a sumptuous bathrm, sitting area & lrg walk-in closet. 3 addtl bdrms complete upstairs. Also includes: 1 bd/bath guest house, outdoor loggia, den/office, 2 car garage/motor court. This designers dream will satisfy even the most discerning tastes.

MLS#14-759247
Linda May 310-777-6247
COLDWELL BANKER RESI

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



The Source Of Real Time Real Estate™

10567 WELLWORTH AVE	Open	12-2	632C3	rev
\$2,195,000	4+4	MEDITERRANEAN		



10567 WELLWORTH AVE


Wow-hard to find charming Spanish family home in great Westwood location just south of Wilshire. Large living room with bay window, fireplace and hardwood floors open to formal dining room. The kitchen is updated-remodeled with granite countertops white cabinets plenty of cooking space open to large family room with fireplace. Great backyard for kids or entertaining with eating and lounge areas and flat screen TV. An office with large open windows and maids+bath complete the 1st floor.

MLS#14-768815
Valerie Fitzgerald 310-285-7515
COLDWELL BANKER RESI

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


TUESDAY

05 Westwood - Century City Condo / Co-op


10128 EMPYREAN WAY, UNIT 201 Open 11-2	NEW
\$1,695,000 2+3 FRENCH	
	ELEGANT 2 BDRM PLUS DEN AT LE PARC
ELEGANT BRIGHT 2 BED, 2.5 BATH PLUS DEN CONDO IN BEST LOCATION IN PRESTIGIOUS LE PARC. FORMAL STONE FLOOR ENTRY LEADS TO STUNNING DESIGNER DONE LIVING ROOM WITH FIREPLACE, HARDWOOD FLOORS & HIGH CEILINGS OPENING ONTO LARGE TERRACE WITH PRIVACY AND VIEWS. HUGE FORMAL DINING ROOM ALSO OPENS TO TERRACE PERFECT FOR ENTERTAINING. COZY DEN OR OFFICE WITH SEPARATE ENTRANCE. LAVISH MASTER SUITE W/UPDATED BATH, HIS & HERS CLOSETS, STEAM SHOWER & TUB. LOVELY 2ND BEDROOM SUITE & GOURMET KITCHEN. POOL, SPA, GYM	
Lori Hashman Berris SOTHEBY'S REALTY 310-880-3061	cable dishwasher washer dryer microwave

10641 MISSOURI AVE, UNIT 403 Open 11-2 632C4	NEW
\$799,000 2+2.5 2sty-CONTEMP MED	
	TWO BEDROOM PENTHOUSE-CENTURY CITY VIEW
Century views from this light and bright, front-corner 2 BD / 2.5 BA PH. Vaulted 22-foot ceilings and accentuated by archways, display alcoves and crown moldings, this home exudes classic character from every corner. Highlights include a WD frpl w/ limestone hearth, dining and a large private terrace. Kitchen w/white tile counters, European-style cabinetry & breakfast area. Master suite boasts a generous walk-in closet and bath w/ separate shower & tub, while the 2nd bedroom is ensuite.	
Joanne Lindsay PARTNERS TRUST 310-466-7892	www.10641Missouri403.com


1427 S BENTLEY AVE #C Open 11-2 632A4	NEW
\$759,000 2+3 TRADITIONAL	
	SPACIOUS TOWNHOME STYLE CONDO W/ TONS OF OUTDOOR SPACES!
Spacious & pristine 2 bd/2ba + loft townhome. Solid oak flrs & recessed lighting throughout. The eat-in cook's kitchen is beautifully remodeled w/ SS Wolf Range, custom Maple cabinets, granite counters, Sub-Zero refrigerator & Miele dishwasher. Dining room & bright step-down living room w/ 2-level deck & patio. Master bdrm. features vaulted ceilings, ensuite bath, walk-in closet & pvt. balcony. The enclosed loft could be a 3rd bdrm or office - w/pvt. balcony. Well maintained 4-unit complex.	
MLS#14-792099 Sally FJ/ Lisa Sockolov 310-691-7888 JOHN AAROE GROUP	www.1427sbentley.com


1925 S BEVERLY GLEN #42 Open 11-2 632D4	NEW
\$749,000 2+2.5 CONTEMPORARY	
	TOTALLY REMODELED SPACIOUS TOWNHOME IN A GREAT LOCATION!
Living room offers a fireplace with vaulted ceilings that open to a patio. Step up dining area and updated kitchen with granite countertops. Hardwood floors throughout. Master bedroom with en suite bath that offers dual sinks. Large second bedroom. Additional features include a loft area perfect for an office, large private patio space and tons of natural light!	
MLS#14-792653 Steve Sawai 310.899.3584 COLDWELL BANKER-MONT	Dshwshr, Dryer, Grbg Disp, Hood Fan, Intrcm

865 COMSTOCK AVE #2A Open 11-1 632D2	red
\$915,000 3+3 CONTEMPORARY	
Fantastic, spacious remodeled 3BD + 3BA with a large open living space that is perfect for today's standards of living & entertaining, on the quiet side with views, w&d inside, Full service building	
MLS#14-780241 Karolin Poursalimi 310-435 3558	Bl-Ins, Dshwshr, Drye, Rng/Ovn NELSON SHELTON & ASS

1842 GREENFIELD AVE #301 Open 11-2 632B5	red
\$725,000 2+2	
	SPACIOUS & BRIGHT FRONT 2+2+DEN IN WESTWOOD CHARTER SCHOOL
FRONT UNIT! Tastefully remodeled very light and airy west-facing FRONT upper unit with 2BD, 2BA + DEN. New bathrooms and redone kitchen with granite countertops & brand new stainless steel appliances. Freshly painted, recessed lighting, spacious ensuite master bedroom with a balcony and his & hers closets. 2 units per floor. excellent Westwood location near UCLA, Century City, shops & restaurants and in the coveted Westwood Charter Elementary School. HOA dues include EQ INS. Ready to move in!	
MLS#14-783947 Shiva Niku (310)713-9356 NELSON SHELTON & ASS	Antna, Dshwshr, Elvtr, Grbg Disp, Intrcm

10326 ALMAYO AVE #102 Open 11-2 632E4	red
\$598,000 638000 2+2 CONTEMPORARY	
	JUST REDUCED! SPACIOUS 2BD+2BATH CONDO IN COVETED WESTWOOD
POTENTIAL GALORE in this 2bed + 2bath condominium w/open flowing floor-plan. High ceilings+large living rm w/handsome fireplace, wet bar & sizable adjacent dining area. Charming kitchen w/refrigerator & newer dishwasher + granite counter tops. Generous master bdrm w/walk-in closet +inside laundry area & two tandem parking spaces w/additional storage. HOA includes earthquake insurance & just minutes to all of the trendy shops and restaurants that Westwood has to offer. Close to Ranch Park! WOW!	
MLS#14-772415 Clifford Rowe 424-203-1890 TELES PROPERTIES	Grbg Disp, Rng/Ovn, Fridg


10450 WILSHIRE #10A Open 11-2 632C2	rev
\$1,495,000 3+3 TRADITIONAL	
	THE CHURCHILL BUILDING ON THE WILSHIRE CORRIDOR
Views in every direction - North, South, East, West. Nothing has been left to do in this pristinely decorated three bedroom unit with floor to ceiling padded walls and wall to wall carpet. Homeowner's dues include 24 hour security, valet parking, gym, pool, sauna, water.	
MLS#13-700509 Greenberg/Weinstock 310.968.0605 BERKSHIRE HATHAWAY	www.10450wilshire10a.com

10445 WILSHIRE #202 Refresh. 11-2 632C2	rev
\$929,000 2+2 CONTEMPORARY	
	BEAUTIFUL 2 BD, 2A, BEST PRICE. AT THE WILSHIRE GRAND
Totally redone with great taste and charm, this is the largest unit at The Grand. Hrdwd flrs throuout, granite in ktchn and baths, bdrms on opposite side of unit for total privacy. Large master with walk in closet and closets off of bath area. This is a full service building with valet parking, concierge, pool and huge gym. Lobby has wonderful library and large conference party room. There are plantation shutters and a new two zone heat and air system. This is the best priced unit in the building!	
MLS#14-788353 Arlene Ruby 310-780-0111 RODEO REALTY - BEVER	Blf-Ins, Cbl, Dshwshr, Dryer, Elvtr, Other

1650 VETERAN AVE #206 Open 12-2 632B4	rev
\$549,000 1+2 OTHER	
Large 1,000 Sq Ft, 1 Bedroom, 2 Bath. Quiet luxury condo, 23-unit-building with French doors opening onto balconies. Low HOA dues.	
MLS#14-779697 Ponnie Saedian 310-448-2929	Dryer, Rng/Ovn, Fridg, Wshr REAL ESTATE EBROKER

**Questions? Need Assistance?
Contact our Help Desk Department!**

Please call 310.358.1833
Mon - Fri 8am - 7pm, Sat 9am - 2pm, and Sun 9am-1pm



TUESDAY

865 COMSTOCK AVE #7E	Open	11-2	632D2	bom
\$834,000	2+2	MODERN		



REAR FACING, REDONE CONDO IN THE COMSTOCK

Dynamic, precise and sophisticated rear facing condominium in The Comstock. This property features verdant landscape and neighborhood views, superior quiet exposure, and redone finishes throughout. A spacious formal, wide entry leading to very generous open plan loft-like spaces with dark teak hardwood floors, crisp white walls and top notch, fitted, Bosch kitchen, with new cabinets, stone counters, tremendous storage and laundry.

MLS#14-785629
T. Rustad P. Maurice 310-623-8825
RODEO REALTY - BH

Comstock7e.com

12311 DARLINGTON AVE	Open	11-2	NEW
\$1,799,000	4+2	TRADITIONAL	



RARE BRENTWOOD TRADITIONAL AVAILABLE 1ST TIME IN 4 DECADES

First time on the market in 4 decades! Located on a beautiful tree lined street, this lovely Brentwood traditional home is set on a large flat lot. With 4 bedrooms and 2 bathrooms, this is the perfect place to call "home." Very close to the Brentwood Country Club.

Masha Krakovskaya 310.880.8910
KELLER WILLIAMS BH

www.12311Darlington.com

05 Westwood - Century City Lease

2220 AVENUE OF THE STARS #506W	Open	11-2	632F4	NEW
\$3,980	1+1	MODERN		



LEASE IN CENTURY TOWERS


Completely & extensively remodeled in 2014, move in ready 1 bedroom, 1 bathroom designer perfect condo in Century Towers. Showcases large open living/dining spaces bathed in natural light with a pretty greenbelt view. Balconies in living room and bedroom have been extended to living spaces (not included in square footage). Open custom kitchen features Cesar stone counter tops, glass tile back splashes, breakfast bar, top of the line appliances & recessed lighting. Washer/Dryer included in-unit.

MLS#14-777589
Irene Arathoon 310 285 7584
COLDWELL BANKER RESI

Blf-Ins,Dshwshr,Elvtr,Grbg Disp,Microw.

X 2456 ARBUTUS DR Lunch 11-2 591D7 **NEW**

\$1,695,000	5+3	Isty-CONTEMPORARY
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VIEWS! VIEWS! VIEWS! IN THE HILLS OF MANDEVILLE CANYON

Beautifully maintained, 5 bedroom, 3 bath home. All the windows and doors have been updated. Both full baths have been updated. Master bedroom was extended and has city views. Kitchen has been updated with Caesar Stone counter tops and built-ins. Vaulted ceilings throughout. Lovely backyard with a beautiful pool overlooking the majestic mountain and canyon views. Large lot with huge frontage of 196.09 ft. Lots of privacy! Spacious attached two car garage. A/C This is a real gem!

MLS#14-792989
Judy and Warren Handler 310-873-4115
RODEO REALTY- BRENTW

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

06 Brentwood Single Family

527 S WESTGATE AVE	Open	11-2	631/G4	NEW
\$3,389,000	5+4.5	CONTEMPORARY		



CONTEMPORARY ARCHITECTURAL HOME IN BRENT

Serenity abound in this sunlit private estate. Featuring high ceilings, formal living and dining, and floor to ceiling windows. Two family rooms, one downstairs and one up, promote family entertaining and spacious living. Also upstairs is the plush Master Suite, 2 guest bedrooms, and a converted den. Also features a maid's suite, laundry room, abundant storage and two car garage. Beyond the two lavish entertainment areas outside lies the shared tennis court for private play.

Smith & Mullin 310-500-1373
PARTNERS TRUST BW

Range, hood fan, Microwave, Refrigerator

1055 N NORMAN PL Refresh. 11-2 591G7 **rev**

\$2,480,000	4+4	RANCH
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ENCHANTED HIDEAWAY IN BRENTWOOD

Elegant and Cozy with a unique private setting. Walk in and forget you are in Los Angeles. This hidden gem features great indoor/outdoor flow for entertaining. The 4 bedrooms and 4 bathrooms. The open space will take your breath away. It is a combination of extraordinary that includes multiple terraces and patios, auditorium seating, grassy space, hike pathways/walkways, and quiet Zen style spaces perfect for relaxation and meditation. It is a retreat!

MLS#14-786537
Catherine Shakib Kamran 3104305346
KELLER WILLIAMS BEVE

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

868 LEONARD RD Open 11-2 631-F1 **NEW**

\$2,839,000	5+2.5	Isty-MID-CENTURY
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CLASSIC MID-CENTURY RANCH

A Classic Mid-Century Ranch that appeared in Architectural Digest in 1958. In original condition, this jewel is ready to be restored. It's on a quiet cul-de-sac North of Sunset in the coveted Kenter School District. There is a spacious living rm, dining rm & large family rm w/firepl. An eat-in kitchen & wonderful master bdrm & bath that open to a lovely yard. The lot is appx. 11,163 SF. There are a total of 5 bdrms & 2.5 baths. An incredible opportunity for comfortable CA indoor/outdoor living.


MLS#14-793003
Ben Lee/ Mary Beth Woods 310-571-1358
COLDWELL BANKER

www.868Leonard.com

06 Brentwood Condo / Co-op

869 S BUNDY DR #3 Open 11-2 631G5 **NEW**

\$1,999,999	3+4	SPANISH
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The Ultimate Brentwood Townhouse in the Ultimate Location! Spacious, luxurious, contemporary townhouse with the best that Brentwood has to offer. Built around a central courtyard the property has a warm, villa like feel. Some of the elegant features include: formal dining room and living room, media room, cook's kitchen, guest bedroom or maids quarters, expansive master suite with spa tub, walk-in closets and patio, direct access garage. A one of a kind property in an intimate 4 unit building.

MLS#14-791429
Aaron Mirsky 310-622-7427
GIBSON INTERNATIONAL

3371 MANDEVILLE CANYON Open 11-2 591D4 **NEW**

\$1,975,000	4+4	
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Rare private compound approached by a long driveway with outstanding views.. Farmhouse style with Great room, Library, den, and redone kitchen with all new appliances. Three bedrooms and 4 baths, plus separate Master suite. Gorgeous pool and spa overlooking the mountains. A fabulous retreat.

MLS#14-790665
Joan Mcgoohan 310 255 5406
SOTHEY'S INTERNATIO

2,Dshwshr,r,Grbg Disp,fab stove

11657 CHENAULT ST #204/205 Refresh. 11-2 631H3 **NEW**

\$1,099,000	2+4	CONTEMPORARY
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URBAN LIVING IN BRENTWOOD

Last remaining 7 units. 2014 condo conversion, ultimate in urban living and a stone's throw away from vibrant attractions of San Vicente Bl. Chenault Flats offers everything sought after by today's urban professionals: high-end contemporary finishes, designer kitchens with custom cabinetry, quartz counter tops with glass tile back splash. Living and dining areas with open floor plan, floor to ceiling sliding glass doors and sizable outdoor balconies. Washer and dryer included in each unit.

MLS#14-774843
Irene Arathoon 310 285 7584
COLDWELL BANKER RESI

Blf-Ins,Dshwshr,Dryer,Micro,Fridg,Other

X 11752 DOROTHY ST #104		Lunch	11-2	631H4	NEW
\$798,800	2+3	2sty-POST & BEAM			



WELCOME HOME!!!

Two Story Townhouse with a Gorgeous Granite Kitchen! Bright, Spacious Living/Dining with Beam Ceilings, Hardwood Floors, Fireplace, Wet Bar! Master Suite, Walk-in Closet, High Ceilings! Laundry in Unit, two full Parking Spaces Tandem! Private Storage Closet for each unit in Garage! Charming six unit secured complex! Excellent opportunity in great location!

MLS#14-792175
Joyce Gottlieb 310.283.8931
BERKSHIRE HATHAWAY

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

11633 CHENAULT ST #103		Open	11-2	631H3	red
\$839,000	2+3	CONTEMP MED			




SELLER MOTIVATED

LAST UNIT REMAINING IN THE "BRENTWOOD CREST" CONDOMINIUMS. UNIT 103 IS A LARGE 2 BEDROOM, 2 AND A HALF BATHROOM UNIT, WITH A LARGE OUTDOOR PATIO. LOCATED JUST BLOCKS AWAY FROM SAN VICENTE'S FINE DINING, COFFEE SHOPS, WHOLE FOODS, AND YOGA STUDIOS. THIS UNIT BOASTS HIGH CEILINGS, IMPRESSIVELY LARGE BEDROOMS, AN OPEN DINING ROOM, AND SUN DRENCHED FAMILY ROOM. INSIDE WASHER DRYER HOOK-UPS. SPACIOUS GOURMET KITCHEN W/ CUSTOM CABINETRY. GATED PARKING, AND COMPLETELY CONTROLLED ACCESS TO THE BUILDING.

MLS#14-768101
T. Maltas/ C. Weiss 310.595.3889
DOUGLAS ELLIMAN

BRING ALL OFFERS!!

11740 DARLINGTON AVE #3		Open	11-2	631-H4	rev
\$750,000	2+2.5	ARCHITECTURAL			



OPEN TUESDAY 11-2PM!

Chic townhouse-style condo in upscale Brentwood. Spacious light-filled unit w/redone kitchen, granite counters, top appls. Breakfast bar off kitchen adj. to spacious dining area. Lg liv rm w/sliding glass drs lead to huge patio for fabulous outdoor living & entertaining. Hi-pitched ceilings in upstairs bdrms, two-redone baths. 1/2 bath plus laundry downstairs w/add'l storage. 2-car tandem prkg in community garage; no direct entry to unit. Close to trendy shops & restaurants. Probate sale.

MLS#14-768347
Mary Ann Saxon 310-770-3940
COLDWELL BANKER - BW

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

06 Brentwood Lease

2922 CORDA LN		Open	11-2	591E1	NEW
\$8,650	4+6	1sty-MID-CENTURY			



BEL AIR SKYCREST BEAUTY

Beautiful single-level custom home in Bel Air Sycrest located on a cul-de-sac, with pool, soaring ceilings, mid-century feel. 4 br+Maids with walk-in closets, 5.5 ba. Master with sitting area has french doors that open out to the pool area and canyon view. Additional bedrooms are spacious with their own bathrooms. Layout is ideal with upgraded kitchen and eating area, formal dining room, living room, bar area and family room all situated to look out to the pool and view through French doors.

MLS#14-791353
Alison Whitaker 310-600-8590
SOTHEBYS INT' REALTY

Dshwshr,Dryer,Micro,Rng/Ovn,Security

07 West L.A.		Single Family			
2591 ARMACOST AVE		Open	11-2	672A1	NEW
\$1,265,000	3+3	TRADITIONAL			



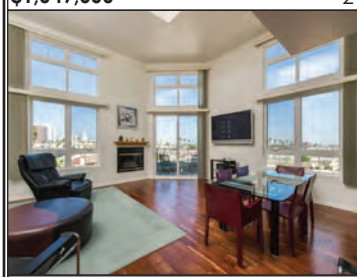
WWW.2591ARMACOSTAVE.COM

The gated front yard with white picket fence and roses sets the scene. Enjoy all the benefits of living in a well-designed and spacious three bedroom two and a half bath home. Step into the formal living room with wood floors, shuttered windows and a built-in book shelf, which lend to the charm of this traditional home. The kitchen with breakfast area, crisp white cabinets and leaded glass windows give a classic look to the updated space.

MLS#14-792595
Jose Noel 310-621-1097
KELLER WILLIAMS - SM

None

07 West L.A.		Condo / Co-op			
12222 WILSHIRE #PH2		Open	11-2	631H5	NEW
\$1,049,000	2+2	ARCHITECTURAL			




STUNNING CORNER PENTHOUSE WITH 180 DEGREE VIEWS

STUNNING CORNER PENTHOUSE W 180 DEGREE VIEWS. LIGHT & BRIGHT 2 BEDROOM + LOFT (OR 3RD BEDROOM) FULL AMENITY BUILDING W CONCIERGE FEATURES VIEWS FROM EVERY RM, A DRAMATIC 2 STORY LIVING RM AND PATIO OVERLOOKING LA. ITALIAN PORCELAIN AND ACACIA WDFLRS TO. CUSTOM KITC W MAPLE CABINETS, GRANITE COUNTERS AND BRKFST AREA. MSTR OFFERS CATHEDRAL CEILING, FPL AND WALK IN CLOSET, MARBLE COUNTERS AND FLRS IN BOTH BATHS, GENEROUS SIZED 2ND BD AND LARGE LOFT OVERLOOKS LIVING RM WHICH COULD BE USED AS 3RD BD

MLS#14-791489
Heather Bilyeu 310.924.4664
HILTON & HYLAND

Blt-Ins,Cbl,Dshwshr,Micro,Rng/Ovn,Other

X 1845 FEDERAL AVE, UNIT 401		Lunch	11-2	NEW
\$839,749	3+2	1sty-CONTEMP MED		




ELEGANT CORNER PENTHOUSE

Elegant corner Penthouse unit in the beautiful Federal Villas. Enter through a cast iron and frosted glass front door to an open floor plan with abundant light and designer details. Travertine tile throughout the entryway, kitchen and baths. Gleaming dark hardwood floors throughout the great room. French doors off the main living area invite the outdoors in, making the Southern California lifestyle easy to enjoy. The home chef will love cooking in the gourmet kitchen

MLS#14-791489
Tamra (Tami) Pardee 310-907-6517
PARDEE PROPERTIES

Microwave, garbage disposal, w/d

2474 S CENTINELA AVE #3		Open	11-2	672A1	NEW
\$549,000	2+3	CAPE COD			



QUIET AND SERENE - MOVE-IN CONDITION

Lovely town home in move-in condition. Light and bright with wood floors, fireplace in living room. Newer kitchen with stainless steel appliances. Balcony off living room; deck off kitchen. Two separate master suites. Inside laundry and central air. Small, quiet, well-maintained 6 unit building.

MLS#14-791099
Linda Lackey 310-429-1185
COLDWELL BANKER RESI

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




Do RIGHT by Your Sellers
Put their Property in the MLS

Listings in the MLS Get More Exposure
More Offers & More Money

FOR SALE
THE MLS™ The Source Of Real Time Real Estate™

TUESDAY

12222 WILSHIRE BLVD #PH4	Refresh. 11-2 631H5	rev
\$925,000	2+2 CONTEMPORARY	
		
<p>PENTHOUSE VIEW CONDO. BEST IN BUILDING!</p> <p>Hands-down, best penthouse buy delivering Wilshire Corridor style luxury, amenities and concierge service: Preferred Southwest corner on the building's quiet side with spectacular panoramic views from the "Hollywood" sign to the ocean, this updated Contemporary Condo has dramatic soaring ceilings, 2 Bedrooms/2 Bathrooms + Loft, light oak wood floors, 3-car secure parking, and more. Pool, Spa, Gym, Entertainment/Meeting rooms : Brentwood adjacent. Exceptional penthouse living in central location!</p>		
<p>MLS#14-791705</p> <p>MICHAEL HIATT 310-481-4342</p> <p>SOTHEBY'S</p> <p style="text-align: right;">Laundry Inside, Storage</p>		


1445 CARDIFF AVE	Open 11-2 632H4	NEW
\$1,495,000	4+2.5 1sty-TRADITIONAL	
		
<p>SPACIOUS 4BR TRADITIONAL IN PRIME LOCATION!</p> <p>Desirable & spacious 4BR+2.5BA Traditional on sought-after & centrally located street. Lrg single-story 2,442 sqft home w/wide open living spaces that include elegant LR w/fp, family rm w/vaulted ceilings & built-ins & formal DR. Charming kitchen w/separate breakfast nook & adj laundry area. Ideal center hall plan w/sizable BRs, hrdwd flrs, central HVAC & great curb appeal. Backyard w/patio area & detached 2-car garage. Prime location & so close to Pico/Beverly shops, BH & Century City.</p>		
<p>MLS#14-792455</p> <p>Jeremy Ives 3108581902</p> <p>TELES PROPERTIES</p> <p style="text-align: right;">1445CardiffAvenue.com</p>		

07 West L.A. Income

1615 S WESTGATE AVE	Open 11-2 631J6	NEW
\$2,049,000	2sty-SPANISH	
		
<p>CHARMING 4 PLEX IN HEART OF WEST LA!</p> <p>Terrific opportunity for an owner/user or investor to acquire a four unit building in the heart of West L.A. with excellent potential. Building is 5,100 sq. ft. making it one of the largest four unit properties in the area. All units are townhomes (some with private basements) featuring fireplaces, lg. living and dining rooms plus nice outdoor space. Rents are extremely low due to long term tenants, which provides the new owner with significant rental upside.</p>		
<p>MLS#14-792873</p> <p>Ronald Losch 310 701-4111</p> <p>RE/MAX BEVERLY HILLS</p> <p style="text-align: right;">www.RoryPosin.com</p>		

8859 PICKFORD ST	Open 11-2 632H4	NEW
\$1,299,000	3+2 1sty-FRENCH NORMANDY	
		
<p>MUST SEE 3BR FRENCH NORMANDY ON PRIME BEVERLYWOOD ADJ. CORNE</p> <p>Stunning 3BR+2BA French Normandy style home nestled in desirable Beverlywood Adjacent area. Beautifully updated & lovingly maintained thruout w/many original period details including mahogany hrdwd flrs, casement doors, large arched bay window & vintage fixtures. Idyllic backyard is complete w/grassy yard & lush landscaping perfect for entertaining or just relaxing. Plus an add'l bonus room w/ bathroom of 2-car garage. Fabulous location & close to BH, Century City, Downtown and so much more.</p>		
<p>MLS#14-792469</p> <p>Jeremy Ives 310-858-1902</p> <p>TELES PROPERTIES</p> <p style="text-align: right;">8859PickfordStreet.com</p>		

08 Cheviot Hills - Rancho Park Single Family

10557 BRADBURY RD	Open 11-2 632E6	NEW
\$1,195,000	3+2 COTTAGE	
		
<p>1928 CHARMING COTTAGE IN HIGHLY DESIRABLE CHEVIOT HILLS</p> <p>Situated in the middle of a beautiful and quiet block, close to award-winning Overland Elementary, this sweet home boasts 3 bedrooms and 2 full baths, Living Room with fireplace, plus den on over 6,000 square foot flat lot. Move right in, remodel or build new. This great opportunity won't last!</p>		
<p>MLS#14-792807</p> <p>Jana Bezdek 310-709-4140</p> <p>TELES PROPERTIES</p> <p style="text-align: right;">Blf-Ins,Frzr,Grbg Disp,Rng/Ovn,Fridg</p>		

1728 S CORNING ST	Open 11-2 632J5	NEW
\$1,049,000	3+2.5 1sty-CONTEMPORARY	
		
<p>BRIGHT & IMMACULATE 3BR HOUSE WITH POOL FOR SALE OR LEASE</p> <p>Bright & immaculate, 3BR+2.5BA Contemporary w/pool & all the bells and whistles. Gourmet kitchen has granite countertops, stainless steel appliances, center island & large pantry. Spacious master suite w/BA & walk-in closet. Lovely patio w/gas line hookup for BBQ that overlooks the gated pool, perfect for entertaining. Bonus space in the garage with a beautifully updated BA & kitchenette. Situated on a beautiful tree-lined street & centrally located, this property is a must see!</p>		
<p>MLS#14-792701</p> <p>Jeremy Ives 3108581902</p> <p>TELES PROPERTIES</p> <p style="text-align: right;">1728SouthCorningStreet.com</p>		

09 Beverlywood Vicinity Single Family

9518 DUXBURY LN	Open 11-2 632G5	NEW
\$1,575,000	3+2 TRADITIONAL	
		
<p>MOVE-IN READY TRADITIONAL IN PRIME BEVERLYWOOD LOCATION!!</p> <p>Turnkey Beverlywood Traditional on rare quiet cul de sac, 4 blocks from Circle Park and Castle Heights Elementary. 3 bed/2 bath + family room. Light and bright throughout. New chef's kitchen with breakfast area, updated baths, beautifully landscaped back yard with patio. New double paned windows throughout, brand new central air, French doors, hardwood floors, updated plumbing and electrical. One of the best locations in Beverlywood HOA.</p>		
<p>MLS#14-792973</p> <p>Ned Brown 310-270-9288</p> <p>TELES PROPERTIES, IN</p> <p style="text-align: right;">Blf-Ins,Dshwshr,Rng/Ovn,Fridg</p>		

3013 S BEVERLY DR	Open 11-2	NEW
\$949,000	3+3 1sty-TRADITIONAL	
		
<p>CHARMING TRADITIONAL BEVERLYWOOD HOME</p> <p>Welcome Home to this Charming, Traditional, and Remodeled Beverlywood Home. 3 beds + 3 baths, 1700 square feet, Beautiful Hwd Floors, Master Suite with Gorgeous Bath with Double Sinks, Large Glass Shower, Open Floor Plan, Skylights, Finished off Garage can be used as Home Office, Gym, Storage. Castle Heights Elementary. Don't Miss this Wonderful and Sweet Home.</p>		
<p>Stacy Diane Blaugrund 310-621-8336</p> <p>POWER BROKER'S INT'L</p>		

09 Beverlywood Vicinity Condo / Co-op

8559 ALCOTT ST, UNIT 201	Open 11-2 632	NEW
\$718,000	2+3 1sty-CONTEMPORARY	
		
<p>UPLIFTING URBAN RETREAT</p> <p>This light, bright, corner unit w/no shared walls has everything you've been waiting for! Gorgeous dark hrdwd flrs, custom moldings, spacious rms & an open floor plan perfect for entertaining. Gourmet kitchen w/Quartz counter tops, stainless steel appliances & custom cabinetry. The 3 baths are done w/exquisite style, reminiscent of an art deco apartment in New York. The master bedrm has a large walk-in closet & spa like bath w/Carrera marble, rimless shower & linen closet. A 1 of a kind home!</p>		
<p>Clifford Rowe 424-203-1890</p> <p>TELES PROPERTIES</p> <p style="text-align: right;">Range/Oven, Grbg Disp</p>		

OPEN HOUSE STATUS LEGEND

NEW - new (Automatic Status) **rev** - review (Automatic Status)

NEW* - new not yet listed **bom** - back on market

red - reduced

(Automatic Status - The MLS®/CLAW will automatically assign the New or the Review status.)

TUESDAY

09 Beverlywood Vicinity Lease

1482 S REXFORD DR	Open 12-2 632G4	red
\$4,600	3+2 1sty-SPANISH	



LETS REDUCE THE RENT! GORGEOUS APT. HIGH CEILINGS, HDWD FLRS

LETS TALK A RENT REDUCTION! HUGE, COMPLETELY REMODELED, Stunning 1st Floor Apt located in this 1929 Beverly Hills Adjacent Duplex now for Lease for a minimum of one year. Lower Unit is approximately 2,257 Sq. Ft. Completely Remodeled & Updated. NEW Updated Plumbing & Electrical, Vaulted & Coffered Ceilings, Hardwd Flrs, Wd-Burning FP in Living Room, A/C & F.A. Heat, Updated Bathrms, Gourmet Kitchen w/ Stainless Steel Appls including Washer & Dryer, a BKF Rm+ F. Dining Rm plus 3 Large Bedrms.

MLS#14-767965
 Craig A. Brick (310) 275-1908
 BEV.HILLS REALTY GRP

Blt-Ins,Refrig,Wshr,Dryr,GD,DW,Rng/Oven

728 N KILKEA DR	Open 11-2 593A6	rev
\$3,395,000	5+5.5 2sty-CONTEMPORARY	



STUNNING NEW CONTEMPORARY
WWW.728KILKEA.COM

Exceptional cutting edge new construction design in prime West Hollywood location. Expansive open plan with nearly 4700 sq ft, stunning designer finishes. This home features an Italian kitchen with Miele appliances, 5 spacious bedrooms, 5.5 designer bathrooms, private bedroom balconies, and design features expected by today's lifestyle buyer. Outdoor living room, private entertainer's backyard, gorgeous infinity edge pool and spa. This is a must see property!

MLS#14-781245
 Omega Group-Rande Gray 310.614.2839
 KELLER WILLIAMS

www.728Kilkea.com

10 West Hollywood Vicinity Single Family

8741 ROSEWOOD AVE	Open 11-2 592J7	NEW
\$2,995,000	4+5 CONTEMPORARY	



SUPER CHIC & SOPHISTICATED COMPLETELY UPDATED SPANISH HOME!

Designer haven nestled in one of the most exclusive parts of WEHO's most desirable neighborhoods. 4bd +4.5ba modern Spanish has been completely taken down to the studs & loaded w/ character! Luxuriously decorated w/designer furnishings & all may be purchased at a pre-negotiated discounted price. Landscaped to perfection w/ water features, pool w/ waterfall & loggia. Enormous master suite highlights walk-in closet, luxe bath & large balcony. New plumbing, electrical, HVAC, smart system & more!

MLS#14-793061
 Sally Forster Jones 310-691-7888
 JOHN AAROE GROUP

www.8741rosewood.com

10 West Hollywood Vicinity Condo / Co-op

1033 CAROL DR, UNIT T9	Open 11-2 592H6	NEW
\$1,299,000	2+2.5 MODERN	



NOTHING SHORT OF SPECTACULAR!!

Stunning multi-level, corner Twnhm, awe-inspiring open flr plan w/ a modern design. Unit has 2 mstr bed, 2.5 ba, grmet kit w/ custom Wenge cabinets, granite cntrs & SS appliances. Two stry frml dining rm, frml lvng rm, spacious den w/ frplc & tranquil outdoor patio. Top of the line details incl, Russound surround sound, masterfully crafted mstr suite w jacuzzi ba & rain forest / Swiss shower w/ custom tile, beautiful tile & hrdwd flring throughout, Lrg capacity laundry, vus & Side X S pkg

Tori Gable 310.460.8674
 KELLER WILLIAMS HOLL

Open Tues & Sunday

639 N SIERRA BONITA AVE	Lunch 11-2 593C7	NEW
\$2,395,000	5+6 CAPE COD	



CATERED LUNCH AT BRAND NEW MELROSE CAPE COD

Brand new East Coast Traditional w/ European oak floors, custom woodwork, wainscoting & crown molding. Chef's kitchen w/ Viking appliances & Carrera marble countertops opens up to a spacious family room w/ French doors leading to a backyard oasis. Entertaining spaces include a living room w/ fireplace & double-height ceilings as well as a separate formal dining room w/ coffered ceilings. The master suite features vaulted ceilings, a separate sitting area, balcony & fireplace.

MLS#14-792951
 A. Acuff / J. Okhovat 818-720-8875
 JOHN AAROE GROUP

www.639SierraBonitaAve.com

839 LARRABEE ST #5	Open 11-2 592H6	NEW
\$1,150,000	2+3 CONTEMPORARY	



2BD/2.5BA CONDO IN THE HEART OF WEST HOLLYWOOD

Magnificent 2 bedroom, 2½ bath masterpiece with 2 fireplaces, balcony & recently remodeled kitchen. The unit has 2 side-by-side parking spots and is perfectly located in the heart of West Hollywood near nightlife, shops, library and parks.

Michael Mandekic 213-703-7300
 BERKSHIRE HATHAWAY H

Blt-Ins,Cbl,Dshwshr,Dryer,Hood Fan,Other

9024 RANGELY AVE	Open 11-2 592H7	NEW
\$1,599,000	2+2 1sty-SPANISH	



BEAUTIFULLY RENOVATED 2 BED W OFFICE & DEN

2 bed, 2 bth character-filled Span Hacienda renovated with loads of charm & the conveniences of modern living. Gated & Set back from the street on a lushly landscaped lot, this home feat a gourmet kitchen w granite counters, custom cabinetry & tile work, exposed beamed ceiling, two fireplaces, a tranquil master suite with spa-like bath that includes a steam shower, double sinks & charming built-ins. The 2nd bed (or Guest suite) is off the den & features its own bath with vintage mosaic tile

MLS#14-783971
 Brian Mazurkiewicz 310-386-9086
 JOHN AAROE GROUP

See Full-Page ad Open Saturday 2-5PM

1006 CAROL DR, UNIT 3	Open 11-2	NEW
\$899,000	2+2.5 3sty-ARCHITECTURAL	



CHIC ARCHITECTURAL TOWNHOME - BEST CARAVAN PARKING AFTER 12

Located on a gorgeous street adjacent to Beverly Hills and the legendary Sunset Strip, this light, spacious and open 2 bedroom 2.5 Bath + loft (office) tri-level has been meticulously remodeled from top to bottom. The 2-story living room opens to a private patio. The beautiful chef's kitchen flows comfortably to the dining area for enjoyable entertaining. Master has sumptuous bathroom with skylight, elegant limestone shower, separate tub and double sinks. NO SIGN ON PROPERTY.

Mimi and Jon Torp 310-985-5996
 GIBSON INTERNATIONAL

1006CarolDrive.com

927 N KINGS RD #319	Open 11-2 593A6	NEW
\$639,000	2+2 CONTEMPORARY	



NEWLY REDONE TOP FLOOR

This 2 bedroom 2 bath unit is located in West Hollywood. Newly redone, top floor, front facing unit w/ balcony. Floor to ceiling windows keep public rooms bright & airy all day. A redesigned kitchen & living area along with custom surfaces in the bathrooms set this unit apart from all the others in the building. The master bedroom is en suite with a walk-in closet while the 2nd bedroom offers ample closet space. This unit comes with two parking spaces and has a fantastic sunny and spacious pool.

Eric Purcell Loffhus 310-980-3742
 DOUGLAS ELLIMAN


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

ATTENTION
 The following changes to The MLS Broker Caravan™ Terms & Conditions are effective January 2012:

- 1) Only ads featuring Active and/or recently Sold properties can be placed in the front full page color and black/white sections.
- 2) Announcement ads (recruiting and company promotions) may be placed in the back full page color section, including the back cover. Statistical or performance metrics may be used in this section, but may only refer to performance within a single brokerage.
- 3) No refunds will be given for any ad that is cancelled, rejected, or not received by the published deadlines. (Deadlines are available online at TheMLS.com™).

TUESDAY

8960 CYNTHIA ST #301	Open	11-2	592H6	NEW
\$469,000	1+1	CONTEMPORARY		



GORGEOUS TOP-FLOOR CORNER PENTHOUSE IN AMAZING LOCATION!

Front unit with approx. 9' ceilings, hwood floors & urban views. Crown moldings, recessed lighting, gas decorative FP & updated open kitchen w/new appliances, bright & clean with white counter tops and window. Unit has great entertaining flow. Large BR with walk in closet & new carpeting. Private patio with urban, greenbelt & small Hwood Hills view. Close to world-class restaurants, shopping & night clubs. 2 side-by-side parking spots & H.O.D.'s include: EQ Insurance & Basic Time Warner cable.

MLS#14-792271
Allie Riley 310-467-4567
COLDWELL BANKER-BHN
CynthiaStreetCondo.com

1518 GLYNDON AVE	Open	11-2	NEW
\$1,699,000	3+2		



UNIQUE VENICE ARCHITECTURE

The ultimate Venice beach house w/great style, color, space & serenity. Sun-filled living, dining & kitchen spaces open to huge patio, lush yard & detached guest house/office. Spectacular master w/walnut walls, custom plaster, luxe bath. Masterful Venetian plaster & faux finishes in a warm palette of colors. Mature trees, tropical plants, raised planters & solar power in this lush modern oasis near Penmar Park. Close to Whole Foods, Abbot Kinney & Rose Ave. Don't miss this one...it is special.


Alice Plato 310-704-4188
COLDWELL BANKER

855 NORTH CROFT AVENUE #303	Open	11-2	rev
\$1,069,000	2+3	CONTEMPORARY	

Designed by Zoltan Pali-built in 2010, this pristine unit is for your fussiest purchaser. 2BD/2.5BA w/entertainers deck & outstanding views, Many upgrades. Low HOA. Great walking loc. close to shops.

MLS#SR14067796CN
Donna Rose Haim 818-613-4606
Upgraded Contemporary Architectural
RODEO REALTY

660 SUNSET AVE	Refresh.	11-2	671H5	rev
\$3,295,000	3+5	ARCHITECTURAL		



SPECTACULAR VENICE ARCHITECTURAL COMPOUND

A brilliant showcase for modern indoor-outdoor California living. Light-filled spaces w/soaring ceilings & walls of glass open onto a lush courtyard & garden. The courtyard is a serene oasis that soothes the soul - as it organically extends the kitchen, dining & living rooms. Large studio loft w/ bath & terrace - ideal for an artist, production office or guesthouse. And up above it all is an expansive sky deck w/sunset views & sea breezes. Moments away from Rose Ave, Abbot Kinney & the Beach.

MLS#14-791233
Jerry Jaffe 310-403-4925
TELES PROPERTIES
Large studio/loft/office, 7-car parking

1137 HACIENDA PL #101	Refresh.	11-2	592J6	rev
\$965,000	2+2	2sty-ARCHITECTURAL		




CHIC TWO STORY LOFT STYLE CONDO IN PRIME WEHO

Chic Loft style condo with open plan in an attractive Modern building, built in 2010. Two story, front facing unit features multiple terraces, dramatic open kitchen with stainless steel appliances. The architectural staircase leads you to the upstairs Master suite which includes an office/retreat, sexy master bath with separate tub and shower that has access to a terrace. Great location in the heart of West Hollywood. Live the LA urban life and do it with great style.

MLS#14-790217
Steven Aaron 3104326588
KW BEVERLY HILLS
Blf-Ins,Dshwshr,Fridg

818 MILWOOD AVE	Open	11-2	671J5	rev
\$2,495,000	3+2	CRAFTSMAN		



ROMANTIC GARDEN CRAFTSMAN!

Private, aromatic, romantic. Features four sitting porches, hardwood floors, two fireplaces, retro kitchen and appliances, blocks to Abbot Kinney and the beach.

MLS#14-789015
Winston Cenac 310-963-9300
BULLDOG REALTORS, IN
Grbg Disp,Rng/Ovn

1050 N EDINBURGH AVE #104	Refresh.	11-2	593B6	rev
\$875,000	2+3	CONTEMP MED		




WELCOME HOME TO WEST HOLLYWOOD

\$70K price reduction and priced to sell; Beautifully maintained two story townhome-style unit with Open floor plan; quiet and private corner unit with high-ceilings, over-sized Cook's Kitchen w/newer Stainless appliances - immaculate granite counters, pristine flooring, LR w/fireplace, french doors to large, private outdoor patio and garden; washer/dryer in unit, larger bedrooms w/ baths en suite; storage in unit closets with built-ins; additional locked storage in garage; 2 side x side parking

MLS#14-773877
Maryann O'Donnell 310-990-7621
KELLER WILLIAMS HH
Blf-Ins,Dshwshr,Dryer,Grbg Disp,Micro,

1525 GLENCOE AVE	Open	11-2	671J3	rev
\$1,499,000	2+2	CONTEMPORARY		




RARE ARCHITECTURAL IN VENICE

If you've seen this house before, come see it again - it's amazing & open! This pvt hedged arch home is located in one of the most desirable areas in Venice. Details include high ceilings, lg windows, hwood flrs throughout & a fireplace in LR. Lg lot & backyard w/ gorg shade trees & enough room for a pool. Open flr plan in the main living area feat the LR, DR & kitch, while 2 BDs & den/office are pvt. Lg gourmet kitch feat granite cntps. The master has own BA & French doors opening onto yard.

MLS#14-756493
Kennon Earl 310-432-6492
KELLER WILLIAMS BH
www.1525Glencoe.com

11 Venice Single Family

525 WESTMINSTER AVE	Open	11-2	671H5	NEW
\$1,899,999	2+1	CRAFTSMAN		



BEAUTIFUL TOTALLY REDONE BEACH BUNGALOW

Beautiful Totally Redone Beach Bungalow. Steps from Abbot Kinney. Available Furnished or Unfurnished!Stainless Steel top of the line appliances. Marble Counter Tops! Cathedral Ceilings. Huge Backyard! Fantastic Opportunity! Live in a turn key house or add on or build while collecting rent!

MLS#14-790629
Maria Hellmund 310-777-6344
COLDWELL BANKER RESI
Blf-Ins,Dshwshr,Dryer,Frzr,Grbg Disp

11 Venice Condo / Co-op

650 ROSE AVE, UNIT 2	Lunch	11-2	NEW
\$995,000	2+2.5	MODERN	




CHIC VENICE LOCATION ON THE ROSE CORRIDOR

Chic Venice location nestled amongst hip restaurants, shops & the eclecticism of Venice Beach! This updated, modern two-story home has vaulted ceilings, copious light & a spacious roof deck perfect for watching the sunsets. Open floor plan has dining area w/ private balcony, living room w/ cozy fireplace & bright kitchen, perfect for entertaining. 2 beds each have their own bathroom & ample closet space. This perfectly situated unit has two-car tandem parking in gated garage.

MLS#14-790629
Tami Pardee 310-907-6517
PARDEE PROPERTIES
Refrigerator, Oven/Range


Questions? Need Assistance?
Contact our Help Desk Department!

Please call 310.358.1833
Mon - Fri 8am - 7pm, Sat 9am - 2pm, and Sun 9am-1pm

615 HAMPTON DR #B305	Open	11-2	671G5	rev
\$899,000	1+1	ARCHITECTURAL		
	AVAILABLE ONCE AGAIN!			
Feel the Ocean breezes in a rare Venice Art Lofts 3rd floor Pied a Terre! 1 bedroom, 1 bath unit with Roof Top Deck. Open Stainless kitchen to living area that opens to small balcony, polished concrete floors, modern barn doors throughout. 2 car tandem parking and extra storage.				
MLS#13-693221				
Penny Muck		310-396-2600		
ABBOT KINNEY RE		Blf-Ins,Dshwshr,Dryer,Rng/Ovn,Fridg,Oth		

1046 PRINCETON DR #212	Open	11-2	672A6	rev
\$645,000	0+1	ARCHITECTURAL		
	ASSUMABLE SELLER FINANCING AVAILABLE			
19 of 30 Lofts left, ASSUMABLE SELLER FINANCING Available, Restrictions Apply. Silicon Beach Lofts in the Oxford Triangle of Venice near shopping and entertainment. Work/Live spaces, select units offering SS Appliances, Italian Cabinets, Marble Counter Tops, 9'-30' Bow Truss Ceilings, Private Interior Elevator, Large Windows & Commercial roll up Doors, Skylights, Steel Beams, Large Balcony/Patio. Final CofO issued 2010. Pictures are of Model units, Marina Del Rey post office				
MLS#14-763999				
Lee Johnson		310-892-2244		
SOTHEBY'S INTERNATIO		Blf-Ins,Cbl,Dshwshr,Grbg Disp,Micro,Oth		

11 Venice Income

828 INDIANA AVE	Open	11-2	671H4	NEW
\$1,695,000		MID-CENTURY		
	VENICE 4-PLEX W/OWNER USER VACANCY & GREAT UPSIDE OPPORTUNITY			
Venice Income with vacant updated unit for owner occupant. Ideal unit mix with amazing upside potential. Clean and well kept with copper plumbing throughout. Could potentially put more than 4 cars as parking area is substantial. Coin Laundry on Premises for added income.				
MLS#14-793051				
Marny Maslon		424-202-3298		
TELES PROPERTIES				

12 Marina Del Rey Single Family

129 ROMA CT	Open	12-2	701J1	rev
\$2,800,000	4+4	ARCHITECTURAL		
	MAGNIFICENT SILVER STRAND VILLA			
Magnificent Silver Strand Villa by Developer Clifford Rome. Behind Secured Gates Sits This Architectural European Masterpiece With 4 Bedrooms And 3.5 Baths Home With Large Romantic Rooftop Deck With Spectacular Views Of Canals And Mountains. Downstairs On The Ground Floor Off The 3 Car Garage Is A Guest Bedroom/Office Suite With Full Bath Tub/Shower Combination In The Powder Room For Guests And High Ceilings Open To The Lavishly Huge Living Room				
MLS#14-789507				
Wayne Pridgen		310.301.6523		
HILTON & HYLAND		Blf-Ins,Dshwshr,Dryr,GrbgDisp,Micro,Othr		

12 Marina Del Rey Condo / Co-op

4080 GLENCOE AVE #423	Open	11-2	672B5	NEW
\$899,000	1+2	MODERN		
	CHIC WELL APPOINTED 2 BEDROOM LOFT			
Top floor, front facing 2 br at Gallery Lofts! Built in 2011, this is a beautiful Loft development in the heart of the Marina Del Rey Arts District. This residence boast open loft style interiors with industrial detailing, sliding glass walls and exterior doors to outdoor patio over looking the courtyard. Ample guest parking with tandem 2 car parking. Features dark brown hardwood floor, w stainless steel GE appliances. A den area or great for an office. Great natural light throughout.				
MLS#14-793019				
Joshua Morrow		310-654-9800		
JOHN AAROE GROUP		Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn,Fridg		

4050 GLENCOE AVE #307	Open	11-2	672B5	NEW
\$629,000	2+2	lsty-CONTEMPORARY		
	3RD FLOOR, SINGLE LEVEL, 2BR/2BA CORNER UNIT			
Do not miss. Updated corner unit at Marina del Rey's Indigo. Open layout w/ high ceilings. 2 private balconies. High-end upgrades throughout. Large chef's kitchen features: Viking stainless steel appliances, Thick granite counter-tops, Large double sink, opens to dining & living room, upgraded dark hardwood floors throughout. Custom plantation shutters, soft close cabinetry throughout. Large master bedroom suite. Indigo features large gym, sauna, spa, steam room. Walk to all shops/restaurants.				
MLS#14-793045				
Brian Maser		310-795-8010		
MASER CONDO SALES		www.MaserCondoSales.com		

4050 GLENCOE AVE #410	Open	11-2	672B5	rev
\$779,000	2+2	CONTEMPORARY		
	TOP FLOOR. VIEWS + DEN			
SOLD IN MULTIPLES. BUYER FLAKED! A rare top floor unit w/ open floor plan, vaulting ceilings, incredible views, cozy fireplace and an ample den which could be used as an office. Open cooks kitchen completely outfitted with Viking stainless appliances. Master has a step out balcony to beautiful expansive views. Only one common wall, tons of interior storage and a large laundry room. 2 side by side parking spaces and guest parking. Fully secured building has many amenities. Prime location!				
MLS#14-785817				
Dan Schott		310-279-2727		
RODEO REALTY INC.		WWW.4050GLENCOE.COM		

12 Marina Del Rey Lease

# 33 REEF ST #3	Refresh.	11-2	701J1	NEW
\$8,500	2+3	ARCHITECTURAL		
	AS SEEN ON SELLING LA ON HGTV			
Escape to beautiful Balinese paradise, 50 steps from the beach, off the Marina Del Rey Peninsula. Multi-Level home with zen-like atmosphere, sleek architecture, state-of-the-art chef's kitchen, stunning finishes through out the home. Lots of outdoor living space including a very private rooftop deck with built-in Balinese bed. Every element has been carefully thought out and custom designed to create a truly unique retreat and a great home for entertaining.				
MLS#14-792489				
Nicole Contreras		310.614.4952		
NORMAND&ASSOCIATES		Fully Furnished		

REMINDER

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No ad shall include statistical or numerical comparisons of performance between or among different real estate brokerage firms, brokers, or agents.



TUESDAY

13 Palms - Mar Vista Single Family

12737 INDIANAPOLIS ST	Open	11-2			
\$2,295,000	5+5.5	2sty-	TRADITIONAL	NEW	



ARTFUL EAST HAMPTONS BUILD WITH "MODERN FARMHOUSE" FLAIR

Exceptional, artful East Hamptons build with "Modern Farmhouse" flair. Major ground up construction with dramatic soaring 2-story foyer. Wonderful home for entertaining, with expansive living, dining, and great rooms. Gourmet kitchen with Viking appliances. Master suite with spacious volume. Three additional ensuite bedrooms up. Grassy backyard for play, with great room patio for dining al fresco. A singular, carefully built oasis evoking The Hamptons on a cherished Mar Vista tree-lined street.

Todd Baker COLDWELL BANKER	310-801-1475	www.12737Indianapolis.com
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4076 LYCEUM AVE	Open	11-2	672B5		
\$1,625,000	4+3		MEDITERRANEAN	red	



Stunning, move-in ready home is a 10+! Spectacular gourmet kitchen- family room w/fireplace opens to outdoor entertainment area complete with its own 2000 gallon koi pond and luxurious waterfall. Upstairs master has two large walk-in closets, 14 ft. vaulted ceilings, and separate jetted spa tub, dual sinks. Centrally located to Culver City, Marina Marketplace, and the beach!

MLS#14-768125	Robin Kilroy	310-869-5120
COLDWELL BANKER RESI		

12224 LAWLER ST	Open	11-2	672B2		
\$1,839,000	5+3			NEW	



WWW.12224LAWLERSTREET.COM

This well designed home has five bedrooms, two upstairs and three downstairs. The open floor plan and ample amount of windows floods the entire home with light. There are hardwood floors throughout with great spaces for entertaining and a nice indoor-outdoor feel. Ascend to the second level and find ocean views from the entire top floor. This cul-de-sac location at the top of the hill is one of the most desirable spots in Mar Vista for it's quiet and serene atmosphere.

Sherri Noel KELLER WILLIAMS - SM	310-994-8721	stove,fridge,oven,dishwasher
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13 Palms - Mar Vista					
Condo / Co-op					

3636 JASMINE AVE #203	Open	11-2	672F1		
\$565,000	2+2		CONTEMPORARY	NEW	



**FREE PARKING FOR OPEN HOUSE
WWW.3636JASMINE203.COM**

This newer condo—built in 2008—offers a gorgeous solution for a quality life-style in a vibrant location. Sleek bamboo floors, open floorplan, amenities abound in the cook's kitchen - with stainless steel appliances, granite counters & custom cabinets, opening directly to the dining/living areas. The private, quiet master suite has a custom walk-in closet & tiled bath with a deep, oversized tub. Central HVAC, inside laundry, onsite gym, guest parking. Walk to DTCC, close to Venice and Bev Hills.

MLS#14-789533	Regina Vannicola	310-625-2061
KELLER WILLIAMS-SM		
Central HVAC, SS Appliances, W/D		

3539 MOORE ST	Lunch	11-2			
\$1,189,000	4+2		MID-CENTURY	NEW	




STYLISH MID-CENTURY

Light-filled mid-century by architect Gregory Ain. Featuring 4 BR+2 BA, its use of floor to ceiling windows in almost every room was specifically designed to create an indoor/outdoor feel. Kitchen w/built-in breakfast area opens to living rm w/fp. FR w/cement flooring leads to enchanting walled patio w/open beamed ceiling. Master has private brick patio w/fig tree. Authentic detailing includes clerestory windows, built-ins+multiple skylights. Features wood deck, yard+small coy pond filled w/lilies.

Karin & Nanette Basin CB STUDIO CITY	818-487-5860	
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11428 NATIONAL BLVD #105	Refresh.	11-2	672C1		
\$879,000	888000	2+2.5	CONTEMPORARY	red	



WESTDALE/TROUSDALE TOWNHOME

Located in Mar Vista Elementary School District. Small 6 unit complex, 2-car private garage w/side by side parking, a private rooftop deck, a bonus/office/play room, a wine storage area, a loft office space and many other areas of storage. Custom designed features: built-in closet w/sliding mirrored door in master bedrm, built in bookcase in 2nd bdrm, storage shelves in laundry closet, & a shoe closet. Near trendy dining on Sawtelle Ave, walk to Whole Foods/ Starbucks/Crossfit gym & other shops.

MLS#14-751737	Lily Laykin	310.266.9086
THE REALESTATE GROUP		
BBQ gas hookup on roofdeck & VIEWS!		

12481 GILMORE AVE	Lunch	11-2			
\$947,000	3+2			NEW	



JEWEL BOX IN THE HEART OF MAR VISTA!!!

Beautifully updated home w/ living room & dining room, 3 bedrooms, 2 bathrooms & laundry room. Gleaming hardwood floors create elegance & well appointed windows allow copious light in. Modern kitchen opens to the living space w/ Stainless steel appliances & granite counters. Master suite w/ walkin closet & bathroom complete w/ double sinks, Jacuzzi tub & Japanese toilet system. French doors lead from your suite to a tranquil sitting deck. 2 car garage & long driveway provide plenty of parking.

Tami Pardee PARDEE PROPERTIES	310-907-6517	Refrigerator, Oven/Range
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14 Santa Monica					
Single Family					

1107 CARLYLE AVE	Open	11-2	631 D7		
\$5,790,000	7+7		3sty-CONTEMPORARY	NEW	




NOTEWORTHY CALIFORNIA CONTEMPORARY

This 3 story home defines indoor outdoor living at its best. Upon entering on Carlyle the light and space create a private oasis. There are two outdoor areas, sort of a versatile floor plan that can accommodate anyone's preferences. Special to this property is the space and patio above the garage. Especially noteworthy are five family size bedrooms on the 2nd floor. Don't miss this opportunity.

Ellen Conrad TELES PROPERTIES	424-202-3288	
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3027 GREENFIELD AVENUE	Refresh.	11-2			
\$849,000	2+2		RANCH	NEW	



WESTSIDE VILLAGE LISTING

Charming 2bed/2bath 1486sqft. Westside Village home with 6443 sqft. lot. In Renown Clover Elementary School Boundaries. Original Hardwood Floors. Living room, Dining room w/fireplace, & Bonus room w/closet and separate entrance. Lush private backyard.

MLS#SR14195046CN	Jeffrey Hartman	818-667-2009
RODEO REALTY		

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Get statistics that really matter to you and your clients with the MLS Stats option in the Listing Search! It's Easy; Create a Listing Search, click Run Stats, select a Report, then Print or Email to create custom statistics from any Listing Search!


TUESDAY

303 9TH ST	Open 11-2 631D7	NEW
\$4,999,000	5+6.5 2sty-CAPE COD	
	STUNNING NEW CONSTRUCTION JUST SOUTH OF GEORGINA AVE!	
<p>Stunning new construction Cape Cod style 5 bd, 6.5 ba plus office. Just south of Georgina Ave. Walnut flrs, recessed lighting, integrated iPad sys, video security & speakers thruout. Living rm w/frplce opens to huge FDR. Chef's kitchen w/marble counters, farmhouse sinks, center island, top-of-the-line appl. Family rm leads out to sophisticated sitting area wired for TV & sound sys. Front office w/bath that could be 6th bd. Glamorous master suite. Ideal fir plan w/5 en-suite bd upstairs.</p>		
Loraine Silver PARTNERS TRUST SM	310-458-4024	Built-ins


2817 VIRGINIA AVE	Open 11:30-1:30 671J1	rev
\$1,499,000	3+3 CONTEMPORARY	
	LIMITED WINDOW OF OPPORTUNITY	
<p>Limited window of opportunity to purchase this impressive contemporary Santa Monica oasis... only weeks left before it's taken off the market- don't miss your chance to own this unique property! The eco-consciously remodeled home features a warm open floor plan, vaulted ceiling w/exposed wood beams, HE appliances, and bamboo floors. Lots of light w/large windows & multiple skylights throughout. Stunning master suite w/floor to ceiling glass. Co-listed with Jackie Cohenca</p>		
MLS#14-777549	Rona Kaufman TELES PROPERTIES, IN	310-962-8797
Blt-Ins,Dshwshr,Rng/Ovn,Fridg,Satellite		

440 15TH ST	Open 11-2 631E6	NEW
\$4,999,000	5+6.5 2sty-TRADITIONAL	
	GORGEOUS BRAND NEW CONSTRUCTION!	
<p>Brand new construction East Coast Traditional. Ideal floor plan w/5 en-suite bedrooms upstairs. Light & bright w/walnut hardwood floors, center hall, high ceilings. Gorgeous cook's kitchen w/Viking appliances & center island, family room leads to lovely back patio. Sophisticated master suite w/large balcony, high ceilings, luxurious oversized spa bath. Backyard is perfect for entertaining w/large covered patio & fireplace wired for an outdoor "media room." Franklin School District.</p>		
Loraine Silver PARTNERS TRUST SM	310-458-4024	Built-ins

14 Santa Monica Condo / Co-op


150 OCEAN PARK #325	Open 11-2 671F4	NEW
\$1,495,000	2+2 CONTEMPORARY	
	THE ULTIMATE MODERN OASIS AT SEA COLONY III!	
<p>The unit offers sweeping views of sea, sky and gardens. The interior features an open floor plan with travertine floors and baths, recessed lighting throughout and custom kitchen with upgraded appliances, breakfast bar and separate dining area; fireplace in living room and attractive custom cabinetry in master. Living room and master both have doors leading to a spacious patio. Upscale, 24-hour guard gated complex with pool, spa, sauna, gym and storage.</p>		
MLS#14-792947	Steve Sawai COLDWELL BANKER RESI	310.899.3584
Blt-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan		

1045 HARVARD ST	Open 11-2 631G6	NEW
\$3,999,000	5+6 2sty-TRADITIONAL	
	EXQUISITE BRAND NEW CONSTRUCTION IN FRANKLIN SCHOOL DISTRICT	
<p>Traditional Home in North Santa Monica that's conveniently set on a beautiful tree-lined street with an ideal floor plan consisting of 5 bedroom suites (4 bedrooms up & 1 bedroom down). Main level provides formal entry, living, dining, library, powder room & family room/kitchen combo that opens to an expansive & open backyard with outdoor kitchen. Massive cooks kitchen with top of the line appliances & huge center island. Both the laundry room & downstairs bedroom suite have separate entrances.</p>		
MLS#14-788769	David Kelmenson PARTNERS TRUST BW	310.500.1430
www.1045HarvardStreet.com		

# 938 LINCOLN #7	Refresh. 11-2 671D1	NEW
\$1,495,000	2+3 ARCHITECTURAL	
	SHE'S A SUPERMODEL!	
<p>Elegant architectural townhome w/ over 1800 square feet of clean and contemporary space built in 2001. This 2 bed + 2.5 bath plus loft/mezzanine, is in absolutely pristine condition and feels brand new. With 2 lushly landscaped patios and a private rooftop deck this unit also features maple hardwood floors, high ceilings with skylights, cook's kitchen and wood-burning fireplace. 2 car private garage w/ direct access. Fabulous north of Wilshire location, close to Montana Ave and 3rd St Promenade.</p>		
MLS#14-791415	Andrew Thurm COLDWELL BANKER RESI	3103452661
Dshwshr,Dryer,Frzr,GrbgDisp,HoodFan,etc		

1719 OAK ST	Open 11-2 671H3	NEW
\$1,350,000	2+2 SPANISH	
	CHARMING SPANISH IN SUNSET PARK!	
<p>Steinkamp style, Spanish in Sunset Park. Near 17th and Ocean Park Blvd. This charming 2 bedroom home is priced to sell. Family room and half bath added. Formal dining room, fireplace, carpeted hardwood floors, eating area in kitchen. Shield monogram, stain glass picture window greets you from the street. Plenty of room to add on or build up. This home has been owned since 1968 by the same owner and has been lovingly maintained.</p>		
MLS#14-793081	Ron Wynn COLDWELL BANKER-MONT	
Dshwshr,Dryer,Grbg Disp,Rng/Ovn,Wshr		

934 2ND ST, UNIT 3	Open 11-2 671D2	NEW
\$1,259,000	2+2.5 3sty-CONTEMPORARY	
	LOCATION! LOCATION! LOCATION!	
<p>Beautiful,bright contemporary remodeled townhome with 2 bedrooms, large loft, 2 1/2 baths, 2 decks, one with ocean view! Hardwood floors, large dramatic living room w/soaring ceilings & fireplace, open kitchen w/dining area, large master suite w/remodeled bath, good size 2nd bedroom & bath, laundry, good storage space throughout, great outdoor entertaining w/2 decks, sxs parking & more! Great location! Close to the ocean, Palisades Park, downtown Santa Monica, 3rd Street Promenade, Montana Ave!</p>		
MLS#14-793081	Linda Semon COLDWELL BANKER SM	310.351.3995
CENTRAL HEAT/AIR,STOVE, FRIG, DISHWASHER		

100 ESPARTA WAY	Open 11-2 631C6	red
\$2,999,000	4+3 TUDOR	
	BEAUTIFUL TUDOR WITH STUNNING OCEAN & CANYON VIEWS!	
<p>Stunning ocean & canyon views in prime location at the end of a much coveted street North of San Vicente, on a rare cul-de-sac. Updated kitchen & baths, but still has amazing potential for extensive remodel. Tons of original details thruout! Contemporary kitchen w/stainless appliances & breakfast bar opens to family room w/picture windows. Sunny master w/canyon & ocean views & private balcony. Beautiful, tranquil backyard w/courtyard patio & deck surrounded by lush landscaping & treetop views.</p>		
MLS#14-787519	Brett Silver PARTNERS TRUST SM	310-458-4024
Built-ins		

# 1138 12TH ST, UNIT 1	Refresh. 11-2 671/E1	NEW
\$845,000	2+1.75	
	3 BED NORTH OF WILSHIRE	
<p>3 bed/1.75 bath features newly carpeted, lrg, open liv. rm with adjacent dining area. Cook's kitchen features custom cabinetry, granite counters, and stainless steel appliances. New, custom fit blinds in all bedrooms. Laundry hook-up in kitchen. Secured/gated parking with ample storage. Master bath with custom, raised cabinetry and glass enclosed shower; full bath off second bedroom. Third bedroom with enormous walk-in closet; the only common wall is located in that closet.</p>		
MLS#14-787519	Andy Comins KELLER WILLIAMS SM	310-387-1883

TUESDAY

1528 BERKELEY ST #1	Open	11-2	631H6	NEW
\$825,000	3+2.5	2sty-TRADITIONAL		



SANTA MONICA LIVING AT ITS FINEST

Beautifully remodeled 3bd/2.5bth home features bright & open flrplan, ideal for entertaining. Inviting living room w/ high ceilings leads to private patio. Kitchen has granite counters, stainless steel app's, Travertine firing & new cabinets. Hardwood flrs throughout, new crown molding, light fixtures, washer/dryer & wet bar. Ensuite Master has large closets & renovated bath w/ updated plumbing & electric. Large 2-car garage. Charming condo is close to schools, restaurants, cafes & the beach.

MLS#14-792055
Sara Demsky (310) 569-9089
KELLER WILLIAMS

www.1528berkeley.com

642 SWARTHMORE AVE	Open	11-2		NEW
\$2,150,000	2+2.5	ARCHITECTURAL		




SLEEK ARCHITECTURAL PALISADES VILLAGE HOME

Simply the Best sleek architectural home in the heart of Pacific Palisades. Romantic fireplace, hardwood floors and expansive walls provide the perfect setting for a chic sophisticated loft lifestyle. The massive master bedroom w/ custom closet and bath takes up the whole top floor. The 2nd bdrm, w/ en suite bath, sits on the lower level. Grassy fenced yard with gate out to the canyon for adventures.

Fran Flanagan 310.801.9805
COLDWELL BANKER-PAC.

www.642swarthmore.com

933 11TH ST, UNIT 9	Open	11-2	631	NEW
\$619,000	2+2	1sty-CONTEMPORARY		




PRIME SANTA MONICA LOCATION - 2 BLOCKS SO. OF MONTANA

Enjoy the ocean breezes from this top floor 2 + 2 condo located close to all the trendy shops and restaurants on Montana Ave. New hardwood floors, SS appliances and the unit is in move-in condition. There's 2 car side x side gated subterranean parking with extra storage and community laundry in the garage. Welcome home!

Kathy Fisher (310) 622-7466
GIBSON INTERNATIONAL

refrigerator, range, dishwasher

842 HARTZELL ST	Refresh.	11-2	631B5	NEW
\$1,995,000	3+2	SPANISH		



GREAT OPPORTUNITY TO BUILD YOUR DREAM HOME!

Rare 7,802 sq ft lot set on a tree-lined Alphabet street just blocks to the heart of the Palisades Village. 3 bedroom 2 bathroom with a newer lap pool. Garage has been converted into a studio with bathroom. Property has two separate APN #'s (4423-026-011 & 4423-026-012) and both are included in the sale.

MLS#14-792225
Kevin Krakower 310-493-9895
TELES PROPERTIES

Cbl,Dshwshr,Grbg Disp

14 Santa Monica Lease

1755 OCEAN AVE #701	Refresh.	11-2	671C1	NEW
\$10,995	1+2	ARCHITECTURAL		



EXCLUSIVE LEASE AT THE SEYCHELLE SANTA MONICA

An exclusive invitation to lease at The Seychelle. Short walk to Santa Monica Pier, Promenade, Main Street Restaurants and Shopping! Large Master Suite with Spa-like master bath. Enjoy the dazzling ocean view from the private balcony. Attended lobby with concierge and doorman. Residents only rooftop pool, jacuzzi with furnished cabanas and open air BBQ areas. Rooftop entertainment lounge. Fitness and Yoga Centers look out onto landscaped terrace. Business Center with conference room.

MLS#14-790611
Teri Gooden 213.300.5995
COLDWELL BANKER RESI

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

16994 AVENIDA DE SANTA YNEZ	Open	11-2	630-F1	NEW
\$1,698,000	5+3	2sty-TRADITIONAL		



5-BEDROOM POOL HOME IN THE HIGHLANDS

Warm and inviting traditional home with private pool in the desirable Highlands of Pacific Palisades. Elegant living room with vaulted ceilings and plantation shutters, formal and casual dining areas, 2 fireplaces, hardwood floors, updated kitchen, and a family room with built-ins and recessed lights. One bed & bath downstairs; spacious master overlooking pool and patios, plus 3 add'l bedrooms upstairs. HOA amenities include a rec center, clubhouse, gym, tennis courts and 24-hr security patrol.

Liz Keenan/ Jeff Kaptain 310.463.6323
CB PALISADES / KW BH

pool, patios, side yard

15 Pacific Palisades Single Family

653 N LAS CASAS AVE	Open	11-2	630H5	NEW
\$3,849,000	5+5.5	TRADITIONAL		



TRADITIONAL HOME ON A QUIET STREET

BRAND NEW CONSTRUCTION! 5 bedroom, 5.5 bathroom traditional home located on a quiet street in Pacific Palisades. The kitchen, with stainless steel appliances and marble counter-tops, opens to the family room w/ cozy fireplace. Main floor also offers, formal living & dining rooms as well as powder room, office & maids room with en-suite bath. Upstairs, there are 4 additional bedrooms including the master suite w/spa like bathroom. Beautiful natural wood floors and crown molding throughout

MLS#14-757675
F. Ron Smith 310-500-1373
PARTNERS TRUST BW

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

1514 SAN REMO DR	Open	11-2	631D3	rev
\$12,995,000	5+7	ARCHITECTURAL		



UNPARALLELED CHIC ARCHITECTURAL - FOR SALE AND LEASE

"Unparalleled Chic" is how you would describe this residence. It is a perfect fit for a discriminating Buyer. The finest architectural design concept is accompanied by top of the line rich and lush materials, appliances and finishes throughout. The home offers 5 bedrooms and 6.5 baths, an open kitchen family room, den, formal dining room, media room, master office, staff office, and a large great room leading to a generous terrace with a fire pit overlooking the canyon. FOR LEASE AT \$37,500/MO

MLS#14-769375
Judy Feder 310.858.5464
HILTON & HYLAND

www.1514SanRemo.com



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Beverly Hills Ca. 90211

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TEL: (310) 659-0871 | FAX: (310) 695-0845

1000 FISKE ST	Refresh.	11-2	631B5	rev
\$3,795,000	5+6	2sty-CONTEMP MED		



BRAND NEW CAL MEDITERRANEAN

Awesome Nibbles from "K" Bakery. Brand new construction on corner lot created with high specifications of design & technology. Dramatic great room, delightful open main level floor plan, glorious windows in every room. 5 bedroom suites, including an elegant Master Suite. Loaded with 21st century extras: LED lighting throughout, surround sound, DSL wiring & UV-treated wide-plank walnut floors. Popular North Village neighborhood. Quick access to Palisades Village, business centers, LAX & beaches.

MLS#14-789049
JoanSather/KristinHilger 310-255-5450
SOTHEY'S INTERNATIO

Blt-Ins

TUESDAY

242 SURFVIEW DR	Open	11-2	630E5	rev
\$3,449,000	4+5	TRADITIONAL		



REDONE TRADITIONAL, PACIFIC VIEW ESTATES.

Excellent Traditional located in the exclusive beach enclave of Pacific View Estates. Tastefully rebuilt and expanded to create an open and light feeling with ocean vistas. Gourmet kitchen opens to family room. One bedroom downstairs, 3 bedrooms upstairs including romantic master with fireplace, luxurious bath, balcony and ocean view. Large garden and grounds with room for a pool. Original home built in 1965, however, it was extensively remodeled and expanded in 2008.

MLS#14-774281
James Respondek 310-255-5411
SOTHEBY'S INT'L.

Blf-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Other

236 N ARDEN	Lunch	11-2	633F1	NEW
\$2,349,000	4+3	2sty-TUDOR		



TIMELESS TUDOR TWO BLOCKS FROM LARCHMONT

This timeless Tudor masterpiece has been thoroughly updated & customized to meet your family's every need. Situated in prime Windsor Sq. HPOZ & in the coveted 3rd St. School District, this retreat is a mere two blocks from Larchmont Village! Enchanting front walk leads to an impressive formal entry w/ vaulted ceilings & sweeping staircase. Generous proportions & quality finishes make this home comfortable, functional & stylish.

MLS#14-792933
John Duerler (213)924-2208
HANCOCK HOMES REALTY

www.236Arden.com

15 Pacific Palisades Lease

14949 MC KENDREE AVE	Open	11-2	631B4	NEW
\$5,900	2+2	1sty-TRADITIONAL		




PALISADES VILLAGE AREA FLEXIBLE LEASE TERMS

Lovely traditional home close to Palisades Village with city & ocean views. Great value in this 2 bedroom Family Room home with gourmet kitchen/Viking cook top and professional Viking side by side refrigerator and beautifully redone master bath. Spacious living room & dining area with hardwood floors, fireplace & balcony to afternoon sun setting views. Family room leads to private patio with fireplace & a great area for outdoor entertaining. Easy to show - Wonderful Palisades opportunity.

MLS#14-790469
Rita Nickels 3104180323
GIBSON INTERNATIONAL

Blf-Ins

1177 S WINDSOR BLV	Lunch	11-2	NEW
\$949,000	3+2	1sty-COUNTRY ENGLISH	



TACO TUESDAY 11-2PM

Warm and inviting 3 bed 2 bath Country English home on huge lot in desirable Oxford Square. Renovated w/exquisite taste and sophistication. Open floor plan, light & bright w/beautiful rich oak hardwood floors, formal living room w/pitched ceilings, open kitchen w/stunning black granite counter tops, gray subway tile. Master suite w/walk-in closet and French doors leading to a private expansive pool size backyard oasis-grt for entertaining.

Jen Stein 310-386-6697
KW LARCHMONT

18 Hancock Park-Wilshire Single Family

355 S MANSFIELD AVE	Open	11-2	633D2	NEW
\$2,995,000	5+6	CONTEMPORARY		



BEAUTIFUL NEW ARCHITECTURAL WITH MODERN LUXURIES

Gorgeous newly completed architectural masterpiece located near La Brea's high-end shops & Larchmont. Gated & private with a modern design featuring sleek open spaces & Fleetwood pocket doors. Porcelain tile floors & high ceilings throughout, large Bulthaup kitchen w/ Miele appliances, living room, formal dining room & stunning master suite. Completed with the finest finishes and luxuries including a private backyard with a pool, Caesarstone countertops, reclaimed wood, and Waterworks hardware.

MLS#14-784757
Williams & Williams 310.691.5935
HILTON & HYLAND

355southmansfield.com

540 S ROSSMORE AVE	Refresh.	11-2	633F2	red
\$7,995,000	6+7	TUDOR		



PRIVATE OASIS IN HANCOCK PARK!

STUNNING GATED TUDOR on almost an acre of land. Park like grounds features saline pool, waterfall, koi pond, fire pit, guest house, and an authentic dojo. This home offers a striking 2 story entry way with a grand staircase overlooking a wall of leaded glass, formal LR, library, FR, wood paneled DR, kitchen with top of the line appliances, and spacious bedrooms. Mstr bedroom features his and hers walk in closets, 2 fireplaces, steam shower, sauna, sunk in tub, and adjacent office or nursery.

MLS#14-763759
Samantha Cooper (323)251-4896
POSITANO REALTY

Blf-Ins,Cbl,Dshwshr,Grbg Disp,Hood Fan,

269 S IRVING BLV	Open	10-2	NEW
\$2,899,000	4+4	2sty-TRADITIONAL	



BEAUTIFUL HOME IN HANCOCK PARK


Magnificent 4 bd, 4 ba home in sought after Hancock Park, loaded with architectural integrity; attention to detail is impeccable. Featuring a grand gourmet kitchen/family room, top of the line appliances, beautiful hardwood floors, an elegant dining room, a butler's pantry, a sensational master suite with fantastic closet and bonus room/gym, gorgeous bathrooms, wonderful windows, French doors, exquisite tiling and finishes, lovely back yard and beautiful curb appeal. Truly a special home!

MLS#14-744537
June Ahn (323) 855-5558
COLDWELL BANKER-HPS

Blf-Ins,Dshwshr,Rng/Ovn,Fridg

Sharona Alperin 310-888-3708
SOTHEBY'S SUNSET

124 S ROSSMORE AVE	Open	11-2	633F1	red
\$5,500,000	7+8	MEDITERRANEAN		



MAJESTIC MEDITERRANEAN

Architectural beauty done to perfection in Hancock Park & was completely renovated in 2008. 7BR 8BA (6,020 S.F.) in main house plus two story (2,000 S.F.) guest house with 2BR 2BA including two car garage, master bedroom with open patios, sweeping rotunda entry with spiral staircase. Living room with fireplace, family room, state of the art kitchen with top of the line appliances & custom cabinetry leads to lushly landscaped garden. Sparkling swimming pool, gazebo with fireplace.

MLS#14-744537
June Ahn (323) 855-5558
COLDWELL BANKER-HPS

Blf-Ins,Dshwshr,Rng/Ovn,Fridg

133 S PLYMOUTH BLVD	Open	11-2	633G1	rev
\$2,699,000	5+6	2sty-MEDITERRANEAN		



BEAUTIFUL MEDITERRANEAN IN WINDSOR SQUARE

A 1920's Med. located close to Larchmont is on one of the most coveted streets in Windsor Square! Living room with barrel ceiling & fireplace has arched windows. Formal DR has French door access to the deck complete with brick BBQ area. An updated kitchen adjoins the breakfast room. Maid's room & bath plus powder on the first floor. Upstairs are 4 bedrooms, 4 baths, plus off/den. An entertainer's backyard replete with pool, jacuzzi, & mature trees. A 4 car garage comes complete with AC & solar.

MLS#14-780611
Sue Carr 323-860-4243
COLDWELL BANKER

www.133southplymouth.com

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9454 WILSHIRE BOULEVARD SUITE 901 | BEVERLY HILLS | 310.273.7106

TUESDAY

217 N ARDEN	Refresh.	11-2	633F1	rev
\$1,400,000	3+2			



ICE CREAM MAKES FOR A GOOD DAY

Located in prime Larchmont Village, this remodeled, 1-story California Bungalow home with 3 bedrooms, 2 baths and a large detached private office features a large master bedroom with bath, opening to the rear yard, and a wrap-around deck. The home offers a cook's kitchen, a breakfast area & open dining. Wood burning fireplace, hardwood floors and central heat and air conditioning. Rear yard plenty of room for pool or jungle gyms. Front yard is fully hedged for privacy and security.

MLS#14-791109
Thomas O'Rourke 310.770.0221
BERKSHIRE HATHAWAY H
Dryer, Fridg, Wshr

357 N HARPER AVE	Open	11-2	593A7	NEW
\$1,799,000	3+3		SPANISH	



STYLISH & SOPHISTICATED SPANISH IN COVETED 'BEVERLY GROVE'

Sophisticated 1920's Spanish home that blends old world charm w/ modern updates. Inviting courtyard & charming entry lead to the show-stopping living room. Large formal dining & stunning kitchen w/ light & bright eat-in area. 3 large bdrms incl. chic master suite w/ 2 closets & sliding doors to the yard. Guest house w/ its own bath & kitchenette. Garage is used as a sleek office & family room. A+ location just a stone's throw to world-class restaurants & shopping, nightlife, the Grove & more!

MLS#14-792795
Sally F. Jones/ Becca D. 310-691-7888
JOHN AAROE GROUP
www.357Nharper.com

18 Hancock Park-Wilshire Condo / Co-op


4460 WILSHIRE #406	Open	11-2	633F2	NEW
\$985,000	2+3		TRADITIONAL	



FABULOUS UPDATED, ULTRAMODERN LARGE 2 BEDROOM UNIT. TASTEFULLY APPOINTED GOURMET KITCHEN WITH "VIKING" APPLIANCES, ATTRACTIVE & LARGE MASTER BED WITH WALK-IN CLOSET, STYLISH - CONTEMPORARY BATHROOMS, LARGE LIVING ROOM WITH SNAZZY FIREPLACE, EXPANSIVE BALCONY WITH OUTDOOR HEATER, ETC. AMENITIES INCLUDE 24HR, CONCIERGE, POOL, SAUNA & CONFERENCE ROOM.

MLS#14-792403
June Lee/James Song 323-806-5003
COLDWELL BANKER RESI
James Song 323.841.7773

1114 S ALFRED ST	Open	11-2	633-A3	NEW
\$1,549,000	3+3		1sty-TRADITIONAL	



CHARMING & ELEGANTLY RENOVATED HOME IN SOUTH CARTHAY!

Rare mid-block location on East side of Alfred in prestigious South Carthay HPOZ. Chef's kitch w/Caesar Stone, Carrara marble tile, SS appl. Master suite w/walk-in closet & full bath. All bathms have Caesar Stone, Carrara marble & porcelain tiles. Enormous Dining Rm, grand Living Rm & open Family Rm leading to yrd. Natural light, hrdwd flrs & upgraded w/high end finishes & custom fixtures. Most of home is totally restored w/new electrical system & panel, plumbing, sewer line, HVAC, roof shingles

Lisa Mansfield 310.481.4313
SOTHEBY'S REALTY
3 Bd + 3 Ba + Family Room + Chef's Kitch

358 S GRAMERCY PL, UNIT 304	Refresh.	11-2		NEW
\$299,000	2+1.5			



JOIN US FOR SNACKS & REFRESHMENTS!

Located in the heart of the action, this top floor + top notch unit has been meticulously renovated and is ready for its next owner! Situated in the highly sought-after San Marcos building, Unit 304 has 1-bedroom + 1.5-baths and features an updated kitchen with stainless steel appliances, revamped bathrooms, a large private patio, recessed lighting and a superb floor plan. 1-car garage parking, tons of storage, a pool and secure access make this the perfect place to call home.

Courtney + Kurt 323.899.8509
NOURMAND&ASSOCIATES
Hood, Microwave, Hood

1603 S SPAULDING AVE	Open	11-2	633-B5	NEW
\$965,000	3+3		1sty-CRAFTSMAN	



TBD

Stunning & private in Picfair Village. 3 bed, 3 bath remodeled w/ Hardwood floors, plantation shutters, & crown molding. Living rm has decorative archway & fireplace. Dining rm has French doors to yard. Gourmet kitchen w/ Viking stainless appliances, soapstone counters, subway tile & farmhouse sink. Mstr ste has walk-in closet w/shelves, walk-in shower, claw foot bathtub & his/her sinks. 2nd bedroom has en ste bath. Backyard is spacious & includes mature ficus for extreme privacy.

Jeff Lemen 3104822033
KLR WMS S MONICA

18 Hancock Park-Wilshire Lease

317 N MANSFIELD AVE	Open	11-2	593D7	red
\$4,200	4500	3+2.5	1sty-SPANISH	

Charming & updated lower unit in most desirable area. LR, DR w/ crown moldings, 3 BR/2.5 BA. Bright kitchen w/ breakfast area & appliances. Hardwood floors, central AC. 2 car garage. Min 2 year lease.

MLS#14-781123
L.Brenner/N. Hartman 323-860-4245
Dshwshr,Washer/Dryer,Frzr,Rng/Ovn,Fridge
COLDWELL BANKER - HP

1106 S OGDEN DR	Open	11-2	633B3	red
\$1,495,000	3+2		SPANISH	



DRASTIC REDUCTION! SPECTACULAR OLD WORLD SPANISH

\$200K REDUCTION!! GREAT BUY!! Authentic Spanish, lush private courtyard entry boasts over-sized fountain paving way to the classic Spanish entry. Step down to gorgeous living room w high ceilings, wood floors & tall fireplace. Together w big formal dining room, large kitchen, separate breakfast area, bedroom & bath (could be maids) complete the downstairs. Upstairs master bedroom & bath, additional guest bedroom & sitting area, both w ornately detailed dressing areas. Lush yard, pool+spa.

MLS#14-778341
Sally Aminoff 310-777-6280
COLDWELL BANKER RESI
Blt-Ins,Grbg Disp,Rng/Ovn,Fridg,Other

19 Beverly Center-Miracle Mile Single Family

6426 W 5TH ST	Open	11-2	633A2	NEW
\$2,199,000	5+5		2sty-CONTEMPORARY	



STUNNING CONTEMPORARY REMODEL - PRIME BEVERLY GROVE!

This meticulously renovated two-story home in Beverly Grove offers high ceilings, recessed lighting and skylight, hardwood floors, gourmet kitchen with island, Thermador appliances and quartz countertops, living room with fireplace, den/media room wired for surround sound, en suite master with walk-in closet, separate shower and soaking tub. The bathrooms feature Italian ceramic floors and quartz counters. Enjoy backyard entertaining on the patio with covered pergola and manicured landscaping.

MLS#14-791007
Allison Schwarz 310-433-0056
COLDWELL BANKER RESI
WWW.6426W5TH.COM

6316 W 5TH ST	Open	11-2	633B2	rev
\$2,995,000	5+5.5		2sty-CONTEMPORARY	



AMAZING DESIGNER HOME WWW.6316 5THSTREET.COM

Exceptional cutting edge new construction design in prime Beverly Grove location. Expansive open plan with stunning designer finishes and attention to detail, this home features an Italian kitchen with Miele appliances, 5 spacious bedrooms, 5.5 designer bathrooms, private bedroom balconies, and design features expected by today's lifestyle buyer. Outdoor living room, private entertainer's backyard, gorgeous infinity edge pool and spa. This is a must see property!

MLS#14-771713
Omega Group-Rande Gray 310.614.2839
KELLER WILLIAMS
www.OmegaGroup.LA

TUESDAY

6242 DREXEL AVE	Open	11-2	633B2	rev
\$2,895,000	4+4.5	2sty-CONTEMPORARY		



WARM CONTEMPORARY NEW CONSTRUCTION

Entertainer's dream home in prime Beverly Grove. This new and innovative home features nearly 4000 sq feet of luxury living spaces, complete with state-of-the-art Leicht designer kitchen, Miele appliances, stone counters, stunning hardwood floors, volume ceilings, amazing window scapes and skylights which flood the house with natural light. Amazing 576 sq ft roof top patio with panoramic views of the city. Close to popular restaurants, shops and entertainment.

MLS#14-785479
Omega Group-Ron Keinan 310.779.5348
KELLER WILLIAMS

www.OmegaGroup.LA

19 Beverly Center-Miracle Mile Condo / Co-op

122 N CLARK DR #PENTHOUSE	Refresh.	11-2	632H1	NEW
\$999,000	2+3	CONTEMPORARY		




INCREDIBLE DESIGNER DONE UNIT JUST SECONDS FROM SOME OF THE BEST DINING AND SHOPPING IN ALL OF LOS ANGELES. THIS COMPLETELY TURN-KEY UNIT OFFERS UNPARALLELED CITY LIVING AT A FANTASTIC PRICE. CENTRALLY LOCATED, THIS UNIT BOASTS AN OPEN FLOOR PLAN WITH LARGE BALCONIES, GOURMET KITCHEN, STAINLESS STEEL APPLIANCES, LARGE MASTER SUITE WITH WALK IN CLOSET AND SPACIOUS BATH. THE BUILDING ENTRY FEATURES A CHARMING FOUNTAIN AND LUSH LANDSCAPE. TRULY A GREAT FIND, AND BEST UNIT IN THE BUILDING

MLS#14-789197
Spencer Payson 310-486-8039
KELLER WILLIAMS BEVE

Btl-Ins,Cbl,Clng Fan,Dshwshr,Dryer,Other

315 S WILLAMAN DR #401	Open	11-2	632J1	NEW
\$949,000	2+3	CONTEMP MED		



TOP FLOOR UNIT IN ONE OF THE MOST DESIRABLE NEIGHBORHOODS!

Sensational 2 bedroom, 2.5 bath single level top floor unit. This beautiful modern 6 unit complex, built in 2007, has soaring ceilings, an abundance of natural light, open floor plan, balconies, 2 fireplaces, washer and dryer in the unit, gated parking, guest parking and much more.

MLS#14-792617
Noelle Renee Gayral 310-281-3948
COLDWELL BANKER RESI

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

125 S SWEETZER AVE, UNIT 103A	Refresh.	11-2		NEW
\$825,000	3+3	CONTEMPORARY		



COOL, CHIC & CONTEMPORARY 3 BED + 3 BATH LUXE CONDO

This Stunning 3Bd+3Ba Condo In Elegant Newer 9 Unit Building Boasts Living & Dining Area W/ Wood Floors, Kitchen W/ Italian Venge Cabinetry, Upper Glass Cbnts Doors, & Viking Stainless Steel Appliances, Caesar-Stone Counter Tops & Designer Tiles. Luxe Mstr Suite W/ Wlk-In Clst. Gorgeous Mstr BA W/ Caesar Stone Counters, Italian Lacquered Cbnts, Double Vanities W/Kohler Sinks, Separate Tub & Shower. Furnished Community Roof Top Deck W/ Panoramic Views. Ideal Location.

ST.JAMES + CANTER 310.704.4248
BERKSHIRE HATHAWAY

www.125sweetzer103.com

321 S SAN VICENTE #408	Open	11-2	632J1	NEW
\$567,000	2+2	1sty-CONTEMPORARY		



SEE FULL PAGE BLACK & WHITE AD, AREA #19, FOR FEATURES

Highly desirable & QUIET, West facing 2 bdrm + 2 ba VU unit (w/ huge walk-in closet & amazing tiled spa tub) is lite, brite & spac. A lge pvt balcony overlooks the "Park Like" grounds featuring; a swimming pl, tennis & paddle crts, BBQ area, lush trees & gardens. Add'l features incl; a gym, sauna, rec rm, storage & 2 prkg spots. Gr8 loc, 1 blk from Cedars, across from Bev Ctr, steps to TJ's, next to 3rd St restaurants & shops & minutes to BH and Weho...need I say more? ***Needs updating!

MLS#14-792837
Ken Shields 310.270.5152
JOHN AAROE GROUP

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

20 Hollywood Single Family

1400 N SYCAMORE AVE	Open	11-2	593D5	NEW
\$1,150,000	3+2	SPANISH		



CLASSIC HOLLYWOOD HOME W/ SO MUCH TO OFFER!

Sought after Spanish exterior charm is complemented by an updated traditional interior flair. Arched doorways lead to the open yet intimate living room w/ warm hwdwd flrs throughout. A well-constructed galley kitchen features high end SS appliances & stone tiling. Spacious bdrms highlight ample closet space incl. the master retreat overlooking the stunning Moroccan style backyard w/resort style cabana, sitting areas, & pool. Located in desirable prime Hollywood! A rare find with so much to offer!

MLS#14-792999
Sally F. Jones/ Bryce L. 310-691-7888
JOHN AAROE GROUP

www.1400sycamore.com

1210 N MCCADDEN PL	Open	11-2	593E5	NEW
\$939,000	3+4	3sty-NEW PROJECT		



50% SOLD - 2 NEW HOMES RELEASED!

Introducing The Hollywood Colony 2, a collection of 10 new architectural homes w/3 beds + 3.5 baths with incredible rooftop decks featuring iconic city views, direct access garage & open floor plans! Featuring designer kitchens and baths with high end cabinetry, hardwood floors, approximately 10 ft. ceilings, large windows & abundant natural light. Huge master bedrooms, beautifully tiled baths, solar ready, controlled access & wired for whole home automation on a gated, private street.

MLS#14-788965
Grant Linscott 323-300-1174
KELLER WILLIAMS RLTY

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

1416 N SYCAMORE AVE	Lunch	11-2		NEW
\$899,000	2+2			



LUNCH SERVED - GATED SPANISH STYLE HOME TASTEFULLY RENOVATED

This high hedged and gated Spanish style home has been renovated tastefully and is in move-in condition. Two bedrooms with French doors. Additional rooms include a den, two baths, a dining room, and a large updated kitchen make this a perfect home to comfortable and gives ample space to anyone who wants to be centrally located. The front and back yards have been beautifully landscaped, the dark hardwood floors add sophistication, and the open floor plan allows light to flow throughout.

Ladd Jackson 310.346.1744
HILTON & HYLAND

WWW.1416SYCAMORE.COM

20 Hollywood Condo / Co-op

7320 HAWTHORN AVE, UNIT 413	Open	11-2	593C4	NEW
\$559,000	2+2	4sty-CONTEMPORARY		



SLEEK HOLLYWOOD CONDO

Sited in the Heart of Hollywood, this top-floor/corner unit at The Hollywood Regis offers Resort Style Living. This Hollywood Hills facing and spacious condo presents an open floor-plan with large living area, separate kitchen, gas fireplace, two-sizable bedrooms, two bathrooms, in unit washer/dryer, walk-in closet and private balcony with views. The building boasts a pool/spa, fitness center and is perfectly located near Runyon Canyon and all the excitement Hollywood Life has to offer!

Peter Ivanovich 310-701-3764
RODEO REALTY INC.

Washer, Dryer, Refrigerator, Oven

REMINDER

The MLS™ reserves the right to refuse and/or edit any ad it deems unsuitable.


No ad shall include statistical or numerical comparisons of performance between or among different real estate brokerage firms, brokers, or agents.

TUESDAY

20 Hollywood Lease

6250 HOLLYWOOD #4G		Open	11-2	593F4	NEW
\$7,700	2+3	OTHER			
		FULL SERVICE LUXURY CONDO FOR LEASE AT THE "W"			
		<p>Amazing Price/SF Value in the Stylish Residences at the W Hollywood. A huge suite, perfect for entertaining, relaxing, or working from home. Oversized closets, an intimate terrace, vibrant views of Hollywood Boulevard. Poliform kitchen systems include SubZero Refrigerator and Wine Cooler. A must see value at the price. The stylish W Residences offer full-service luxury condo living, Resident Exclusive 24-hour valet, concierge, security, the spectacular rooftop pool and event deck.</p>			
MLS#14-792683 Joyce Kim 310-777-6278 COLDWELL BANKER-BHN		BBQ,Dshwshr,Dryer,Frzr,Grbg Disp,Other			

21 Silver Lake - Echo Park Single Family


1930 REDESDALE AVE		Open	11-2	594 D5	NEW
\$1,595,000	4+2.5	2sty-CONTEMPORARY			
		PRIME SILVER LAKE CONTEMPORARY MODERN			
		<p>Prime Silver Lake Contemporary Modern on a large double lot with amazing lake views. 4 bedrooms all on one level, 2.5 baths, beautiful updated open concept kitchen / family room. Living room & dining room have soaring high ceilings with lots of glass & privacy with great indoor outdoor flow, the large lush garden has 3 terraces, a beautiful fish pond & water fall, completely ready to move right in.</p>			
Jeffrey Young 213 819.9630 SOTHEBY'S SUNSET		Great Silver Lake views, Large dbl lot			

1801 MICHELTORNA ST		Open	11-2	594C5	NEW
\$1,325,000	3+3	CRAFTSMAN			
		CHARACTER SILVER LAKE CRAFTSMAN CIRCA 1915			
		<p>Character Silver Lake Craftsman Circa 1915, Pride of ownership abounds, Original details throughout, high ceilings, hardwood floors, big moldings and un painted wainscotings & beams, newer kitchen and baths 3 BDR + den /2.5 baths. Energy efficient green point rated home with a score of 81. all systems updated, custom sound system & fantastic views on a large corner lot with a pool sized back yard, there is also a 3 car garage.</p>			
MLS#14-793129 Jeffrey Young 213 819.9630 SOTHEBY'S INTERNATIO		Blt-Ins,Cbl,Cing Fan,Dshwshr,Dryer,Other			

2365 TEVIOT ST		Refresh.	11-2	594/E4	NEW
\$1,050,000	4+2	2sty-SPANISH			
		HILLTOP SPANISH WITH PANORAMIC VIEWS!			
		<p>Watch the awesome sunsets from this 1924 Spanish Home! Panoramic views of the reservoir, Observatory, and Hollywood Sign. Two stories, 2534 sq ft, large living room with open beamed ceiling, fireplace, formal dining room, 3 bedrooms +1 BA upstairs, and one den/office/br + 1 BA downstairs. Master bedroom with walk-out patio, Gated courtyard, private patios, and terraced usable back yard. Garage +driveway parking, bonus room under garage. Walk to shops, restaurants, library, or the meadow.</p>			
Chris Furstenberg 323.422.2244 FURSTENBERG REALTY		Stove, refrig, dishwasher, Central heat			


3711 MONON ST		Open	11-1	594C3	NEW
\$799,000	3+1.75	1sty-TUDOR			
		Tudor Style with Original Details and Several Upgrades. HW floors, Gorgeous FP in Living Room. Fabulous and Inviting Den with Vintage Ceilings. Grassy Yard & Sitting Area. Walk to your favorite Cafe.			
		Oven, Stove, Washer, Dryer			
Rhonda Kohn 800-825-0102		KELLER WILLIAMS-SANT			

2219 W BRANDEN STREET		Open	11-2	594E6	NEW
\$751,000	2+2.5	CONTEMPORARY			
		FIRST RELEASE AT SL70 IN SILVER LAKE			
		<p>Phase 1 Nearly Half Sold! Closings Anticipated November. 2219 Branden includes two bedrooms and two and a-half baths, roof terrace with views to Downtown LA and side-by-side two-car garage plus off-street parking. Use 2220 West Duane for GPS directions.</p>			
MLS#14-788209 Alan Perry Mark 323-388-8782 THE MARK COMPANY					

3004 GARCIA WALK		Lunch	11-2	594-C6	NEW
\$649,000	2+2	1sty-SPANISH			
		SWEET REDONE BUNGALOW! INCLUDES PARKING!!			
		<p>Sweet sunny Silver Lake Spanish bungalow beautifully restored ready for its next owner to move right in. Flat grassy yard with specimen fruit trees leads to shady wood beamed front porch. Gorgeous living room with fireplace and cathedral ceiling opens to dining area and fully re-done kitchen with new cabinets, counters and stainless appliances. Exquisite master suite with new marble tiled bath opens directly to the porch and yard. Long covered driveway is fully gated. A true opportunity!</p>			
Konstantine V./Rick Y. 323-270-1725 SOTHEBY'S LOS FELIZ		www.3004GarciaWalk.com			

1835 SILENT ERA ROAD		Open	11-2	594E6	NEW
\$599,000	2+2.5	CONTEMPORARY			
		FIRST RELEASE AT SL70 IN SILVER LAKE			
		<p>Phase 1 Nearly Half Sold. Last two bedroom under \$600,000. Anticipated Closing in October. 1835 Silent Era is a two-bedroom, two and one-half bathroom with spacious terraces off the Living Room and Master Bedroom. Includes two-car side-by-side garage and NO HOA fees. Use 2220 West Duane for GPS.</p>			
MLS#14-780041 Alan Perry Mark 323-388-8782 THE MARK COMPANY					

22 Los Feliz Single Family

5524 GREEN OAK DR		Open	11-2	593/H2	NEW
\$2,196,000	3+3.5	1sty-MID-CENTURY			
		ART OF MODERN LIVING			
		<p>Thoroughly remodeled resort-like modern home in the Los Feliz Oaks. Transcending the boundaries between indoors & outdoors, vanishing glass doors lead to an extremely private back yard with pool, spa, waterfall, koi pond, outdoor kitchen + terraces to enjoy the tranquil views. A sumptuous master suite includes a fireplace, spa-like master bath + a massive walk-in closet. 2 additional bedroom suites feature their own baths. A separate office includes built-in cabinetry. Also 4 lease \$10,800 mo.</p>			
Gary Bergeivn 323-671-1216 BERKSHIRE HATHAWAY		Pool, Spa, Family Room, Office			

2329 WAYNE AVE		Lunch	11-2		NEW
\$1,895,000	3+3.5	COUNTRY ENGLISH			
		BEEN THERE, DONE THAT? THINK AGAIN!			
		<p>Remastered by Boni and Joe. New LOOK, NEW Price. North of the Blvd. Custom designer details & finishes throughout, updated systems with classic original leaded windows, generous sized formal LR and DR and hardwood floors. Stunning eat-in kitchen w/ Viking appliances. Office, Gym. 3 Bedrooms are en suite w/ stylish baths and built out closets. Gorgeous salt water pool w/spa. Hedged for privacy and located in Franklin school district.</p>			
Bryant Reichling 323-854-1780 SOTHEBY'S INTL REALT		www.2329WayneAve.com			

TUESDAY

2312 RICHLAND AVE		Open	11-2	NEW
\$1,379,000	3+2	2sty-COUNTRY ENGLISH		




MODERNIST APPROACH TO ENGLISH COUNTRY CHARMER

With landscape of CA native plants & rectilinear forms. The living rm is spacious w/soft light & batchelder fp. Custom cabinetry throughout, sleek epicures kitchen w/6 burner/bbq wolf range, subzero, top to bottom water purification sys, Corian cntns & ample storage, formal DR & cozy lounge. Master features sunny reading rm, amazing closet & poured terrazzo bath. En-suite gst rm w/luxe Japanese soaking tub. Generous family rm & gst ste open to tranquil crtryd. Franklin Elem School District.

Rogers+Stellini 310.963.4205
NOURMAND&ASSOCIATES

www.2312richland.com

4301 BRUNSWICK AVE		Open	11-2	NEW
\$769,000	2+1			



RARE PROPERTY YOU HAVE BEEN WAITING FOR!

Fall in love with this sleek California Bungalow that emanates style and warmth. Sit in your dining room and watch your children play in the generous backyard. Go relax and enjoy the bright & spacious art/office/studio that is located next to the orange tree. This home boasts a beautiful kitchen and bathroom, enjoy the sunny patio or for more shade move under the Avocado tree and delight in the tranquility of this unique property while sipping orange juice from your morning harvest.

Thomas Magiar 3102707428
RE/MAX

2429 LYRIC AVE		Lunch	11-2	594C3	red
\$1,497,000	3+3	ARCHITECTURAL			



MAJOR PRICE REDUCTION ON THIS SLEEK ARCHITECTUAL WITH VIEWS!

Sleek Architectural home with panoramic views of the Griffith Park Observatory and Hollywood Hills. Recently built in 2007, this 3 bedroom 2.5 bathroom home offers a huge loft-like living/dining/kitchen layout with great light and spectacular views! Bedrooms open to the family/media room with direct access to a lush back garden. Close to freeways, shopping and restaurants. Franklin Elementary. Fresh, Modern, Perfect!

MLS#14-776101
Steve Sanders 323-828-6471
JOHN AAROE GROUP

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

5615 GREEN OAK DR		Lunch	11-2	593H2	rev
\$2,855,555	5+6	MEDITERRANEAN			



THE BEST PRICE IN "THE OAKS"!!! OFFERED AT \$2,855,555


The splendor of The Oaks takes on a new meaning in this magical home. The spirit of Californian and Mediterranean architectural styles are artfully blended in this stunning new construction. From the richly layered textures of wood and classic tile to the integration of stone & ironwork create a striking balance. The generous proportions and high ceilings make the rooms unfold in an aesthetic progression of just the right contrast in this 4200 sq.foot home. 20,000 sq ft lot with pool.

MLS#14-744803
Jane Schore 323-573-6562
COLDWELL BANKER-SUNS

www.ShoppingwithSchore.com

22 Los Feliz Condo / Co-op

4301 LOS FELIZ #5		Open	11-2	594B2	NEW
\$725,000	2+2.5	3sty-MEDITERRANEAN			



Spanish tri-level condo at the foot of Griffith Park. Main level powder room dining area & living room feature rich, wide plank hardwood floors. The living room is light & bright with a soaring ceiling, beautiful fireplace. The open plan chef's kitchen has stainless steel appliances & travertine floors. A custom wrought iron banister leads to the top floor bedroom suite & bonus loft space. The large & luxurious master suite is the entire lower floor with fireplace, terrace, hotel-like bath

MLS#14-792269
Eileen Lanza 3238107935
KELLER WILLIAMS

Rng/Ovn,Fridg

28 Culver City Single Family

4129 VINTON AVE		Open	11-2	672G2	NEW
\$915,000	3+1	TEAR-DOWN			



DEVELOPER'S DREAM COMES TRUE


Bring your architects, contractors and buyers to this amazing opportunity to design their dream house in the Clarkson Park area of Culver City . First time on the market in 50 years. Current floor plan includes 3 bedrooms 1 bath and pool. Close to Sony Studios , entertainment and public transportation.

MLS#14-792407
Blanche A D'Souza 310 990 0087
KELLER WILLIAMS RLTY

None

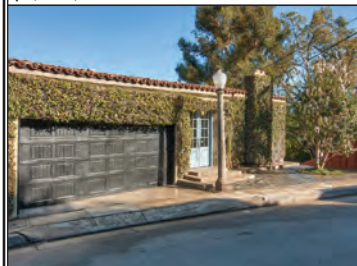
30 Hollywood Hills East Single Family

2814 LAMBERT DR		Open	11-2	NEW
\$1,249,000	0+0			



1959 Post and Beam Style Residence with hillside City view siting in historic Hollywoodland. Renovation by Don Dimster, AIA. 1996 sq. ft. 2 bedrooms + 3 baths. Lower level now utilized as separate living quarters can be easily returned to complete a 3 bedroom, 3 bath configuration. BY APPOINTMENT ONLY.

3358 TROY DR		Lunch	11-2	563D7	NEW
\$1,150,000	3+3	SPANISH			




TIMELESS 1930'S SPANISH COMPLETELY REDONE

Timeless 1930's Spanish redone to meet the needs of the modern lifestyle. Main level offers open floor plan with spacious living room, fireplace, dining room & open kitchen with center island. Kitchen boasts marble counter-tops and high end appliances. First floor also offers a bedroom & full bath, as well as a terrace with access to backyard below. Downstairs are two beds and two baths, including a gorgeous master suite with ample walk-in closet & completely redone bathroom with custom tile.

MLS#14-793165
Chase Campen 323-788-4663
KW LARCHMONT

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

6475 SAN MARCO CIR		Refresh.	11-2	NEW
\$975,000	3+3			



HOLLYWOOD DELL BEAUTY!

Classic Hollywood Hills home (in the Hollywood Dell community) on a quiet cul de sac. 3+2.5, large living room with vaulted barrel ceiling and bay window with stunning FP, dining room, hardwood floors throughout, renovated kitchen and newly renovated baths, landscaped yard with charming brick paths, street to street lot, garage, 2 large patios, new HVAC, bonus room could be office/studio/storage, mature trees, well shaded. alarm system. Very private setting.

Jayne Clement 213-309-5005
KELLER WILLIAMS

\$74.95 Natural Hazard Disclosures

- 10 million E&O Insured
- Bill Through Escrow
- Online Ordering /Delivery

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myNHD.com


800.814.2922

myNHD.com

Think Green

TUESDAY

X 2438 RINCONIA DR		Lunch	11-2	593 F2	NEW
\$899,000	2+1	COTTAGE			



TURN KEY, GORGEOUS & PRIVATE HOME IN THE HOLLYWOOD HILLS!

Nestled in the Hollywood Hills/Beachwood Canyon! 2 Bedroom, 1 Bath and converted garage studio/gym with amazing upgrades, privacy, behind gates with mature landscaping all around, lots of terraces and flat yard. Outdoor jacuzzi and cozy sitting areas, both patio and deck. Sexy, and modern yet warm and charming. Perfect enchanting getaway/writers retreat - great bachelor/bachelorette pad for the young professional or love nest for couple.

Anita Rich 818-432-1565
KELLER WILLIAMS

2338 SAN MARCO DR		Open	11-2	593E2	rev
\$840,000	2+3	COTTAGE			



CHARMING COTTAGE WITH CITY VIEWS


Step inside this charming cottage nestled in the Hollywood Hills and take in the rustic timber vaulted ceilings and natural stone fireplace. The main level features a living room, kitchen, two baths and a bedroom. The kitchen opens to a deck and exterior patio with a fountain and room for a full-size grill. The separate lower level has a full bath, kitchenette, separate bedroom area and large room with fireplace and French doors with easy access to a patio and the covered carport.

MLS#14-789365
Teresa Geger 323-466-3875
KELLER WILLIAMS LARC

Peaceful retreat - Minutes to Hollywood

31 Playa Del Rey *Single Family*

7835 VERAGUA DR		Open	11-2	NEW
\$4,395,000	4+5	3sty-MODERN		



PLAYA BLUFF MODERN MASTERPIECE WITH TOP OF THE WORLD VIEWS

COMMANDING OCEAN, MARINA, WETLANDS, CITY LIGHTS & MOUNTAIN VIEWS FROM THIS MODERN MASTERPIECE ON PLAYA DEL REY BLUFF. VAST OCEAN VIEW GREAT ROOM W/VAULTED CEILINGS, WALLS OF GLASS & HUGE VIEW DECKS FOR ENTERTAINING. GOURMET KITCHEN W/MASSIVE STONE COUNTERS & BREAKFAST AREA OVERLOOKING OCEAN VIEW FORMAL DINING SPACE. ROMANTIC MASTER SUITE W/FP, OCEAN VIEW LOUNGE/LIBRARY, LUXE MARBLE BATH. 3 ADDTL BEDRMS, MEDIA ROOM, OFFICE. A SPECIAL RETREAT WITH GREAT SPACE, SERENITY & TOP OF THE WORLD VIEWS.

Alice Plato 310-704-4188
COLDWELL BANKER

39 Playa Vista *Single Family*

6682 PARA WAY, UNIT 27		Open	11-2	702D1	NEW
\$1,189,000	3+3.5	3sty-CONTEMPORARY			



BEAUTIFUL PLAYA VISTA HOME WITH PRIVATE BACKYARD

Exceptional Playa Vista location near West Bluff Creek, steps to shopping and other Playa Vista amenities. Cooks kitchen featuring custom Italian cabinetry, granite counter tops and stainless appliances. The well designed kitchen with center island opens to a large light filled living room, ideal for entertaining. Downstairs you can enjoy the xtra room + sizable prvt rear yard, perfect for relaxing outdoors. Upstairs features a Master Bedroom suite w/walk-in closet and the second bedroom.

Joseph Treves 310 500-3017
PARTNERS TRUST - OCE

cooktop, refr, dw,

41 Park Hills Heights *Single Family*

5526 OVERDALE DR		Refresh.	11-2	673C5	NEW
\$739,900	4+2	TRADITIONAL			




LOCATION! VIEWS! POOL!

Welcome home to this entertainer's dream in one of the city's most sought after neighborhoods. Beautiful hardwood floors and amazing views greet you at the door. Enjoy a bright kitchen and an enormous family room on the lower level with a walk out to the pool. Three levels of usable outdoor space including a large balcony with view, pool level (with safety gate), lower level with playhouse and swing set. Kitchen needs retooling but this place will be magic with a little work.

MLS#14-783181
Stefanie McIntyre 323-570-2663
KELLER WILLIAMS RITY

Dshwshr, Grbg Disp, Hood Fan, Rng/Ovn

4236 DON TAPIA PL		Open	11-2	673D3	NEW
\$689,000	3+3	MID-CENTURY			



GORGEOUS VIEWS IN SOUGHT AFTER "DON STREET"

Spacious home, street to street lot, sought after "Don" Streets. Enjoy views toward downtown L.A. & the Hollywood Hills from living room & study. Lots of extra storage and possible home office space. Large fenced in, flat back yard. Hardwood floors in much of the house. Inside laundry room, big family room. Lots of space for entertaining. Great location with easy access to downtown LA, trendy Culver City, the Marina, LAX, Kenneth Hahn Recreation area. Gem waiting for your designer touch.

MLS#14-787941
Marla Samulon (310) 230-2448
COLDWELL BANKER RESI

53 Woodland Hills *Single Family*

5216 SALE AVE		Refresh.	11-2	559J3	NEW
\$933,500	4+2.5	2sty-CONTEMP MED			



CHARMING MODERN MEDITERRANEAN

Tucked away at the end of a gated driveway, 2-story home, exudes warmth, comfort, and privacy. Impeccably updated and maintained, open floor plan includes a family room off large updated kitchen complete w/ granite counter tops and stainless steel app. Formal dining room leads to large living room w/ vaulted ceilings, fireplace and french doors open to patio and large yard for indoor/outdoor flow. Great for entertaining. Grand master with spacious bath, spa tub and balcony. 2-car garage.

MLS#14-791791
Tatiana Derovanessian 310-432-6507
KELLER WILLIAMS BEVE

Dryer, Micro, Rng/Ovn, Fridg, Wshr

62 Encino *Single Family*

3800 ALONZO AVE		Open	11-2	561A6	NEW
\$1,750,000	4+4	TUDOR			



CUSTOM ENGLISH TUDOR

Custom built and elegant English Tudor in the prestigious Lake Encino Estates area. This home is located in a very desirable area of Lake Encino at the top of the hill. It is extremely quiet and peaceful with views of the valley and surrounding hills. It has custom cabinetry with solid oak beams, floors, doors, crown moldings, hand turned balusters, leaded glass, and real plaster walls and a 3 car garage. ***ALSO OPEN FRIDAY 9-19 11-2***

MLS#14-792805
Richard Wood 310-874-5639
SOTHEBY'S INTERNATIO

Cbl, Dshwshr, Dryer, Grbg Disp, Hood Fan

Questions? Need Assistance?
Contact our Help Desk Department!

Please call 310.358.1833
Mon - Fri 8am - 7pm, Sat 9am - 2pm, and Sun 9am-1pm

help!!!

5250 LOUISE AVE	Open	11-2	561C2	red
\$2,995,000	3495000	9+9	2sty-TRADITIONAL	



REDUCED - BEST VALUE IN AMESTOY ESTATES ON ALMOST ACRE FLAT!

Amestoy Estates classic Georgian style Traditional on oversized lot, steeped w/Hollywood history.Very formal floor plan featuring custom detailing, incredible scale, high quality construction.Beautifully landscaped grounds w/patios, water features, gardens, pool/spa, sport court, mature trees. Multiple bdrm wings, 2-story library, pine paneled study, media rm, full basement, gym, & great room offer intimate yet spacious living accommodations.8 bdrms in main residence. Separate GH apt w/kit, bath.

MLS#14-755373
Carrie Berkman Lewis 310.435.5714
PARTNERS TRUST BH

www.LouiseEstate.com

72 Sherman Oaks Single Family

15256 ENCANTO DR	Open	11-2	561-H5	NEW
\$749,000	2+2	TRADITIONAL		



Traditional located in Sherman Oaks Hills.Close to Whole Foods, Galleria, Arclight, restaurants. The home has an abundance of natural light and is open with a clean contemporary feel. Light hardwood floors, plantation shutters,custom fireplaces in den/office and living room add to the ambience of the interior. The den/office opens to the charming backyard and inviting spa. The views from inside the house and the wrap around patio are amazing with gorgeous sunsets, city and tree top views.

Sue Bromiley 818 517-8061
COLDWELL BANKER S.O.

Please visit www.15256Encanto.com

73 Studio City Single Family

3991 ALTA MESA DR	Refresh.	11-2	562E7	rev
\$755,000	2+1	MID-CENTURY		



STUDIO CITY HILLS MID-CENTURY WITH POOL

Dazzling Studio City hills mid-century with pool. Tucked away on a quiet wooded country lane this cool 2 bedroom, 1 bath pad has fabulous light, vaulted ceilings and warm woods. It's picture perfect with everything done to the tee and ultra-private inside and out. The back entertainment area has a skinny dip pool, outdoor shower and a lounging area with built in barbeque and retractable sun shade. And in front there's a sunny deck and spa. Minutes to Ventura Blvd yet feels miles away.

MLS#14-790845
Bill Lustig 310.770.0283
JOHN AAROE GROUP

please visit www.3991AltaMesa.com

73 Studio City Condo / Co-op

11732 MOORPARK ST #E	Open	11-2	562H4	NEW
\$542,500	2+3	CONTEMP MED		



LIGHT BRIGHT 2 B 3 B TOWN HOME IN CARPENTER SCHOOL DISTRICT

Lovely 2 + 3 Studio Village townhome in Carpenter Schl District. Hardwd flrs & new paint. LR has high-beamed ceiling w/skylt & FP; glass drs w/plantation shutters to private patio. Formal DR w/wet bar and custom railing overlooks LR. Kitchen w/brkfast nook opens to sunny den & ¾ bath. Master suite w/ walk-in closet. 2nd bedrm has own bath. Attached 2-car garage w/laundry & storage. Landscaped complex has 6 pools,5 spas & 2 tennis courts. Close to CBS & Ventura Blvd. HOA has EQ Ins.

MLS#14-792275
Amy Pell 818-516-3422
COLDWELL BANKER RESI

Open Tuesday & Friday from 11:00 - 2:00

84 La Canada Flintridge Single Family

4801 LA CANADA	Open	11-2	535B2	NEW
\$2,675,000	5+6	OTHER		



Completely redone with expanded living space. Located in highly desired La Cañada area, this home is perfect in every detail. Modern and elegance are found throughout this piece of art singlestory home with open living room, 5 bedrooms,4bath and 2powder rooms. Impressive master suitewith fireplace leading to the front and back yard. Throughout the house are crown moldings,designed ceilings and modern European style kitchen. This luxury home contains 3different units of air conditioning systems.

MLS#14-786071
Min Sun Ju. 323-932-0035
CHOICE 100 REALTY, I

Cbl,Dshwshr,Dryer,Micro,Ntrwk Wire,Other

95 Mount Washington Single Family

3966 SAN RAFAEL AVE	Lunch	11-2	595A3	NEW
\$980,000	3+1.75	2sty-MID-CENTURY		



CHIC MID CENTURY AT THE TOP OF MT WASHINGTON

Chic mid century home, James De Long design. The living area with fireplace and architectural block has amazing light, intriguing built-ins, symmetrical soffits, and exits to an expansive patio. A reinvented master, flooded with natural light, takes cues from the past and redefines the present. The baths have been beautifully updated with designer fixtures. This architectural gem is located at the top of Mt. Washington with lush treetop views, romantic patios and enviable privacy.

Moore & Mancinelli 323-255-2600
BHHS- LOS FELIZ

Come Join Us For Lunch From Julienne's

4646 CLELAND AVE	Open	11-2	595A2	rev
\$699,000	2+2	TRADITIONAL		



COME HOME, UNPACK & PLAN THE HOUSEWARMING...

Custom kitchen & the friendly open dining room & living rooms will welcome your guests in comfort & style. If the party calls for a BBQ the house wraps happily around a generous patio. A private tiered yard includes a spa that's the perfect way to relax & enjoy the tree top views. The baths have been updated w/care & quality. A central hall gives the master & second bedroom a private, set away feel while the convertible den features a cozy fire place.

MLS#14-792603
Liz Johnson 323-397-6041
TELES PROPERTIES

Den!! Hot Tub!!

1284 Highland Park Single Family

637 S AVENUE 60	Lunch	11-2		NEW
\$549,000	3+2	CALIFORNIA BUNGALOW		



JOIN US FOR LUNCH!

This 3-bed, 2-ba CA Bungalow will give you that peaceful, easy feeling. Light-filled living spaces combined with outdoor areas make for an idyllic California setup. Open concept kitchen features custom cabinetry, a stainless Bertazzoni range and a peninsula that's perfect for serving up good eats. Retreat to the master bedroom and enjoy the en-suite bathroom and large closet. New HVAC, energy efficient windows, tankless water heater, and a large landscaped yard with an entertaining room.

Courtney + Kurt 323.899.8509
NOURMAND&ASSOCIATES

Range, Hood, Refrigerator , Central A/C



The Source Of Real Time Real Estate™

TUESDAY

1459 Monterey Hills

Condo / Co-op

4049 VIA MARISOL #220 Open 11-2 595D5
\$338,000 2+2

NEW



**MOVE IN READY MONTEREY HILLS
 2BD/2BA CONDO**

Situated in the highly sought after complex of Hudson Terrace, this move in ready condo awaits you! The light and bright floor plan offers custom wall colors, wood style laminate flooring, two bedrooms and two updated bathrooms including a master bedroom with three closets. The galley style kitchen features natural finish cabinetry and Corian style countertops plus ample room for a cozy breakfast table. The dining room opens effortlessly to the well-proportioned living room with balcony access.

MLS#314031180IT
 Hilda Hernandez 626-536-1485
 BERKSHIRE HATHAWAY

THURSDAY OPEN HOUSES

21 Silver Lake - Echo Park

Single Family

2365 TEVIOT ST Refresh. 12-3 594/E4
\$1,050,000 4+2 2sty-SPANISH

NEW



**HILLTOP SPANISH WITH PANORAMIC
 VIEWS!**

Watch the awesome sunsets from this 1924 Spanish Home! Panoramic views of the reservoir, Observatory, and Hollywood Sign. Two stories, 2534 sq ft, large living room with open beamed ceiling, fireplace, formal dining room, 3 bedrooms +1 BA upstairs, and one den/office/br + 1 BA downstairs. Master bedroom with walk-out patio, Gated courtyard, private patios, and terraced usable back yard. 1 garage +driveway parking, bonus room under garage. Walk to shops, restaurants, library, or the meadow.

Chris Furslenberg 323.422.2244
 FURSTENBERG REALTY

Stove, refrig, dishwasher, Central heat

32 Malibu Beach

Single Family

78 MALIBU COLONY RD Open 11-2 629A7
\$19,750,000 5+5 2sty-ARCHITECTURAL

rev



COLLECTOR'S DREAM

John Lautner's Stevens' House (1968) an architectural masterpiece on the beach in the famed Malibu Colony. Built to resemble waves, this striking architectural is situated on approx. 37 feet of sandy beach w/ a large beach deck, grassy yard and pool. After undergoing a significant restoration that bridges the past to the present, this California State Cultural Landmark is a one of a kind treasure that has become a symbol of both Lautner's work and the Malibu coastline.

MLS#13-697027
 Cory Weiss 310-922-1124
 DOUGLAS ELLIMAN BH

MUST SEE

FRIDAY OPEN HOUSES

73 Studio City

Single Family

4432 KRAFT AVE Open 11-2 562J4
\$1,650,000 4+3 2sty-CONTEMPORARY

NEW



NEW CONTEMPORARY SPANISH HOME!

Light pours in this 4 bedroom/ 3 bath home in prime Studio City. Open, flowing floor plan. Beautiful, floor-to-ceiling Jerusalem Stone dual fireplace. Kitchen boasts Ceasarstone counter tops, Jenn-Air Appliances, glass double doors open to a spacious backyard. Spacious bedrooms. Bonus In-Law Suite on first floor. 2nd Floor Master bath has dual vanities, separate spacious shower, dual closets (walk-in) and relaxing tub. Convenient to every amenity. Walk to nearby shops... Great School District.

MLS#14-790791
 Roger Perry 310-600-1553
 RODEO REALTY - BH

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

75 Valley Village

Single Family

4634 KRAFT AVE Open 11-2 562J4
\$995,000 4+4 HACIENDA

NEW



Enter Through the gated driveway into this private mini Tuscan Hacienda estate complete with Italian Tumbled Stone driveway. This spacious 4BR, 3 1/4 BA was completely re-built in 2006 with true unique charm including Travertine and distressed White Oak hardwood floors and modern details with 2000 + s.f. of living space. Large courtyard and grassy yard, huge covered patio ideal for entertaining, granite kitchen, Jacuzzi off master suite. to many upgrades to list! must see!

MLS#14-791867
 Jeff Bozz 310-795-3900
 RODEO REALTY - BH

Blt-Ins,Dshwshr,Frzr,Grbg Disp

BY APPOINTMENT

18 Hancock Park-Wilshire

Lease

110 ROSSMORE AVE 633F1
\$12,700 5+4 COUNTRY ENGLISH

NEW



STUNNING ENGLISH ESTATE

This stunning English Estate embodies old world elegance at its finest with modern, classic renovations. This beautifully remodeled 5,078 square foot home has it all, featuring 5 bedrooms and 4.5 bathroom, all surrounded by 20,000 square feet of scenic park-like grounds. It also comes complete with a formal dining room, gourmet kitchen, opulent fireplaces and exquisite chandeliers. If that's not enough to entice you, just wait until you see the grand entertaining area and pristine swimming pool.

MLS#14-792751
 Joyce Kim 310-777-6278
 COLDWELL BANKER-BHN

Other

72 Sherman Oaks

Single Family

4702 LONGRIDGE AVE 562D4
\$1,150,000 4+2 RANCH

NEW



**CALL FOR APPOINTMENT! VERY EASY TO
 SHOW.**

Appreciate this huge corner lot as you walk down the walkway lined with pavers and enter the quaint formal entry way. Walk into a beautiful living room with hardwood floors and wood burning fireplace with an adjacent office. Nice master includes a walk in closet. Enchanting backyard with a large paver lined patio is great for entertaining. Hardwood floors throughout and newly remodeled kitchen and baths complete the look for this classic Sherman Oaks ranch.

MLS#14-788329
 Michael Maloney 323-842-9687
 KELLER WILLIAMS RLTY

SUNDAY OPEN HOUSES

SUNDAY

14 Santa Monica

Condo / Co-op

827 BAY ST #9 Open 2-5 671F3
\$779,000 3+2 CONTEMPORARY

rev



**3 BEDROOM CLOSE TO BEACH. JUST LIKE
 A HOME.**

Bright and Breezy 3 bedroom 50's style charmer/Upper unit located at rear of complex/No common walls/Windows on 4 sides/ 2 spacious balconies/Wood floors through living spaces inc. bedrooms/Newer kitchen with granite and white appliances/Great storage inc. walk in closet in master/Just like a home, very charming, very private/ Close to The Beach and Main Street/ E.Z. commute to The Pier and The 3RD St. Promenade/ Minutes to Whole foods and Rose Avenue/ Always easy to show and a Must See.

MLS#14-787561
 Peter Mullins 310-600-6976
 PETER MULLINS REAL E

Washer/Dryer cable