


TUESDAY

01 Beverly Hills Single Family

0 WALLACE RIDGE	Open 11-2
\$19,500,000	5+5.5 1sty-ARCHITECTURAL



NEW

TROUSDALE'S FINEST OFFERING

Trophy Architectural on one of the finest promontory sites in Trousdale. Designed by iconic architect A. Quincy Jones on nearly 1 acre flat with unobstructed views. Private, secure. A rare and special offering. Pre-qualified buyers only. 48 hours advance notice required.

Jonah Wilson HILTON & HYLAND	310-858-5465
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618 N RODEO DR	Open 11-2
\$5,795,000	5+5



NEW

FIRST TIME ON THE MARKET IN OVER 40 YEARS

First time on the market in over 40 years. Traditional home sits on over a 13,000 square foot lot with gorgeous grounds and an oversized pool with pool house. 4 bedrooms and 5.5 bathrooms that include large master bedroom with fireplace and sitting area. Large formal living room with fireplace and high arched ceilings. Inviting den with exposed beams that opens to the lovely yards and gardens. Large eat in kitchen with pantry and silver closet that leads to formal dining room.

Barbara Tenenbaum HILTON & HYLAND	310-858-5468
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610 N ARDEN DR	Refresh. 11-2 592-G7
\$5,495,000	5+6 2sty-SPANISH



NEW

AUTHENTIC SPANISH

Romantic Villa in prime Beverly Hills flats. This celebrity-owned home captures the glamour of Hollywood's Golden Age highlighted by exquisite original details. The gracious living room features a soaring beamed ceiling, leaded glass skylights, an oversized fireplace & inlaid teak and oak flooring. The dining room was designed for large scale entertaining. With flow to both the living room & dining room, the sunroom offers floor-to-ceiling glass windows overlooking the secluded pool.

Tina Stern WISH SOTHEBYS REALTY	310.987.0004
www.610NorthArdenDrive.com	

504 WALDEN DR	Open 11-2 632F2
\$4,895,000	4+4.5 2sty-COUNTRY ENGLISH



NEW

LOVELY ENGLISH COUNTRY HOME IN PRIME BEVERLY HILLS

Living room w/ vaulted wood beam ceilings & grand fireplace. Sunny sitting area flows into large outdoor patio w/ pool & waterfall. Spacious formal dining w/ wood panel walls. Open remodeled chef's kitchen w/ breakfast nook & family room that leads into another outdoor patio w/ built-in barbecue. Upstairs bedrooms have en-suite baths. Master with his/hers baths & his/hers closets. Tranquil & private grassy backyard w/ pool & spa. Detached guest house w/ living area, fireplace, 2bd/2ba + laundry.

Corina Galen GIBSON INTERNATIONAL	310.439.8399
Enjoy luxury living at its finest!	

253 S LINDEN DR	Lunch 11-2
\$4,495,000	6+7.5 3sty-MEDITERRANEAN



NEW

LA DOLCE VITA

Stunning Mediterranean gem on a beautiful tree-lined street! This exquisite 3-story custom masterpiece was built in 2009. An amazing two-story foyer leads you to an open floor plan totaling 6356 Sq. Ft. on a lg lot. This rarity has 6 spacious BDs, an ofc, & 7.5 BAs. The lowest level features media/rec. rm, & an amazing bar & wine cellar. The chef's kitchen w/ top of the line stainless stl appls w/Sub-Zero®, Wolf® & Miele®, large ctr island, granite counters, a lg breakfast nook & so much more!

Adi Livyatan RODEO REALTY	424-281-9199
Wolf, Miele, Top of Line SS Appliances	

147 N STANLEY DR	Refresh. 11-2
\$3,495,000	4+5.5 SPANISH



NEW

STUNNING BRAND NEW CONSTRUCTION

Brand New Santa Barbara Mission style estate in the heart of Beverly Hills. Boasting 4 beds, 5.5 baths + bonus room + outdoor loggia. The home features a functional wide open floor plan, over sized gourmet chef's kitchen equipped with a huge center island, a wine rack, top of the line SS appliances & custom walnut cabinetry. Each bedroom is large with high ceilings, built out custom closets and spa-like baths. Resort style pool/spa and perfectly manicured landscaping.

Milstein/Silver KW BEVERLY HILLS	310.867.5598
www.MilsteinSilver.com	

1031 SUMMIT DR	Open 11-2 592D6
\$13,750,000	4+5 ARCHITECTURAL



red

MAJOR REDUCTION ON PHENOMENAL HOME

Long gated drive leads to estate of unparalleled quality & timeless design. The contemporary farmhouse includes special master with sitting room, gym, walk-in closet, unique bath & huge terrace overlooking city. Most extraordinary 2-story living room with floor to ceiling sliding glass doors that open to covered veranda, & over-sized lap pool surrounded by gardens, ultimate dream kitchen, dining room & media room. A work of art in every sense of the word that offers the best of CA living.

Stephen Shapiro WEA	310-860-8888
MLS#12-576177 BBQ,Blt-Ins,Dshwshr,Dryer,Frzr,Other	

506 N SIERRA DR	Open 11-2 592G7
\$3,395,000	3+3 TRADITIONAL



red

REDUCED!!

Traditional home in Beverly Hills flats. Attention: owner-users & builders, this home is ready for you to bring into the new millennium.

Amir Jawaherian NOURMAND&ASSOCIATES	818.561.1600
MLS#13-691551	

337 S WETHERLY DR	Open 11-2 632H3
\$2,595,000	2695000 4+4.5 SPANISH



red

EXCEPTIONAL 1930'S IN PRIME BEVERLY HILLS - JUST REDUCED

Incredibly private & secure, this renovated 1930's Spanish is situated on one of the most desirable neighborhoods of BH. Features high-pitched ceilings, hardwood & stone floors, fireplace, French doors, & spacious guesthouse. Gourmet kitchen with Viking appliances & granite countertops. All bedrooms are en-suite & Master features spa-like bath with steam shower & Jacuzzi. Tranquil backyard features sparkling pool, spa, & entertaining areas creating a Zen retreat in an enclave of Beverly Hills.

A. Kirman / Neyshia Go JOHN AAROE GROUP	310.882.8357
MLS#13-691315 www.337Wetherly.com	

614 N CAMDEN DR	Refresh. 11-2 632F1
\$5,195,000	3+3 1sty-SPANISH



rev

ORIGINAL 1920S SPANISH VILLA

Spacious home with high ceilings throughout. Living room with cathedral ceiling & hand-painted beams. Formal dining room. European sun room. This unique home offers a den with surround sound. The breakfast room opens to patio, BBQ & outdoor dining. Kitchen with pantry & central island. 3 bedroom en suites, all with original coved ceilings. Separate Casita with two bedrooms, full bath & kitchenette space. Over-sized swimming pool, covered loggia with fireplace & stunning landscape.

Bijan Raphael REAL ESTATE EBROKER	310-367-1222
MLS#13-699999 BBQ,Blt-Ins,Dshwshr,Frzr,Grbg Disp,Other	

TUESDAY

01 Beverly Hills Condo / Co-op

X 448 OAKHURST DR #4	Lunch 11-2 592H7	NEW
	\$1,950,000 3+4 1sty-MEDITERRANEAN	
	FABULOUS PENTHOUSE-3 BEDS.,3.5 BAS. AND AMAZING ROOFTOP DECK	
Gorgeous PH w/4sets of French doors bringing in sunshine and light to huge L.R.-hrwd. flrs,wet bar, hi ceilings,fireplace. There is adjacent den,spacious D.R.,kitchen with burl cabinets and granite counters.Master has wet bar,F.P. 2 walk-in closets, lovely bathroom with sauna & bidet.Great party deck is for this unit only has magnificent views of the entire city,bath w/shower and huge built-in barbeque.2 add'l ensuite bedrooms create the feeling of a home.One of a kind in B.H. SxS prkg plus guest		
MLS#13-701123	Arleen Ruby 310-780-0111	
RODEO REALTY - B.H.	Dshwshr,Dryer,Elvtr,Frzr,Grbg Disp,Other	

01 Beverly Hills Lease

611 N REXFORD DR	Open 11-2 632F1	red
\$16,000 5+4.5 MEDITERRANEAN		
	DRAMATICALLY REDUCED, MOTIVATED FOR IMMEDIATE OCCUPANCY.	
Best lease deal in BH 'Flats'. Updtd/rmldd Spanish Revival. Immaculately maintained. Fully furnished w/ contemp upgrds. 5BD/4.5BA appx 5k sf & 13,231sqz. Terracotta tile, hardwds. Outdr living w/dining loggia, bbq, pool, hot-tub & lrg grassy bckyrd. Formal LR w/fp & formal DR w/fp. Family/screening rm HD flat scrn, surround snd. New S/S cooks kit. 2 mstr stes & BA w/private terrace, spa-tub, steam-shower, bidet. 2 Home office spaces. Huge gst ste dwn. Home gym. 2 Car grg. Also avail unfurnished.		
MLS#13-703335	Timothy Di Prizio 310-888-3365	
NOURMAND&ASSOCIATES	BBQ,Blt-Ins,Dshwshr,Dryer,Frzr,Other	

810 FOOTHILL RD	Open 11-2 592F6	rev
\$45,000 3+5.5 OTHER		
	WWW.FOOTHILLROAD.COM	
High-end luxury rental is located in the prestigious Flats of BH. The one-story gated hideaway is sited on lush, park-like grounds. This is the perfect haven for those seeking privacy & seclusion. Exquisitely furnished & is completely turnkey. Spacious living room with a marble fireplace, fully equipped gourmet kitchen, family room with satellite HDTV and TIVO, and a fully equipped office. The master suite offers dual baths, spa tub, walk-in dressing rooms, and a fireplace.		
MLS#12-635011	Joseph Babajian 310-623-8800	
RODEO REALTY - BEVER	BBQ,Blt-Ins,Dshwshr,Dryer,Frzr,Other	

02 Beverly Hills Post Office Single Family


X 12055 SUMMIT CIR	Lunch 11-2 592G1	NEW
\$10,900,000 7+7.5 CONTEMP MED		
	NEWLY COMPLETED GATED ESTATE WITH VIEWS	
Inside the prestigious guard-gated "Summit" with 24-hour security for extreme privacy. Newly completed and expanded, this former celebrity home features all new custom finishes and innovative design. 7BD & 7.5BA including master suite with dual baths and custom stone work. Apx 10,000 sf of living space with jetliner city views. Over 30,000 sf lot with patios, firepits, pool and spa with special effects, fountains and custom lighting. Turn-key package available including all artwork.		
MLS#13-698643	D Cilento & E Nelson 310-663-4100	
NELSON SHELTON	OPEN 11-2 PM LUNCH	

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.)

9756 SUFFOLK DR	Open 11-2	NEW
\$4,250,000 6+7 COUNTRY ENGLISH		
	EXCEPTIONAL TENNIS COURT ESTATE ON 1.25 ACRE SITE	
This exceptional Tudor estate situated at the end of a private cul-de-sac, features nearly 5000sf floor plan & luxurious finishes set on a rare 1.25 acre lot. Grounds feature circular motor court, N/S tennis court, swimmers' pool & spa, built in BBQ and outdoor entertaining areas. Designer details include spiral staircase, wood-beamed ceilings/finishes, chef's kitchen with Wolf appliances, hardwood and marble flooring, 3 fireplaces, 6bd/7bath and ample parking set on a coveted street in BHPO.		
A.Kirman / Neyshia Go	310.882.8357	www.9756SuffolkDrive.com
JOHN AAROE GROUP		

9819 STAN PL	Open 11:30-1:30 592D3	NEW
\$3,650,000 6+5 OTHER		
	9819STANPLACE.COM	
Above Sunset Blvd., off lower Benedict Cyn at the end of a cul de sac, this remodeled 2 story 5 BR + Maids exudes character, charm and sophistication. Warm European touches of brick, fine custom built ins and cabinetry, wood and Spanish tile floors, beamed ceilings, Fr. doors and a window framed circular DR grace this wonderful family home. Lovely Master Ste. w/ fireplace, 2 walk-in closets , 2 Brs and an upstairs lounge and 2 add'l Brs down + Maids off the gourmet Chef's Kitchen. Pool and spa.		
MLS#13-700499	Rona Kaufman 310-962-8797	
TELES PROPERTIES	Blt-Ins,Dshwshr,Grbg Disp,Intrcm,Micro	

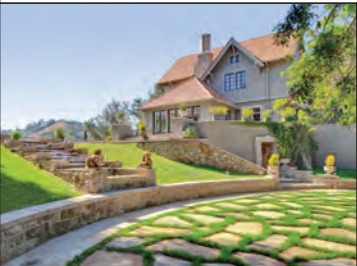
9719 ROYCE CT	Open 11-2 592C1	NEW
\$3,195,000 5+4.5 2sty-CONTEMPORARY		
	FABULOUS BENEDICT HILLS VIEW HOME-TOTALLY RENOVATED!	
Fabulous,designer renovation-Benedict Hills home-quiet cul-de-sac;serene canyon views. Virtually every surface/ fixture replaced w/high end quality finishes-neutral palette. Exceptional floorplan-open kitchen/family room,formal living/ dining,4 beds up, maids down. Cook's kitchen-composite counters,carrera backsplash,stainless appl-everything you could want. Master w/fireplace,huge bath-vessel tub-large walk-in closet. Beautiful landscape/hardscape,decking,spa rklng pool,grassy yard-a dream home!		
MLS#13-702997	S. Stewart,M. Shore 310-701-0712	
COLDWELL BANKER-BH S	Blt-Ins,Dshwshr,Grbg Disp,Hood Fan,Micro	

9141 LEANDER PL	Open 11-2 592G2	NEW
\$2,995,000 3+4 CONTEMPORARY		
	GORGEOUSLY REMODELED 3+3.5 HOME IN PRIME BHPO TROUSDAL E ADJ	
Gorgeously remodeled, spacious 3 bed 3.5 bath home in Prime BHPO Trousdale Estates Adj. on a quiet cul-de-sac. Serene canyon views w/ breathtaking sunsets. This light filled home with open floor plan, large living/family room , dining room & wrap-around patio/yard/expansive grass area. Fabulous gourmet Kitchen w/Viking stainless steel appliances with granite counter-top. Elegant and manicured huge grounds with a massive front drive with parking for 4-plus cars plus a 4 car garage.		
MLS#13-702463	Michelle Kim 310-877-8350	
KELLER WILLIAMS BEVE	BBQ,Blt-Ins,Dshwshr,Dryer,Grbg Disp	

2290 GLOAMING WAY	Open 11-2 592F2	NEW
\$2,395,000 4+4.5 TRADITIONAL		
	RENOVATED TRADITIONAL W/ A MODERN FLAIR	
Quiet cul-de-sac. Gracious living rm w/ contemporary fp, vaulted ceilings & lrg windows providing plenty of natural light. Open cook's kitchen appointed w/ carerra counters, subway tile backsplash & Thermador appliances. Adj to kitchen are the Indry, dining, powder & 2 bed suites. Upstairs are 2 add'l bed suites + office. Front bed has canyon vus & rear has fp & deck overlooking the private grassy yard & pool. Refinished dark flrs & designer details throught this chic entertainer's paradise.		
MLS#13-702495	Corey Nelson 310.927.0095	
SOTHEY'S SUNSET		

TUESDAY

1240 BENEDICT CANYON DR	Open	11-2	592D6	red
\$19,995,000	22995000	7+9	3sty-COUNTRY ENGLISH	



LANDMARK BEVERLY HILLS AREA ESTATE. NEW OFFERING PRICE.

THE LEGENDARY HARVEY MUDD ESTATE. Presenting a Magnificent Multimillion Dollar three year renovation of a Landmark Beverly Hills area estate. Originally built by famed Beverly Hills Hotel architect Elmer Grey. Meticulously remodeled over the last 3 years to perfection, this exquisite estate truly amplifies a grand lifestyle from a bygone era, as well as, now providing desirable state-of-art amenities. 6 bdrm main house + Guest Studio. Lushly landscaped with Towering Trees and numerous terraces.

MLS#13-673495
GREG YEARDYE/ PAUL CZAKO 310-995-1963
GUSSMAN CZAKO ESTATE

NOT ON BENEDICT-SITED UP LONG PRIVATE RD

9551 OAK PASS RD	Open	11-2	592D2	rev
\$4,495,000		5+3.5	ARCHITECTURAL	



9551OAKPASSROAD.COM

For those seeking utmost privacy ~ Renovated by architect Alejandro Ortiz, this post and beam compound is a contemporary masterwork, defining the free-spirited indoor/outdoor lifestyle that Southern California is known for. Five bedroom mid-century style residence with guest house, floor-to-ceiling glass, open floor plan, library, gym and scenic canyon vistas. Central courtyard features park-like grounds, a flat grassy lawn, outdoor lounges, multiple decks and a saline pool.

MLS#13-683887
David Kramer/Alla Furman 310-691-2400
HILTON & HYLAND

Benedict / Hutton / Oak Pass

9800 SAN CIR	Open	11-2	592D4	red
\$6,495,000	6995000	5+6	2sty-ARCHITECTURAL	



BRAND NEW ARCHITECTURAL WITH CITY VIEWS

Brand New 6000 sq ft Two Story Architectural, Century City Views, 5 Bedrooms, 5.5 Baths, 4 Fireplaces, White Terrazzo Floors on first floor, Brazilian Walnut Floors on Second Floor, Master Suite "To Die For" large his and her closets, Steam shower and Spa, natural light and skylights throughout this "One of a Kind" Architectural Masterpiece! State of the Art Theater, Office, The Ultimate Gourmet Kitchen, Resort Style Pool and Jacuzzi, Large Grassy Yard. Totally Private!

MLS#13-676273
Joe Convery 310-806-0708
SIGNATURE PROPERTIES

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

1181 ANGELO DR	Open	11-2	592C6	rev
\$3,700,000		4+2	MID-CENTURY	




MID CENTURY DEVELOPMENT OPPORTUNITY

The Feldman House, designed by Gregory Ain, 1954. The house is sited amidst a ¼ acre wooded sanctuary which is totally private. The open plan features walls of glass creating an organic interaction between the grounds & the house. The great room is simply breathtaking & extends through the entire length of the house. 4BD + 2BA w/ wood floors & built-in bookcases & ample storage. A great opportunity to renovate & expand this soulful work of architecture in an incredible Beverly Hills location.

MLS#13-673703
Joyce Rey/Jan Horn 310-285-7529
COLDWELL BANKER-BHS

www.1181Angelo.com

10100 ANGELO CIR	Open	11-2	592C6	red
\$5,995,000		5+6.5	MODERN	




HUGE REDUCTION! AMAZING NEW PRICE! ARCHITECTURAL MASTERPIECE

Newly constructed Extraordinary Modern Architectural Masterpiece located in lower BHPO just minutes from the heart of Beverly Hills. The architecture of this fabulous home delivers clean lines with walls of glass & Fleetwood doors that seamlessly fuse to integrate interior & exterior spaces & offer the ultimate lifestyle with ideal space for entertaining. Grand formal living rm, FDR, media rm, office, & chef's kitchen. Apx. 1,500 sq.ft. private master suite. Resort-like exterior space..

MLS#13-687069
Jade Mills 310-285-7508
COLDWELL BANKER-BH S

BH-Ins,Dshwshr,Frzr,Grbg Disp,Micro

2753 DEEP CANYON DR	Open	11-2	592C1	rev
\$2,649,000		5+4	TRADITIONAL	



2753DEEPCANYONDRIVE.COM

Elegant Traditional home in Benedict Hills, remodeled and move-in ready. Light-filled two story entry and living room with fireplace, large formal dining room. Huge open family room with fireplace & custom bookcases and gourmet granite kitchen & breakfast room all open to large grassy yard and pool with lush canyon views perfect for entertaining! Upstairs is a fabulous master suite, 3 additional bedrooms and a big bonus room. Maids/guest suite down. Situated across from community tennis courts.

MLS#13-695087
Marcy Holliday 310-418-3179
TELES PROPERTIES

BBQ,CIng Fan,Dshwshr,Grbg Disp,Hood Fan

10005 REEVESBURY DR	Open	11-2	592B3	red
\$1,039,500	1089000	3+2.75	3sty-CONTEMPORARY	



BENEDICT CANYON RETREAT

A SPIRAL STAIRCASE TAKES YOU TO A PRIVATE ROMANTIC TOP FLOOR MASTER EN SUITE WITH SERENE CANYON VIEWS, TWO WALK IN CLOSETS, A LARGE MASTER BATH WITH A RELAXING SPA TUB. STEP OUT ON TO A LARGE TERRACE WITH AN OUTDOOR SPA. TWO ADDITIONAL BEDS & BATHS. CHARMING PATIOS AND TRAILS LEADING TO A VEGETABLE/HERB GARDEN, ROSE GARDEN, FRUIT TREES, OUTDOOR GYM AND A PLAYHOUSE W/ SLIDE. PER OWNER THE HOUSE IS APPROX. 2,200 SQ. FT. BUYER TO VERIFY! ALSO... FOR LEASE @ \$5,850 PER MONTH.

MLS#13-694453
Tracey Jacoby 310.770.4805
SOTHEBY'S

Dshwshr,Dryer,Grbg Disp,Fridg,Wshr

2799 ELLISON DR	Open	11-2	592D1	rev
\$2,195,000		3+2.5	1sty-MID-CENTURY	



SEXY AND STYLISH RETREAT AMONG THE STARS

Fantastic PRIVATE view retreat at the end of a serene cul-de-sac in the Beverly Hills Canyons, this 3-bedroom, 3-bath home with approx. 2,415 sq.ft. has been updated with modern comforts using environmentally friendly materials while maintaining its hip 60's feel. The entry has a hexagonal pattern stamped concrete floor which opens to both a den with surround sound and a sunken living room which are divided by a double-faced glass bottomed fireplace. Truly a rare offering that must be seen.

MLS#13-687021
Enzo Ricciardelli 310-255-5467
SOTHEBY'S INT'L RLTY

Dshwshr,Rng/Ovn

9653 OAK PASS RD	Open	11-2	592C2	rev
\$5,499,000		5+5.5	CONTEMPORARY	



9653OAKPASSROAD.COM

Located on the exclusive gated branch of Oak Pass Road, this spacious 5BR/5BA contemporary home features impressive scale, bold lines and sleek design. Eye-catching style includes dark hardwood floors, exposed beams, floor-to-ceiling windows and dramatic use of glass and steel. No details have been overlooked, and the outdoor spaces are no exception, with a high bamboo boundary shielding a resort-style pool/spa, flat terraces, sun deck, fire pit and Cabana. A great entertainer's home.

MLS#13-684001
David Kramer 310-691-2400
HILTON & HYLAND

Benedict / Hutton / Oak Pass

2133 EL ROBLE LN	Open	11-2	592F3	rev
\$1,799,000		3+3	CONTEMPORARY	



STYLISH BEVERLY HILLS CONTEMPORARY WITH POOL ON CUL-DE-SAC!

Built in 1955, this stylish contemporary B.H.P.O. cul-de-sac home sports some of the era's Hollywood Regency touches. Living and dining are combined and share views of the home's shimmering pool and marble fireplace. The living room's built-in book cases were featured in an "Architectural Digest" photo spread. The residence's kitchen sits right off the dining room and has room for "eating-in." A sunny pool is the focal point of the residence's outdoor area. Privacy abounds. Great location.

MLS#13-701559
Jeff Yarbrough 310.734.2100
L.A. LUXE GROUP / KW

www.2133ElRoble.com www.LALuxeGroup.com

TUESDAY

03 Sunset Strip - Hollywood Hills West *Single Family*


9240 WARBLER WAY	Open	11-2	592H5	NEW
\$6,200,000	5+6	3sty-MODERN		
Secluded and Gated Tennis Court Estate with both City and Canyon Views. Large living room with fireplace, gourmet kitchen, family room, screening room, office, gym, playroom, and a guesthouse.				
MLS#13-692405	Blt-Ins,Dshwshr,Dryer,Rng/Ovn,Fridg			
Robert Eilbacher	323-863-5030	ROBERT EILBACHER		

8718 ST IVES DR	Refresh.	6:30-8:30	592H5	NEW
\$3,950,000	4+4.5	CONTEMPORARY		
AMAZING JETLINER VIEWS FROM STUNNING CONTEMPORARY				
Twilight Open House 9/17/2013 Tuesday 6:30 PM to 8:30PM / North of Sunset Blvd. off Sunset Plaza Drive Come enjoy drinks and the musical song styles of Broadway sensation, Susan Edwards Martin on the piano. AMAZING jetliner views from this stunning contemporary designed to perfection with all new systems. Seamless exterior pocket door opens to endless views of downtown and beyond. Walk from this quiet street to restaurants, shopping and Equinox Gym on the Sunset Strip.				
				
Steven Kay	3102753999	NELSON SHELTON & ASS		

9274 WARBLER WAY	Open	11-2	592H5	NEW
\$3,200,000	5+5.5	4sty-SPANISH		
BIRD STREETS CONTEMPORARY SPANISH W/ POOL & CITY/OCEAN VIEWS				
Bird Streets Contemporary Spanish with Pool and city/ocean Views. Double story Living Room w/ explosive views opens to Great Room Gourmet Kitchen w/ Viking Appliances. Designer Finishes throughout. Home Theatre, Security System, Gym, Wine Room, Pool Cabana, large home Office & a completely Separate two story, one bedroom Guest Unit w/ interior & private entrances. All bedrooms w/ en suite baths. Gorgeous verandas w/ breath taking views.				
				
MLS#13-702289	N. of Sunset Blvd., West of Doheny Dr.			
Ron Holliman	310-777-6216	COLDWELL BANKER-BH N		

2555 GREENVALLEY RD	Open	11-2	592/H2	NEW
\$2,195,000	3+3	1sty-HACIENDA		
SECLUDED HACIENDA RETREAT!				
Special secluded retreat on gated semi-private drive. For your celeb client and/or family on much desired street off Wonderland. Charming hacienda with private salt water pool, outdoor entertaining on tree shaded patios with BBQ and fire pit. Chef's kitchen opens to breakfast room and large family room with beautiful wood ceiling and double doors which open to yard on one side and pool on the other. LR with wood beamed ceiling and fireplace. Large en suite master plus two other family bedrooms.				
				
Deedee Howard	(310)780-7676	www.TheAgencyRE.com		
THE AGENCY				


2019 GRACE AVE	Open	11-2		NEW
\$1,595,000	3+4	2sty-TRADITIONAL		
STUNNING & STREAMLINE MODERNE WITH EXECEPTIONAL VIEWS!				
Very generous and special traditional with moderne streamlines and aesthetics throughout. This gracious home is perched up on a sweeping corner lot that is completely hedged and gated with ample privacy in historic Whitley Heights. Abundant upgrades and design features. Large living room with cylindrical windows maximizes light and dramatic views. Rounded edges and corners create a very comfortable and warm environment. Wide spaces / common areas. First time on the open market in many years!				
				
Tim Swan	310-991-3559	Very First Open House!		
THE AGENCY				

1881 MOUNT OLYMPUS DR	Lunch	10-2	593A3	NEW
\$1,499,000	3+3	2sty-TRADITIONAL		
LUNCH AT THIS TROPICAL PARADISE IN THE HOLLYWOOD HILLS				
This 2 story, 3 bedrm , 2.5., ba. home has a living rom w/2 sided flpl and vaulted ceilings that create a sense of space & volume. There is a frml dining rm, a gourmt cooks kit W/stainless steel appl.,granite cntertops, 2 pantries, brkfast area, Indry rm, 2 car gar. with direct access into home. Family rm with frpcl, & French drs leads you 2 a patio for dining Al Fresco style. There are 3 bedrms, all w/vaulted ceilings. 2700 sq.ft.& 15,614 sq.ft. strt 2 strt lot. Beautifully maintained home!				
				
MLS#13-703465	Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn,Fridg			
Dominic Middono Jr	213 880 2901	JOHN AAROE GROUP		

8024 MULHOLLAND DR	Open	11-2	593A1	NEW
\$1,299,000	3+3	MID-CENTURY		
8024MULHOLLANDDRIVE.COM				
Hip, gated retreat on famed Mulholland drive! Surrounded by multimillion dollar estates, this charming home features three bedrooms as well as an upstairs bonus room. Circular driveway with ample parking, private tropical backyard with pool, waterfall, spa and more. Spacious updated kitchen with stainless appliances. 19-foot 2009 Airstream International trailer with bed, bath and dinette can be included! Great for entertaining; easy access to Hollywood, studios and the Westside.				
				
MLS#13-703337	Dshwshr,Grbg Disp,Hood Fan,Intrcm,Micro			
Heather and Larkia	424-202-3208	TELES PROPERTIES, IN		


7250 FRANKLIN AVE, UNIT 510	Open	11-2		NEW
\$649,000	2+2			
FRESH AND MODERN SINGLE LEVEL CONDO DESIGNED TO IMPRESS				
Live in style at one of the city's most sought after, Full Service High Rise Buildings. Its spacious living room is perfect for entertaining & is adjacent to a bar fully equipped for refreshment. Open plan chefs kitchen is complete with all the modern updates. The dining area is adjacent to a balcony which wraps around the outside of the unit & is ideal for indoor/outdoor living. The master suite boasts high ceilings & ample closet space that lines the hallway leading to a private master bath.				
				
Andrew Rhoda	(213) 915-8879	SUNSET STRIP		

8408 HILLSIDE AVE	Open	11-2	593A4	red
\$1,995,000	2295000	3+2	ARCHITECTURAL	
REDUCED TO SELL! LONG DRIVEWAY, POOL & DWNTWN TO OCEAN VIEWS				
Caspar Ehmkce A.I.A., The Meniku Residence, 1964. FIRST OFFERING. Long gated driveway up to promontory w/ views of The Observatory, Hollywood, Downtown, Century City, and ocean from almost every room. Remodeled w/ attention to detail; gorgeous hardwood floors throughout. Gourmet kitchen with granite counters, stainless steel appliances, and island which opens to family room and views of the city, pool and slate sun deck. Never been sold, a rare opportunity to own a piece of Sunset Strip history.				
				
MLS#13-689997	www.8408Hillside.com			
www.JoryBurton.com	310-860-4515	SOTHEBY'S INT'L REAL		

1689 WOODS DR	Open	11-2	593A4	red
\$1,599,000	3+2.5	1sty-MID-CENTURY		
MORE SQUARE FOOTAGE+LOWER PRICE+SELLER FOUND ANOTHER HOUSE!				
Timing is everything! Seller found another house, bring offers! We had house measured and SF is appx 2000 v. 1600 in tax records. Flat PAD on a quiet private drive above the Sunset Strip, sits this pristine Mid Century Modern home.Tranquil, peaceful and Zen., and striking views of the city which explode at night. On15,000+ SF lot, build up or out?This 3 bedroom 2.5 bath home + room for pool on one of the streets above the Strip. Bright, with glass walls integrating the indoor and outdoor spaces,				
				
MLS#13-686149	www.1689woods.com			
Victor Kaminoff	2137187718	KELLER WILLIAMS BH		

TUESDAY

1232 SUNSET PLAZA DR	Open	11-2	592J5	rev
\$28,800,000	8+9	MODERN		



THE ULTIMATE COMPOUND

Only on a rare occasion do we find a drive-on estate in the Sunset Strip of this scale and capacity, located just seconds from the famed boulevard's array of world-class restaurants, shopping and nightlife. To journey beyond the grand gates and soaring pepper tree hedge of this Hagy Belzberg-designed compound estate is to enter a secluded, resort-like sanctuary where three distinct structures - a Main Residence, Wellness Center and Guest House.

MLS#13-690983
Drew Fenton 310-858-5474
HILTON & HYLAND

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

2826 LAS ALTURAS ST	Open	11-2	593C1	rev
\$5,400,000	5+5.5	3sty-ARCHITECTURAL		



AN ENTERTAINER'S DREAM
[WWW.2826LASALTURAS.COM](http://www.2826LASALTURAS.COM)

Spectacular modern home with panoramic city views, nearly 6,000 square feet of luxury living, featuring every amenity expected by today's lifestyle buyer. Magnificent master bedroom suite with dual baths, huge dressing closets, steam shower, soaking tub, fireplace, wet bar and private balconies with head-on views of the city, the Hollywood Sign and snow capped mountains. An expansive home theater, infinity edge pool.

MLS#13-671815
Omega Group-Rande & Ari 310.614.2839
KELLER WILLIAMS

www.OmegaGroup.LA

1734 N DOHENY DR	Open	11-2	592H4	rev
\$10,900,000	5+5.5	2sty-ARCHITECTURAL		



CHIC ARCHITECTURAL IN PRESTIGIOUS DOHENY ESTATES!

Two-Story Contemp w/ city & ocean views - sophisticated expression of international design. Sculptural assemblage of glass & steel creates balance of art & architecture! Two-sty LR w/ fp, & walls of glass overlooking zero edge pool/spa & view. Dining opens to patio w/ fire pit, kit w/ Cntr Island. Media rm w/ full bath, mds suite/office & pwr rm complete main level. Up: Mstr w/ fp, patio & sumptuous bath, Fam Rm opens to patio & Two Gst Bdrms. Contemporary masterwork of architecture & design.

MLS#13-691457
James Hancock 310-777-6351
COLDWELL BANKER-BH N

Bring or Send clients!

1588 VIEWSITE DR	Open	11-2	592H4	rev
\$3,595,000	3+5	MEDITERRANEAN		



STUNNING SUNSET STRIP BEAUTY WITH SPECTACULAR VIEWS!

Restored Mediterranean with spectacular views. Originally belonged to film legend Dorothy Dandridge. This is a masterpiece of design, exquisitely restored with no expense spared. Enjoy the three entertaining terraces with views of the entire city! Gourmet chef's kitchen, master suite with two fabulous baths and the most extraordinary closet! Two additional guest suites, outside kitchen, office. A work of art!

MLS#09-401941
D.Mann & K.Marshall 310-777-6362
COLDWELL BANKER BHN

www.1588viewsite.com

1410 TANGER WAY	Open	11-2	592H5	rev
\$8,495,000	3+3.5	CONTEMPORARY		



LARGEST VIEW LOT ON THE FINEST BIRD STREET IN SUNSET STRIP

Own the largest view lot on the finest bird street in the Sunset Strip and be in the cul-de-sac on over half an acre! Recently 3 of the 9 homes on this street sold for land value between \$6.3 and \$9.8 million. Unobstructed views across Los Angeles as far south as Long Beach. Current plans for over 10,000 sq ft of living space, grand entry gates and over 150' driveway to 7 car garage. This is the Ultimate Sunset Strip Estate opportunity. Look at the comparable properties for dirt half this size!

MLS#12-634803
Al Hughes 310-245-8500
HILTON & HYLAND

Cbl,Dshwshr,Dryer,Frzr,Grbg Disp,Other

1504 VIEWSITE TER	Open	11-2	592J4	rev
\$2,795,000	3+3	ARCHITECTURAL		



EXCEPTIONAL ARCHITECTURAL ESTATE WITH JETLINER VIEWS

Exceptional Architectural estate with unobstructed city views. Sitting on one of the most prominent and desired streets in the Hollywood Hills, this open planned home features pocket doors to showcase its blessed views overlooking the city. Designer details include white oak paneling, white oak floors and white "linen" tiles. Luxurious master suite with spa like bath.

MLS#13-688393
Aaron Kirman Paul Stukin 424-249-7162
JOHN AAROE GROUP

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

9141 THRASHER AVE	Refresh.	6:30-8:30	592H5	rev
\$8,250,000	3+4.5	ARCHITECTURAL		



TWILIGHT OPEN HOUSE - ADMITTANCE BY RSVP ONLY

Stunning Architectural Masterpiece located in the prestigious "Bird Streets" with sensational city, mtn, & ocean views. The architecture of this fabulous home delivers clean lines with walls of glass & Fleetwood doors throughout that seamlessly fuse to integrate interior & exterior spaces & offer the ultimate Los Angeles lifestyle. Grand living room opening to huge outdoor entertaining space & dazzling pool & spa. FDR, gourmet kitchen, & lower level media/family room. Master & 2 guest suites.

MLS#13-697679
Jade Mills 310-285-7508
COLDWELL BANKER-BH S

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

7927 OCEANUS DR	Open	11:30-2	593A3	rev
\$1,799,000	4+6	CONTEMPORARY		



AMAZING VALUE FOR CUSTOM 4334 SQFT HOME IN MOUNT OLYMPUS

Custom 4bd/6Ba Home offers an exceptional Floor Plan & High Ceilings. Set on a large Flat Lot with 2nd floor City Views. Stylish Family Room/Kitchen opens out to an entirely Private huge Yard. Plenty of space to build a full-size Pool. Eat-in Chef's Kitchen has an Appliance Selection to delight any Gourmet. Open Living/Dining Rm. Main floor also has a Library & Laundry/Utility Room. Master Suite with large Balcony, Dual Baths, & City Vus. Oversized Closets throughout & lots of Storage.

MLS#13-683385
Elayne Ceder 424-249-7170
JOHN AAROE GROUP

Unique Inventory of Kitchen Appliances

2703 NICHOLS CANYON RD	Open	11-2	593C1	rev
\$6,995,000	5+5.5	3sty-VILLA		



SPECTACULAR NICHOLS CANYON ESTATE
[WWW.2703NICHOLS.COM](http://www.2703NICHOLS.COM)

This Grand Tuscan Villa Estate with over 8,000 ft2 of uber chic upscale interior spaces. Dramatic 24 ft rotunda foyer leads to balconies that overlook: 57' bell tower, stunning pool, hot-tub, spacious patio and sprawling Zen green landscape. State-of-the-art kitchen - Viking, Sub-Zero appliances & professional pizza oven. Elaborate gardens feature a natural stream, infinity pool, beautiful canyon views, rose garden, Roman like water features, citrus and olive groves and much more!

MLS#13-673027
Omega Group-Randy Wright 310.927.6818
KELLER WILLIAMS

Co-List w/ Eduardo Alvarez, CB BH North

3760 MULTIVIEW DR	Open	11-2	563B7	rev
\$849,000	2+2	COTTAGE		



MAGICAL HOLLYWOOD HILLS COTTAGE AND GUEST HOUSE PLUS VIEWS!

Charm-packed, affordable, rustic Hollywood Hills mini-compound with storybook elements like a rooftop weather vane, flower boxes, wood shingle siding and original Dutch doors. BONUS ALERT: This property has a studio/guest room/office with bathroom and separate entrance. Inside the main house there are gorgeous wood floors, richly paneled walls, and vaulted beamed ceilings that set the stage for all things ranch-style.


MLS#13-701545
B. Bean / J. Yarbrough 310.432.5754
L.A. LUXE GROUP / KW

MultiviewDrive.com LALuxeGroup.com

TUESDAY

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

8787 SHOREHAM DR #801	Open	11-2	592H5	NEW
\$849,000	1+1.5	ARCHITECTURAL		



RARE SHOREHAM TOWERS UNIT

Truly one of the nicest & most rare units in Shoreham Towers. This unit is re-done with the best materials, remarkable kitchen and 1.5 ba's done with the utmost attention to detail & design. The unit has the feeling of a 5 star hotel. There are 2 walls of windows & 2 balconies that bathe the space in light. Views to the ocean & views of the hills. This full service building offers 24 hour valet parking and front desk as well as a pool, spa & exercise rm. Also available for lease \$4500.

MLS#13-702373
 Kennon Earl 310-432-6492
 KELLER WILLIAMS BH

Blt-Ins,Grbg Disp

04 Bel Air - Holmby Hills Single Family

565 PERUGIA WAY	Open	11-2	NEW
\$19,500,000	5+8		



BEL AIR COUNTRY CLUB ESTATE

On the front row of prestigious Perugia Way with a sweeping view of the Bel Air Country Club. Appx 11,000 sq ft villa on almost 40,000 sq ft lot with grand entry hall and large public rooms opening out to the vast terraces, grounds and view beyond. In perfect condition with great attention to detail.

D. Fenton & B. Duskin 310.858.5474
 HILTON & HYLAND

14435 MULHOLLAND DR	Open	11-2	562A7	NEW
\$5,250,000	6+6.5	MEDITERRANEAN		



WWW.14435MULHOLLANDDRIVE.COM

Med Estate, Mulholland Ridgeline with easy access to Westside and Valley. Located in a private gated 5 home enclave. 6 BR, 6.5 BA, with a long drive behind it's own security gates. Approx. 9,100 sqft, Upgraded and remodeled by seller with the finest materials and crafted with exquisite detail and care. High ceilings, limestone and hardwood floors, 2 story living room, dramatic office, chef 's kitchen adjacent to family room. Stellar master suite w/ dual walk-in closets and large marble bath.

MLS#13-702885
 Babajian / Cycon 310-623-8800
 RODEO REALTY - BEVER

Blt-Ins,Dshwshr,Grbg Disp,Intrcm

1962 STRADELLA RD	Lunch	11-2	NEW
\$2,695,000	4+4	2sty-CONTEMPORARY	



CLASSIC CONTEMPORARY WITH EXTRAORDINARY VIEWS

Bathed in natural light, this Contemporary home has extraordinary views of the reservoir, colorful canyons, surrounding mountains and downtown lights. Floor plan built for entertaining. Great Room with fireplace. Well-appointed Kitchen w/ Breakfast Area. Four generous ensuite bedrooms including a lavish Master. Office. Playroom. Gym. Large slate-clad deck, ideal for entertaining or alfresco dining with a dazzling backdrop of multiple views. Spa. Roscomare Road or Warner Ave Elementary Schools.

Larry Young 310.777.2879
 PRUDENTIAL BH

www.1962Stradella.com

170 ASHDALE AVE	Open	11-2	631-H1	NEW
\$2,249,000	3+3	TRADITIONAL		




1ST TIME ON MARKET - GATED TRAD ON LRG LOT W/ CYN-OCN VUS!

Charming bright meticulously maintained home with beams, brick, HW flrs & beautiful views. All rooms on the first level with a Family Room downstairs. The three bedrooms are on one side and the LR and Dining room have beautiful open vistas of canyon and ocean. Large eat-in kitchen with updated appliances. Pool, garden and patio are great for BBQ's and relaxing. Large front lawn with plenty of room to play. Move-in ready or remodel and create your Dream Home.

MLS#13-702951
 Michele Hall 310-850-1357
 COLDWELL BANKER - BW

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

15129 MULHOLLAND DR	Open	12-2	561H7	rev
\$2,495,000	4+3.5	CAPE COD		



GATED ESTATE ON 2+ ACRES IN BEL AIR

Custom built 2 story Connecticut Country nestled among majestic California Oaks. The romantic setting features lushly landscaped gardens and sweeping views of city lights and mountain vistas. Elegant living room with fireplace, separate formal dining room, gourmet cooks' kitchen with center island, family room plus an extensive game room with floor to ceiling windows. Motor court, 2 car garage, spa and dramatic waterfall.

MLS#13-690333
 Peter Whyte 310-777-6327
 COLDWELL BANKER-BH N

Secluded, Tranquil Setting

05 Westwood - Century City Single Family

10269 CENTURY WOODS DR	Open	11-2	NEW
\$4,795,000	4+5.5	VILLA	



ELEGANT MEDITERRANEAN VILLA IN PRESTIGIOUS CENTURY WOODS

A rare opportunity in this exclusive community! Enter through the sunny courtyard to this grand yet comfortable home. Voluminous & bright featuring a huge formal living room w/ library/den, formal dining room, family room, & chef's kitchen. 4 ensuite bdrms incl. a spectacular master suite w/ built ins, pvt. terrace, & deluxe dual baths & walk-in closets. Live in total privacy in this luxurious home w/elevator, custom built-ins, skylights, 24-hr guard gated entry, tennis courts, pool, & more!

Sally Forster Jones 310-281-3999
 COLDWELL BANKER BHS

www.10269centurywoods.com

11072 W SUNSET BLV	Open	11-2	NEW
\$3,295,000	5+4.5	2sty-TRADITIONAL	



SUBSTANTIAL WESTWOOD HILLS TRADITIONAL

Gracious Traditional on a large, mostly flat lot. All the original 1930s architectural details are here. Formal entry w/ sweeping staircase. Center hall layout. Spacious Formal Living Room w/ fireplace opens to a sun-bathed Family Room w/ wet bar. Handsome Library/Den w/ fireplace. Large Formal Dining Room. Breakfast Room. Powder Rm. Upstairs there are four roomy bedrooms incl. Master w/ sundeck. Stellar backyard. Pool. Direct access to 2-car garage. Circular driveway. Expansive parking area.

Larry Young 310.777.2879
 PRUDENTIAL BH

www.11072WSunset.com

510 S BENTLEY AVE	Open	11-2	NEW
\$1,599,000	4+3	2sty-TRADITIONAL	



IMMACULATE TRADITIONAL IN WESTWOOD HILLS

Updated Traditional w/ preserved original charm & modern, open floor plan. Immaculate home w/ fine details, dark wood floors, crown moldings, wood-paned windows, marble & limestone accents. Spacious living room & family room both w/ fireplaces & banks of French doors leading to the backyard. Sunny redone kitchen. Formal dining room. Three bedrooms downstairs, one bedroom easily used as a master w/ bath. Upstairs is a large master w/ luxurious bath. Private backyard w/ mature landscaping.

Larry Young 310.777.2879
 PRUDENTIAL BH

www.LarryYoungWestside.com



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 Search for Homes in Southern California.
 Now With "Member Only" Features!

TUESDAY

2360 GREENFIELD AVE	Open	11-2	632C6	NEW
\$1,225,000	3+2	TRADITIONAL		



WESTWOOD CHARTER SCHOOL DISTRICT!

SPACIOUS AND BRIGHT HOME WITH CENTRAL HEAT AND A/C, HARDWOOD FLOORS, DUAL-PANE WINDOWS AND LARGE FORMAL DINING ROOM. INCLUDES BONUS ROOM OFF GARAGE AND GRASSY YARD. WESTWOOD CHARTER SCHOOL DISTRICT!

MLS#13-703865
Michael Haddad 310-430-4842
RE/MAX ESTATE PROPER

www.MichaelHaddad.com

10739 ASHTON AVE #303	Refresh.	11-2	632B3	NEW
\$964,000	2+3	CONTEMPORARY		



AMAZING PH- VIEWS FROM CITY TO OCEAN


Over 2,000 square feet of spacious PH living on highly desirable Ashton Ave. This corner unit has two bedrooms and three baths. The open floor plan with formal dining, living room, bright open kitchen with eat in area, huge master suite with generously sized master bath and closets only add to this amazing home. Abundant light and views from ocean to city. Building boasts healthy reserves and security cameras throughout.

MLS#13-700785
Carrie Ann Rollings 310.622.7430
GIBSON INTERNATIONAL

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

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

10776 WILSHIRE #1702	Open	2-5	632B3	NEW
\$4,495,000	3+4.5			



OPEN 11-2 PLUS TWILIGHT 5-7

3,535 SF, three-bedroom with four and one-half bathrooms; features 11' ceilings, panoramic views to the Pacific Ocean, direct elevator foyer; fully outfitted Miele kitchen; oversized master suite with dual bathrooms and closets. Amenities and services include 24-hour valet parking, concierge and doorman; heated swimming pool, fitness center, private dining room and lounge plus deeded 40+ bottle wine storage

MLS#13-703711
Erin O'Connor 310-209-0000
THE AGENCY

10445 WILSHIRE #1806	Open	11-2	632C2	NEW
\$929,000	2+2	18sty-CONTEMPORARY		

Fantastic 18th floor at The Grand! Spacious unit with ocean views & balcony. Granite counters & marble floors. Dining area w/large living room. Gym, pool, valet, 24 hour concierge. Great value!

MLS#13-703761
Joshua Krom

Cbl,Dshwshr,Frzr,Grbg Disp
JOSHUA KROM

10430 WILSHIRE BLVD #903	Open	11-1	632C2	NEW
\$895,000	2+2.5	CONTEMPORARY		



VIEW TODAY BY APPOINTMENT ONLY 11-1. SEE INSTRUCTIONS BELOW

MUST call Laura at 310-600-2746 to schedule your appointment to view #903 today, Tuesday 9/17 between 11-1. OPPORTUNITY knocks in the prestigious Mirabella w/ NE views. Double door entry to the elegant liv rm & dining area w/ frplc, wet bar & lrg flr to ceiling windows. Mstr bdrm suite w/ sitting area, dual sink bathrm, spa tub & excellent closets. Gst suite w/ eastern vus. Additional features include powder rm, W/D in unit, lrg dining patio & additional balconies off the mstr & kitchen.

MLS#13-703459
Nancy Ross/ Laura Barton 310-500-3983
PT BEVERLY HILLS

Dshwshr,Dryer,Rng/Oven,Fridg,Wshr

10776 WILSHIRE #1101	Open	11-2	632B3	NEW
\$2,615,000	2+2.5			



OPEN 11-2 PLUS TWILIGHT 5-7

2,837 SF two-bedroom with den features direct elevator foyer; fully outfitted Miele kitchen; oversized master suite with six-fixture bathroom. Amenities and services include 24-hour valet parking, concierge and doorman; heated swimming pool, fitness center, Lounge, private Dining Room and deeded wine storage.

MLS#13-695845
Erin O'Connor 310-209-0000
THE AGENCY

2340 FOX HILLS DR #303	Open	11-2	632E4	NEW
\$848,000	3+2.5	MEDITERRANEAN		




CENTRALLY LOCATED WESTWOOD BEAUTY

STUNNING 3+2.5 UNIT IN IMPECCABLE CONDITION CLOSE TO CENTURY CITY. SPACIOUS & OPEN LIVING/DINING AREA WITH WOOD FLOORS, HIGH CEILINGS, CROWN MOLDINGS, RECESSED LIGHTING, FIREPLACE & FRENCH DOORS LEAD TO BALCONY WITH VIEWS OF GREENERY. COOK'S KITCHEN WITH GRANITE COUNTERTOPS & STAINLESS STEEL APPLIANCES. FABULOUS MASTER SUITE WITH FIREPLACE, WALK-IN CLOSET & FRENCH DOORS OPENING TO BALCONY. GLAMOROUS BATH WITH DUAL SINKS, SEPARATE SHOWER & SOAKING TUB. LAUNDRY INSIDE, CENTRAL HEAT & A/C.

MLS#13-703817
Kathy A. Douglas 310-820-9320
PRUDENTIAL CA - BREN

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

10724 WILSHIRE #1205	Open	11-2	632B3	NEW
\$1,450,000	2+3	CONTEMPORARY		



PICTURE PERFECT

Magnificent 2bdrm 2bath condo with recessed lighting,crown moldings marble floor in entry,dining room and kitchen.Brand New Berber carpet. Faux Finish walls throughout Granite counter top in kitchen and bar. Mirrored powder room,entertainment center with built ins. 24hr doorman,valet,gym,pool spa, rec roomOnce You See it You will Buy it or Lease it. Also for Lease 6,900Owner is Leased RE Agent

MLS#13-700185
Linda Faber 310 600 3238
RODEO REALTY - BEVER

Cbl

1825 S BEVERLY GLEN #404	Open	11-2	632D3	NEW
\$779,000	3+2.5	CONTEMPORARY		



A boutique 14-unit modern building, built in 1991. Luxurious 3 bedroom, 2.5 bath top-floor Penthouse unit with high-ceilings, floor-to-ceiling windows, hardwood floors, formal living room, dining area, laundry room with room for side-by-side washer and dryer, patio-terrace and gated side by side parking. The modern kitchen has been upgraded with top-of-the line finishes and appliances. Large master bedroom w his and her sinks and large walk-in closet.

MLS#13-703045
Noelle Renee Gayral 3102813948
COLDWELL BANKER-BH S

Dshwshr,Rng/Ovn,Fridg,Wshr

2142 CENTURY PARK LN #202	Open	11-2	632E3	NEW
\$1,150,000	3+3	CONTEMP MED		



H U R R Y !!!! LARGEST 3 BEDROOM IN PARK PLACE.

Hard to find quiet location in Bldg 6. Spacious center hall plan with eat in kitchen, laundry, powder and great master suite. Two balconies overlooking serene and calming greenbelt. Just painted and ready to move in. Terrific Guard Gated Community in the heart of Century City. Go to guard gate for directions.

MLS#13-703733
Rick Brucker
RICK BRUCKER

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

REMINDER

The MLS™/CLAW 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

10668 EASTBORNE AVE #205	Open	11-2	632-C4	NEW
\$739,000	2+2	CONTEMPORARY		



STYLISH & PRIVATE 2+2 UNIT!

Tastefully remodeled condo in a well maintained and superbly managed building in Prime Westwood. Private South East corner unit w/only one common wall. Features include: Spacious living rm w/ fireplace, formal dining rm that opens to a large designer kitchen w/ windows & plenty of light. 2 separate sunny bdrm suites with open views & large, organized walk-in-closets. Unit also includes private storage rm, 2 parking spaces and in-unit side-by-side washer & dryer. The building is FHA approved.

MLS#13-703021
Latty Manavi 310-486-8649
COLDWELL BANKER - BW

Cbl,Dshwshr,Dryer,Grbg Disp,Hood Fan

10433 WILSHIRE BLVD #208	Refresh.	11-2	632C2	NEW
\$640,000	1+2	CONTEMPORARY		

Special 1 bd+den/office area+1.5 ba. Lg patio/outdoor dining. Prestigious full service Wilshire Holmby. Serene N/W facing green tree vistas. Upgrades: hi end appliances, stone/marble bath, hrdwd flrs.


MLS#13-703273 Refr,Dshwshr,Frzr,Gbg Disp,Rng/Ovn,Other
Bess Hochman 310.291.4111 HOCHMAN ADVISORS

2175 S BEVERLY GLEN #406	Open	11-2	632-D4	NEW
\$599,000	2+2			

Spacious 2+2 unit w/ views. Open flr plan, hi ceilings, skylights, hw flrs, wetbar, balcony . Xtra storage. Bldg has E.Q. ins., pool, spa, sauna & rec. rm. 2 tandem parking spots in secure gated gar.

MLS#13-703799 Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn
Rada Roberts 310-871-9763 COLDWELL BANKER - BW

1887 GREENFIELD AVE #305	Open	11-2	632B5	NEW
\$539,000	2+2	CONTEMPORARY		



TREETOP VIEWS. 2+2 WITH UPSIDE POTENTIAL

Treetop views from this top floor corner condo. Living Room has soaring ceilings and clerestory windows. Full-size washer & dryer inside the unit. Building features pool and spa. Minutes to Westwood Blvd shops and restaurants. Ideal neighborhood adjacent to million dollar homes. Move-in condition but with minimal updating offers great upside potential. Easily shown by appointment with 24 hour notice.

MLS#13-701651
P. Kellogg/Pam Dougherty 319-777-6307
COLDWELL BANKER-BH N

www.1887Greenfield305.com

10122 EMPYREAN WAY #201	Open	11-2	632F4	red
\$1,299,000	+595000	2+2.5	FRENCH	



MAJOR PRICE REDUCTION! DON'T MISS THIS OPPORTUNITY!

Le Parc's best priced condominium - Lowest price per square foot. Thoughtfully inspired extra-large 2 BR w distinctive office/library. Over-sized kitchen w large pantry, two lovely terraces, and great spaces throughout. Great deal!

MLS#13-666113
Sally Aminoff 310-409-8900
COLDWELL BANKER-BH N

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

05 Westwood - Century City Lease

1841 BENECIA AVE	Open	11-2	632D3	NEW
\$8,500	5+4.5	2sty-MEDITERRANEAN		



STUNNING TWO STORY MEDITERRANEAN HOME FOR LEASE WALK TO CC

Conveniently located adjacent to Century City this newer construction two story home boasts 5 bedrooms and 4.5 baths in 4,500 sq. ft. of living space. Open floor plan flows into the Gourmet Kitchen with granite counters,marble flooring and s/s appliances...step down to a breakfast room with French doors leading out to a lovely balcony. The family room is adjacent with French doors also leading to the balcony.Fabulous master suite with fireplace, sitting room with French door out to a balcony

MLS#13-694107
Andrea Ferretti 310-281-3932
COLDWELL BANKER-BH S

built-ins,d/wshr,intercom,cent.air,

06 Brentwood Single Family

16475 MULHOLLAND DR	Open	12-2	561E7	NEW
\$7,995,000	8+11	FRENCH		




Very special gated Traditional Estate with large open rooms on appx 1.8 acre knoll with head-on city views. Tremendous volume, soaring ceiling, walls of glass with gorgeous views of grounds. Huge living room with fireplace, den/office, formal dining, huge kitchen open to family room. Master down with dual baths and generous closets: 3 additional family bedrooms up. French doors to pool, grounds, and lighted tennis court.

MLS#13-695801
Valerie Fitzgerald 310-285-7515
COLDWELL BANKER-BH N

Blt-Ins,Cent Vac,Dshwshr,Grbg Disp,Micro

141 N TIGERTAIL RD	Open	11-2	631G3	NEW
\$3,495,000	4+4	4sty-SPANISH		




COTE D'AZUR IN BRENTWOOD

Reminiscent of a vacation home in Marbella, this fabulous sun-filled villa is well-hidden from the street. Once inside, the fascination continues. Built in 1929, the timeless beauty and style of its era have been preserved and complemented with the most gorgeous grounds and enthralling bougainvillea-draped arbors. Classic architectural elements, handsome rooms, walkways and dining terraces with flowers and splashing fountains, add to the resort-like ambience.

MLS#13-702823
Mary Lu Tuthill 310-979-3990
COLDWELL BANKER-BREN

12519 PROMONTORY RD	Open	11-2	591F4	NEW
\$3,175,000	5+4.5	CONTEMP MED		



BEAUTIFUL 4 BED/4.5 BATH WITH POOL & WATERFALL

Beautiful home with 4 bedrooms, 4.5 baths, family room and office or 5th bedroom, pool, waterfall, grassy yard and views. 24 hour security guard gate, close to everything.

MLS#13-702823
B & N Robinson 310-854-4130
HILTON & HYLAND

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

707 S BRISTOL AVE	Open	11-2	631	NEW
\$2,595,000	4+5	2sty-TRADITIONAL		



PRISTINE CONDITION IN PRIME BRENTWOOD WWW.707BRISTOLAVE.COM

Pristine condition traditional home, prime Brentwood features volume ceilings, bright open floor plan, 1st floor bedroom suite & study, huge formal living room, formal dining room, separate cozy family room, 4 FPLs, large remodeled open KIT, large upstairs private master suite w/ expansive bath, abundant closet space. Also features an entire guest apartment w/ private entrance ideal for extended family/home office. Traditional charm & character throughout. Pool, spa, golfcourse views & more!

MLS#13-702823
Omega Group-Ron Keinan 310.779.5348
KELLER WILLIAMS

www.OmegaGroup.LA

134 N WESTGATE AVE	Lunch	11-2	631G3	NEW
\$2,450,000	3+3	TRADITIONAL		



CHARM & PRIVACY NORTH OF SUNSET

North of Sunset in a tranquil setting, lovely traditional home surrounded by some of the city's most prestigious schools & adjacent large estates. Beautifully landscaped front garden leads to a classic entryway & floorplan. Huge LR w/hi beamed ceilings. Dining rm, cozy den & master BR open out to trellised patio, lush grassy yard & garden w/pvt, free form pool. Large sunny kitchen & eating area. Walk to Brentwood village. Convenient to 405 Fwy. In pristine condition waiting for a gentle update.

MLS#13-702937
Annie Constantinesco 310 860 8899
WEA

Cent Vac,Dshwshr,Grbg Disp,Rng/Ovn,Fridg

TUESDAY

12501 HELENA ST	Open	11-2	631F4	NEW
\$2,395,000	3+2.75	1sty-TRADITIONAL		
	A TIMELESS CLASSIC IN THE HEART OF BRENTWOOD			
Charming, well-detailed, 1937 one sty Trad set above the st amidst gorgeous gardens & towering sycamores, pines & eucalyptus on sprawling 12,750 Sq Ft lot in fab BW location. 1st offering in almost 60 years! Welcoming covered front porch leads to formal entry, gracious LR w/ pitched beamed ceiling and FP and FDR. Richly-paneled den w/ beamed ceiling, FP opens to old brick patios & pvt garden. All original detailing intact! One of the most admired homes in this extremely desirable location.				
MLS#13-703673				
David Offer PRUDENTIAL CA REALTY	310-820-9341	www.12501Helena.com		

1160 MCCLELLAN DR	Refresh.	5-7	631H5	rev
\$4,995,000	4+5.5	ARCHITECTURAL		
	EXCEPTIONAL ARCHITECTURAL! AN EVENING OF WINE/ REFRESHMENTS!			
Soaring ceilings, walls of glass & exquisite craftsmanship! Living spaces are flooded w/light from walls of glass & accented by rich Machiche hwdw. Take advantage of open living spaces incl. the voluminous living room & epicurean kitchen which opens to the family room. 3 bdrm suites up & 1 down (+ elevator). Luxurious master w/peaceful views, lrg walk-in closet & stylish bath. Pending Platinum LEED certification w/numerous environmentally conscience concepts & state of the art home automation.				
MLS#13-684529				
Sally Forster Jones COLDWELL BANKER-BH S	310-281-3999	www.1160mcclellan.com		

2226 THE TER	Open	11-2	591E4	NEW
\$1,795,000	2+2.5	ARCHITECTURAL		
	BEAUTIFUL MOUNTAINGATE TOWNHOME			
Immaculate Contemporary townhome situated at the end of a cul-de-sac in the prestigious "The Terrace" private gated community of Brentwood's exclusive area of Mountaingate. This desirable end unit townhome is much like a single family residence as it shares just one wall with a neighboring unit & is North-facing with lush cyn, mtn, & golf course views. Large living room, dining area, & spacious kitchen w/breakfast area. Loft family room. Tranquil backyard w/patios, lovely landscaping & views.				
Jade Mills COLDWELL BANKER-BH S	310-285-7508	Refrigerator, Stove, Built-Ins		

06 Brentwood Condo / Co-op


951 GRANVILLE AVE #302	Open	11-2	631H4	NEW
\$995,000	3+2.5	MEDITERRANEAN		
	ELEGANCE IN BRENTWOOD			
Rare 3 bedroom + 2.5 bath on one level in Brentwood's premier building. Only 12 units, this is the most popular and demanded floor plan. Features wood flooring, Living Room w/ FP, and gourmet kitchen with Viking appliances. Quiet, elegant unit in the heart of Brentwood close to shops and restaurants. 2-car tandem parking + storage.				
MLS#13-702771				
Jan Horn COLDWELL BANKER-BH N	310-777-6220	www.Granville302.com		

12447 DEERBROOK LN	Open	11-2	631-F1	NEW
\$1,795,000	3+2	ARCHITECTURAL		
	MID-CENTURY POST & BEAM ARCHIT W/ FAB. OCEAN & MOUNTAIN VUS			
Huge living/dining with hardwood floors, 16' high beamed ceilings w/ stunning vus, enhanced by large walls of glass, many fixed glass & clerestory windows. Large patio has hot tub spa seating 6. Street to stree 17247 sf lot reaches 905 Stonehill. Off of private drive, utterly quiet & private in Crestwood Hills. Great potential for those with vision.				
MLS#13-702959				
Eiko Nobel COLDWELL BANKER - BW	310-442-1383	Blt-Ins, Dshwshr, Dryer, Grbg Disp, Rng/Ovn		

11959 MAYFIELD AVE, UNIT 4	Open	11-2		NEW
\$910,000	2+2.5	3sty-MODERN		
	STUNNING CONTEMPORARY TOWNHOME IN THE HEART OF BRENTWOOD			
NOW WITH BRAND NEW CENTRAL AC SYSTEM Soaring ceilings & floods of light makes this 2 bedroom, 2.5 bath & loft a must see. Newly remodeled w/new rich hardwood oak floors, cozy sitting area w/firepl in living, formal dining & new kitchen w/modern cabinets, eating area, stainless appliances, quartz counters w/tile backsplash. Huge loft makes an ideal office. Master suite boasts high ceilings, 2 walk in closets, bath w/double sink vanity, step up soaking tub & separate shower. SxS prkg/storage.				
Lindsay Heller PARTNERS TRUST	(310) 500-1413	www.11959Mayfield.com		

16557 PARK LANE CIR	Open	11-2	591-E1	NEW
\$1,595,000	5+4	1sty-TRADITIONAL		
	FANTASTIC FAMILY HOME LOCATED IN THE UPPER BRENTWOOD AREA			
off Mulholland Drive west of the 405. This 5 bedroom home approx 3500sf is on a quiet cul-de-sac street with sidewalks. Beautifully maintained with a large eat-in kitchen, formal dining room and a large open living room/family room with a fireplace, wet bar and glass doors to a lovely size yard. Nice size master with good closets and large master bath and 3 additional family bedrooms all with blond hard wood floors.				
Valerie Fitzgerald COLDWELL BANKER-BH N	310-285-7515			

621 S BARRINGTON AVE #110	Open	11-2	631H3	rev
\$749,000	2+2	CONTEMPORARY		
	SPACIOUS 2BR+ DEN IN PRIME BRENTWOOD LOCATION			
Convenient floor plan w/ excellent flow is perfect for entertaining, w/ living room & dining room opening to quaint outdoor patio, open kitchen with breakfast bar & bonus area that can be used as den, office or playroom. Remodeled building is meticulously maintained by Le Provincial HOA w/ controlled access, state of art fire & emergency system, heated pool & spa, ample guest parking & lush, park-like courtyard. Inside laundry, central air/heat, prime Brentwood location.				
MLS#13-698657				
Dana Cataldi PARTNERS TRUST BW	310-503-6736	www.621barrington110.com		

11350 HOMEDALE ST	Open	11-2	631H2	NEW
\$1,475,000	3+2	1sty-TRADITIONAL		
	GORGEOUS, EXTENSIVELY REMODELED GEM IN BRENTWOOD GLEN!			
Formal entryway leads to elegant living rm w/flp, bay windows & French Drs to lrg, romantic private front courtyard. Huge step-down den w/flp, skylight & bay windows. Gracious formal dining rm to gourmet eat-in chef's kitch w/ SS appl & Granite counters. Master Bedrm w/huge his/hers walk-in closets & remodeled master bath. Attached garage w/custom-built cabinets/storage. Stunning original details - crown moldings, built-in bookshelves, hrdwd flrs, French Drs, custom shelving, central A/C, etc.				
MLS#13-703015				
Lisa Mansfield SOTHEBY'S BRENTWOOD	310-481-4313	3 Bd + 2 Ba + Huge Step-Down Den w/ Fpl		

NEW! The MLS Stats


Get Statistics for ANY Listing Search.

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

06 Brentwood Lease

11420 CHENAULT ST	Open	11-2	631/J3	NEW
\$5,950	3+2	2sty-SPANISH		



ENCHANTING & ROMANTIC 2-STRY SPANISH ON PEACEFUL CUL-DE-SAC

Exquisite decor & designer touches throughout. Loaded w/charm - original coved ceilings, painted beams & wood paneling. Spacious living rm has French windows, arches, beams & exquisitely tiled fpl. Formal dining rm opens to bright enclosed sun porch facing backyard. 2 spacious beds + 1 bath upstairs both w/tree top views. Downstairs is 3rd bed w/its own bath. Hrdwd flrs, authentic architectural details, great entertaining flow & peaceful setting. Can also be rented partially or fully furnished.

Lisa Mansfield	310-481-4313	3 Bd+2 Ba 2-story Spanish on cul-de-sac
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07 West L.A. Condo / Co-op

11612 IDAHO AVE #302	Open	11-2	632A5	NEW
\$619,000	2+3	CONTEMP MED		



BEAUTIFUL UNIT BUILT IN 2003

Open floor plan with great flow. Kitchen opens on to family room and living room both with hardwood floors. Dining area overlooks balcony perfect for barbecues or a morning latte. Master bedroom has its own bath with double sinks, separate tub and shower plus large walk in closet. Second bedroom with its own bath plus a large walk in closet. Powder room is off the formal entry. Unit is drenched in natural light. Two car secure parking with additional guest parking.

MLS#13-703255		
Laurie Kradin	310-806-0969	Dshwshr,Elvtr,Intrcm,Rng/Ovn

07 West L.A. Single Family

2699 GREENFIELD AVE	Open	11-2	632C7	NEW
\$743,500	3+2	TRADITIONAL		




GREAT WESTSIDE STARTER HOME!

STORY BOOK TRADITIONAL 3BD/2BA HOME WITH ORIGINAL HARDWOOD FLOORS THROUGHOUT, SPACIOUS/ BRIGHT ROOMS WITH INSIDE LAUNDRY ROOM. THIS PROPERTY ALSO FEATURES A FIREPLACE, DINING AREA AND HUGE FAMILY ROOM. 2-CAR DETACHED GARAGE AND PRIVATE GRASSY YARD. JUST BLOCKS AWAY FROM THE LANDMARK THEATRES AND FINE RESTAURANTS. OVERLAND AVE. SCHOOL DISTRICT.

MLS#13-703047		
Michael Haddad	310-430-4842	www.MichaelHaddad.com

1844 S BUNDY DR #3 Open 11-2 631J6 **NEW**

\$499,000	2+2	TRADITIONAL
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TOWNHOME IN WELL SOUGHT AFTER AREA OF THE WESTSIDE

Unit is near the back & has back alley access for prking w/ a new gar door opener, new roof as of last yr & storage cabinet w/ 2 car parking spots & 2 car guest spots included. Well kept. Move in ready or do your own cosmetic fixes to make it your own. L/R has a gas fireplace. Dinette area off the kitchen. Master bed has a walk in closet & full bath. 2nd Bedrm has its own Bathrm w/ double door width sliding mirrored closet. Washer/dryer in unit. Low HOA.

MLS#13-701271		
Lori Hayashi	310-914-9147	Dshwshr,Dryer,Micro,Rng/Ovn,Wshr

09 Beverlywood Vicinity Single Family

12027 CLARKSON RD	Refresh.	11-2	672B1	NEW
\$725,000	2+2	1sty-TRADITIONAL		



IMMACULATELY 2+2 JEWEL IN WEST L.A.

Sunny and bright newly remodeled West LA home. This is a beautiful and perfect family home with a huge back yard & private patio on corner lot on a quiet street. The home is turn key and newly remodeled kitchen, master bath, and new central heat system. Beautiful hardwood floors and recessed lighting. Well located Westside property a real... Must See!

MLS#13-703617		
David Pinkham	310 435-8616	Blt-Ins,Cbl,Fan,Grbg Disp,Hood Fan

1701 S CORNING ST	Open	11-2	632J5	NEW
\$1,060,000	3+3.5	CONTEMPORARY		



TOTALLY REMODEL HOUSE.

Over 2000 Square Feet completely remodeled house in a highly desirable and very quiet community. 3 spacious bedrooms with 3 1/2 bath, wood floor throughout, fabulous gourmet kitchen with high quality cabinetry. Spacious open floor plan featuring elegant living room with dining area. Spacious & Bright, new custom kitchen cabinets.

MLS#13-698485		
Shawn Mehrannia	213-804-7177	Rng/Ovn

11902 OCEAN PARK	Open	11-2	672B1	NEW
\$689,000	2+1	1sty-TRADITIONAL		



BRIGHT & APPEALING TURN-KEY 2BED/ 1BATH GEM ON HUGE LOT

Fantastic curb appeal. Inviting living room & dining area. Remodeled kitchen with stainless steel appliances, granite counters & new cabinetry. 2 spacious bedrooms & hip remodeled bathroom with separate tub & shower. Gorgeous hardwood floors, updated electric & plumbing, stylish color palette & great natural light through new dual-pane windows. Huge park-like yard with alley access & plenty of room to expand. Close to parks, restaurants, beach & all the Westside offers. An exceptional value!

MLS#13-703311		
Pete Castro	(310) 482-2100	www.11902oceanpark.com

9125 BEVERLYWOOD ST	Open	11-2	632H6	NEW
\$840,000	3+2	SPANISH		



AUTHENTIC SPANISH WITH CHARM AND CHARACTER

Beautiful, authentic, single-story Spanish-style home, built in 1931, has everything you are looking for. Enter the home through a charming, brick, front-court yard. 2 plus den, 2 bathrooms. Third bedroom is accessible from backyard and can almost be used as separate living quarters. Quiet loc on peaceful tree-lined street. Living room w/fireplace, fml dining rm, breakfast rm, HW floors, double garage, prof landscaped, sprinklers in front and back. Copper plumbing, and new sewer.

MLS#13-703653		
Ron Wynn	310.621.1772	Dshwshr,Grbg Disp,Rng/Ovn

Do RIGHT by Your Sellers

Put their Property in the MLS

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



TUESDAY

09 Beverlywood Vicinity Condo / Co-op

1135 S SHENANDOAH ST #101	Open	11-2	632J3	NEW
\$799,999	3+2.5	1sty-MEDITERRANEAN		



MLS#13-703313

Jeremy Ives
TELES PROPERTIES


310-858-1902

NEW LISTING! STUNNING 3BR CONDO IN NEWER BUILDING!

Beautifully appointed 3BR+2.5BA front corner unit w/custom detailing thruout. Features hi-ceilings, crown molding & gleaming hrdwd flrs. Chef's kitchen w/granite counters & wood cabinetry. Master BR w/large walk-in closet, luxurious bath w/separate tub/shower & dbl vanity. Open living & dining area w/gas fp, ample storage, large balcony, laundry in unit, central HVAC, security system & secure tandem parking. Ideal location close to BH, Century City & Pico/Robertson shops.

www.1135ShenandoahStreet101.com

3131 S CANFIELD AVE #210	Open	11-2	632G7	NEW
\$449,000	2+2	OTHER		



MLS#13-703409

Rachel Hsieh
KELLER WILLIAMS RLTY

TURNKEY CORNER UNIT IN BEVERLYWOOD ADJACENT!

Absolutely beautiful TURNKEY Top Floor Corner unit with RARE side-by-side underground parking and laundry in unit!! Complete with Espresso-colored 42" shaker-style cabinetry, granite countertops, stainless steel appliances, hardwood floors, a beautiful fireplace, and 2 redone bathrooms. Great flow throughout, and the owners installed great built in seating to complete the outdoor space. Laundry in unit. HOA dues cover trash, security cameras, and security system.

10 West Hollywood Vicinity Single Family

8741 ROSEWOOD AVE	Open	11-2	NEW
\$2,695,000	4+4.5	CONTEMPORARY	



Sally Forster Jones
COLDWELL BANKER BHS

310-281-3999

GATED CONTEMPORARY MASTERPIECE COMPLETELY REMODELED!

Remodeled & redone to the standards of luxurious living. Open floor plan w/soaring ceilings, lots of light, & functional flow. New kitchen opens to the family rm & boasts Silestone countertops, custom cabinetry, & Viking appl. 4 ensuite bdrms + chic powder. Pvt. master suite w/walk-in closet & deluxe bath w/dual sinks & freestanding soaking tub. Indoor/outdoor living: grassy yard, balconies & loggia. Best WeHo location! This home will dazzle you w/attention to detail, quality, & stylish design!

www.8741rosewood.com

927 N LAUREL AVE	Open	11-2	593B6	NEW
\$2,595,000	5+4.5	2sty-NEW PROJECT		



MLS#13-693211

Alejandro Lombardo
KW HOLLYWOOD HILLS

310-623-1345

AMAZING NEW CONSTRUCTION

Modern, 2-story, designer home, offers 5 bedrooms & 4.5 bathrooms w/2 car attached garage. Open floor plan seamlessly combines kitchen opening out onto a completely enclosed, private entertainer's backyard. Backyard features pool, spa, & sliding doors which provide amazing indoor/outdoor living. Features an Italian kitchen w/Caesar stone countertops & fully integrated Miele appliances, designer baths w/Italian tiles, fully integrated a/v system, and custom made closets.

www.927Laurel.com

507 N KILKEA DR	Lunch	11-2	593A7	NEW
\$1,150,000	5+2	SPANISH		



MLS#13-702697

Allison Schwarz
COLDWELL BANKER-SUNS


310-433-0056

SPANISH REMODEL OPPORTUNITY + GUEST HOUSE IN BEVERLY GROVE!

This wonderfully located, charming Spanish home presents an amazing remodel opportunity. The home features an excellent floor plan, front porch, fully hedged front yard, many original details such as inlay hardwood floors, barrel ceiling and arched entryways, five bedrooms, two bathrooms, and separate guest house, in addition to a single car garage. Situated on a beautiful street in the highly sought after Beverly Grove neighborhood, create your dream home today!

[WWW.507KILKEA.COM](http://www.507KILKEA.COM)

859 N GENESEE AVE	Open	11-2	593B6	NEW
\$1,059,000	2+2	SPANISH		



Tom Davila & Kennon Earl
KELLER WILLIAMS BH

310-432-6492

RARE PRIVATE OASIS IN THE CITY

Once you enter into this pvt & gated retreat the significant amount of yard & outdoor living space. Situated on a corner lot this Spanish Bungalow is bathed in light. Redone w/ the utmost attention to detail. There is a chefs eat-in kit w/ the finest appliances & materials utilized as well as bathrooms fit with the best fixtures. High ceilings throughout the living rm is complete w/ a batchelder FP & there is a substantial formal dining rm. The bdms are spacious & have generous closet space.

Dishwasher, Range/Oven, Garbage Disposal

807 N LAUREL AVE	Open	11-2	593B6	red
\$2,550,000	2+5.5	2sty-CONTEMPORARY		



Joan Fitzpatrick
KELLER WILLIAMS - HH

310-428-5626

HUGE REDUCTION - FABULOUS NEW CONSTRUCTION

Unique architectural jewel. Swimming pool surrounds all rooms and space and light abound with walls of glass and double height ceilings. Miele kitchen and family room w fireplace overlooks outdoor decks with barbeque and fire pit. Four bedrooms en suite upstairs with multiple balconies. Bedroom + 2 baths downstairs. Crestron system integrates lights, audio, air condition, with two i pads. Just a block away from trendy Melrose

10 West Hollywood Vicinity Condo / Co-op

1029 N VISTA ST #105	Open	11-2	593C6	NEW
\$1,200,000	3+3.5	4sty-ARCHITECTURAL		



MLS#13-693599

Bruce Walker
RODEO REALTY - BEVER

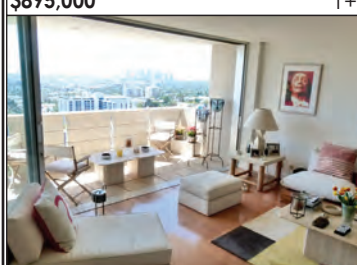
310-623-9722

A MUST SEE PROPERTY

Absolutely stunning architectural Townhouse with a fresh contemporary style. This is a home of casual elegance especially for the young at heart. Built in 2008 with only 5 units in the complex. 4 levels of living space with a private subterranean garage. 3 bdrms, 3.5 bths plus a loft/office. Other features include: 16 foot ceilings, bamboo flooring, central air, indoor laundry, Italian cabinetry and Bosch appliances. Rooftop deck with 270 degree views from downtown to the Griffith Observatory.

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

8787 SHOREHAM DR #1109	Open	11-2	592H5	NEW
\$895,000	1+1.5	CONTEMPORARY		



MLS#13-699915

Corinne Allemand
COLDWELL BANKER-BH N

310-860-8848

STYLISH REDONE.BREATHTAKING VUS FROM DWNTWN TO CENTURY CITY.

In full service Shoreham Towers.Kit.w/custom wd cbnts,carrera mrble cntr top.Stylish Lv Rm opens to vu over Sunset Strip from Irge terrace for entertaining.Vus from inviting bdrm.Luxrs mstr Bath.w/spa tub & separate shower. Amenities include valet prkg,pool,gym,sun dck,dog prk & concierge.Beautiful hrd wd fl,top of the line sliding doors. One block to Sunset Strip,restaurants,shops.

BRING YOUR BUYERS !!!

Why Advertise? Large Distribution Area

Westside L.A., San Fernando Valley, Greater South Bay, Beach Cities, Palos Verdes, Glendale, Pasadena, Burbank, Most of LA County!

TUESDAY

817 N ALFRED ST, UNIT 206A	Open	11-2	NEW
\$809,000	2+2.5	4sty-ARCHITECTURAL	




LIGHT AND BRIGHT CONDO GREAT BUILDING

Amazing condo in prime West Hollywood Light bright frt facing unit with a huge balcony The unit features a Large living room and dining Excellent chefs kitchen, Over sized master with a large walk in closet. 3 parking spots and inside laundry

Tyler Giles 310 428 0563
KELLER WILLIAMS

washer dryer dishwasher 3 parking spots

1124 N KINGS RD, UNIT 202	Open	11-2	NEW
\$699,000	1+2	3sty-ARCHITECTURAL	




"KINGS"-SIZED CONDO IN PRIME WEHO LOCATION W/CONVERTIBLE DEN

"Kings"-sized 1,655 sq.ft. condo in prime WeHo just north of Santa Monica Blvd. Over-scale double-doors open to entryway & unit features large open floor plan w/ galley style kitchen. Fireplace, new appliances & washer/dryer in unit. Large master bedroom w/lots of closet space & separate tub/shower in bath. Large balcony w/ views of manicured hedges. BONUS: Unit features den that can be used as 2nd bedroom or office & has access to a bathroom. 2 side-by-side parking spots, pool & extra storage.

Chris Jacobs 310.904.3568
L.A. LUXE GROUP / KW

www.1124Kings.com www.LALuxeGroup.com

950 N KINGS RD, UNIT 61	Open	1-2	593A6	NEW
\$399,000	1+1	CONTEMPORARY		




BEAUTIFUL REMODELED TRIANGLE UNIT AT THE COURTYARDS

Lovely remodeled "triangle" unit at the beautiful Courtyards. Bamboo floors, remodeled bath with glass tile, ledger stone fireplace, built-in desk area, recessed lighting throughout. Unit has a large terrace and private garden area with fountain. Seller is licensed Realtor.

Steve Maher 310-433-5192
NOURMAND HOLLYWOOD

999 N DOHENY DR #1106-07	Open	11-2	592H6	red
\$1,295,000	1+1.5	MODERN		



HUGE PRICE REDUCTION - REMODELED HUGE VIEW SUNSET STRIP LOFT

Modern design and sophisticated European styling come together seamlessly in this double-unit taken down-to-the-studs remodel. Imported materials & custom appointments. Walls of folding windows & electronic sun shades reveal a nearly 40-foot long terrace. Unobstructed 180-degree views from the Hills to downtown and beyond. A fully outfitted walk-in closet defines the bedroom space. New systems make this newly finished loft a one-of-a-kind residence. An elevator ride away from the Sunset Strip.

MLS#13-696667
Robin and Plouchart 424-230-7800
THE AGENCY

Bit-Ins,Dshwshr,Grbg Disp,Rng/Ovn

1345 N HAYWORTH AVE #208	Open	11-2	593B5	bom
\$430,000	1+1	SPANISH		



TOP FLOOR VINTAGE SPANISH CONDO. NOTHING ELSE LIKE IT....


The hayworth gardens built in 1929. West hollywood's premier vintage building. Spanish architecture in a lush courtyard setting. 1bed, 1bath w/ high 9 foot ceilings. Breakfast room, 2-parking spaces. All utilities included. Top floor, sun-filled unit with courtyard views. Hardwood floors throughout. Fireplace in living room. Prime location near shopping and dining on sunset. Absolutely gorgeous.

MLS#13-698471
Jimmy Martinez 323-377-0548
PARTNERS TRUST BH

www.1345hayworth208.com

10 West Hollywood Vicinity	Income	
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532 HUNTLEY DR	Open	11-2	592J7	NEW
\$1,379,000	OTHER			



GREAT INCOME INVESTMENT OPPORTUNITY N WEST HOLLYWOOD WEST

Two separate light & bright homes on a lot located in one of the most desirable streets in the heart of West Hollywood West. Each offers updates to the kitchen and baths. The 2-story home in the rear has a large living room with an open Kit/Dining area. Both bedrooms are on the second floor. The front house has its own front/rear outdoor areas and washer/dryer. This is a prime development opportunity.

MLS#13-703183
Brian Mazurkiewicz 310-386-9086
JOHN AAROE GROUP

See Full Page Ad

1138 N POINSETTIA DR	Open	11-2	593C5	NEW
\$1,295,000	Duplex	1sty-SPANISH		



REMODELED SPANISH DUPLEX PRIME WEHO WWW.1138POINSETTIA.COM


Pristine condition classic Spanish duplex in prime West Hollywood remodeled to perfection. Beautiful mahogany gate leads to side-by-side two bedroom, two bath duplex renovated using superbly designed finishes & details. Numerous amenities for both units, including large private outdoor decks, patios & grassy yards, stunning hardwood floors, beautiful choice of tiles, stunning custom kitchens with white marble counters, stainless steel appliances.

MLS#13-703009
Omega Group-Randy Wright 310.927.6818
KELLER WILLIAMS

www.OmegaGroup.LA

11 Venice	Single Family	
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# 25 S VENICE BLV	Refresh.	11-2	NEW
\$3,850,000	5+4	2sty-CONTEMPORARY	



'LIVE IN ART PIECE SILICONE BEACH'

Located just steps to the Sandy Shores of Silicone Beach, Venice CA, this Amazing Art Piece in which to live offers Gleaming Hardwood Flooring Thru Out, Fantastic Art Walls, Cooks Kitchen, High Ceilings, Lots of Natural Light, 5 Car Garage, Smart House Features, Zoned Air and Heat, Circular Dining Room, 4 Fireplaces for Romantic Ambience, Oversized Ocean View Roof top Deck perfect for Entertaining or Creating a Sustainable Garden. A Great Live Work Space Beachside...The Ultimate Beach Lifestyle!

Michele Blackmon 310.906.5896
SOTHEBY'S REALTY

built ins, roof top deck, 5 car garage

2128 GLYNDON AVENUE	Open	11-2	672A4	NEW
\$1,495,000	3+2.5	ARCHITECTURAL		



WARREN WAGNER, ARCHITECT – ARTISTIC BUNGALOW TRANSFORMATION!

In this recent renovation, the architect has reconciled old and new to create a cohesive architectural statement: thoroughly Modern yet rooted in 1920's craft. Open plan living, dining, kitchen with tall ceilings, skylights, clerestory windows. Huge glass doors open to private garden with green lawn, fruit trees, childhood tree house. Separate studio/bath. Hardwood & polished concrete floors, ceramic tile, stainless appliances. Family-friendly neighborhood on quiet side of Lincoln - a rare find!

MLS#13-703603
Scott King/Brian Linder 323-828-2049
DEASY PENNER


For more information visit tvoa.net

ATTENTION

The following changes to The MLS Open House Guide™ Broker Edition 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™).

229 SAN JUAN AVE		Refresh.	11-2	671H6	red
\$2,295,000	2495000	3+2.5	2sty-ARCHITECTURAL		



AMAZING VALUE FOR VENICE ARCHITECTURAL TIMEPIECE!

Prominent Venice architectural masterpiece known as the "Caplin House"; the first solo project designed by famed architect Frederick Fisher. Expansive spaces that w/ a design concept to replicate that of a boats hull & shape of waves breaking. Central atrium w/ exposed beam bow truss ceilings & skylights. Roof deck w/ 360-degree views-art meets architecture at the beach! Enjoy Valet Parking - Enter on 229 San Juan.

MLS#13-691859
 Tamra (Tami) Pardee 310-907-6517
 PARDEE PROPERTIES

Dshwshr,Dryer,Frzr,Grbg Disp,Rng/Ovn

1531 GLYNDON AVE		Open	11-2	671J4	rev
\$1,195,000		3+2	TRADITIONAL		



Beautifully remodeled 3BR, 2BA storybook traditional home on a desirable corner lot! Great open sunfilled home with hardwood floors throughout, gourmet kitchen, white beadboard cabinets and remodeled baths! New systems and new roof. Huge yard with room for pool, plus 2 car garage which could also be used as a bonus room.

MLS#13-697791
 Susan Kastner 310-899-3413
 COLDWELL BANKER-MONT

None

939 HARDING AVE		Open	11-2	672A5	bom
\$1,395,000		2+2	1sty-CALIFORNIA BUNGALOW		



BACK ON MARKET - DON'T MISS YOUR SECOND CHANCE!!


IMMACULATELY REMODELED "VENICE ORIGINAL" BUNGALOW ON BEAUTIFUL, WIDE, TREE-LINED HARDING AVE. TRADITIONAL EXTERIOR OPENS INTO MODERN, AIRY OPEN FLOOR PLAN WITH NEW H/W FLOORING THROUGHOUT. BEAUTIFUL ENTERTAINERS KITCHEN WITH SOLID HARDWOOD CABINETRY, ITALIAN CARRERA COUNTER TOPS AND NEW S/S APPLIANCES. PLUS A MASSIVE GARAGE IN BACK (APPROX. 750 S/F). 1 BLOCK WEST OF LINCOLN, APPROX. 5000 SF LOT, ZONED LAR2. MOTIVATED SELLER SAYS, "BRING ME ALL OFFERS."

MLS#13-688247
 Mark Severino
 SOTHEBY'S

Blt-Ins, all new kitchen appliances

11 Venice Condo / Co-op

345 RENNIE AVE #2		Open	11-2	671G5	NEW
\$999,000		2+3	ARCHITECTURAL		



MODERN ARCHITECTURAL TOWNHOME 1/2 BLOCK FROM HIP ROSE AVE

Modern architectural townhome located just 1/2 block from Hip Rose Ave. Enjoy this 2 bdrm/2.5 bath light infused space with high ceilings, huge windows and wood burning fireplace. Each bedroom has its own private bathroom. Beautiful natural materials w/ concrete, slate and hardwood floors throughout. Wonderful open kitchen designed for entertaining. Well designed floor-plan with a beautiful rooftop terrace. Over-sized private 2-car garage (Garage is an additional approximate 507 sq ft).

MLS#13-701565
 Steven Kirshbaum 213-422-9412
 THE AGENCY

Blt-Ins,Cllng Fan,Dshwshr,Rng/Ovn,Fridg

217 4TH AVE #1		Open	11-2	671G4	NEW
\$949,000		2+1.75	CALIFORNIA BUNGALOW		



PRICED TO SALE! SELLER IS READY TO MOVE!

This incredibly stylish California beach cottage is close to the Beach, Main Street, and Abbot Kinney in one of Venice's hottest neighborhoods. Situated high on a hill with sweeping views of Santa Monica, this two bedroom home has been styled to perfection. Dark hardwood floors and crisp white walls in the living areas create a contemporary, casual elegance perfectly suited to this locale. There are two private courtyards as well as two secured parking spaces accessed off a private drive.

MLS#13-703631
 Marc Silver/Barry Sloane 310-786-1844
 SOTHEBY'S INT'L RLTY

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

11 Venice Income

2467 GLENCOE AVE		Lunch	11-2	NEW
\$945,000		Duplex	1sty-SPANISH	



LUNCH! CHARMING VENICE DUPLEX ON FABULOUS STREET!


Amazing opportunity to own a charmingly beautiful Venice duplex on one of Venice's best streets! This property has two side-by-side units, both 1BR/1BA with modern and elegant upgrades that offer the ultimate beach lifestyle with comfort and style. Shining hardwood floors, granite counters, oversized windows that offer ample sunlight, and in-unit laundry. Situated on over 5,800 sq ft with yard and deck space to entertain & relax. Don't miss the chance to own this wonderful investment property!

Tami Pardee 310-907-6517
 PARDEE PROPERTIES

Range,Oven,Fridge,Hood Fan

12 Marina Del Rey Single Family

115 UNION JACK		Open	11-2	rev
\$3,600,000		5+6		



MARINA DEL REY - SILVER STRAND - CORNER - CANAL VIEW

Top of the line kitchen w/bkfst area + inviting family rm. Exquisite master suite w/sitting area, f/p, patio, & luxurious master bath w/white onyx heated floors, hot tub for 2, his/hers closets. Elegant 2 sty living rm, media rm, French doors, private patios, skylites, oceanvu rooftop deck w/hot tub & BBQ, 3 car SxS parking, all contribute to your ultimate enjoyment & comfort. Extensive remodel in 2010. Corner house, w/some ocean view, appx. 6000 sq ft min. from LAX, beaches, shopping, Westside.

MLS#SB13107265MR
 Amy Teitelbaum 310-502-6118
 SHOREWOOD REALTORS

2 d/w 2warming drawers, 4 stop elevator

5011 ROMA CT		Open	11-2	701J1	rev
\$2,389,000		4+3.5	CONTEMPORARY		



FEEL THE OCEAN BREEZES FROM THIS CANAL FRONT HOME

Impeccably maintained and highly sought after 4bd (one of which has been converted to a perfect room for exercise, sporting a wall of mirrors and ballet bar) 3.5ba home with light filled rooms, open floor plan flowing between kitchen, breakfast area and living room. Large guest suite with private direct access.Three car garage. An ideal location, just moments away from the beach, minutes to LAX, Marina shops and theaters. Come feel like you are on vacation everyday!

MLS#13-701587
 Veronica Klein 310.704.3554
 GIBSON INTERNATIONAL

Visit: 5011RomaCt.com

12 Marina Del Rey Condo / Co-op

13078 MINDANAO WAY, UNIT 106		Open	12-2	NEW
\$750,000		2+2	TRADITIONAL	



LUXURIOUS VILLA MARINA EAST CONDO WITH 2 BR AND 2 BA

Luxurious Villa Marina East condo located in a guard gated community w/ pool, spa, and tennis courts. This interior single level unit features 2 bedrooms, 2 bathrooms, a walk-in closet, and large master suite. Fireplaces accentuate the master bedroom and living room creating the warm and cozy feel you are looking for. A large continuous balcony, w/ access from both the living room and master bedroom, overlooks lush greenery and has wonderful view of the pool. Close to Villa Marina Marketplace.

Debra Berman 310.424.5512
 RE/MAX ESTATE PROPER

**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

33 REEF ST #3	Open 11-2 701J1	rev
\$1,425,000	2+3 ARCHITECTURAL	
	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 Tahitian bed. Every element has been carefully thought out and custom designed to create a truly unique retreat and a great home for entertaining. Fully Furnished. Also for lease \$7,495/mo.		
MLS#13-680719		
Nicole Contreras 310.614.4952		As Seen on Selling LA on HGTV
NOURMAND&ASSOCIATES		

11401 ROSE AVE	Open 11-2 672C2	NEW
\$996,000	3+2 1sty-TRADITIONAL	
	TRADITIONAL IN WESTDALE-TROUSDALE AREA	
3 bedrooms, family room, dining area, 1.75 baths. Totally remodeled a few years ago. Forced Air Heat and Central A/C, beautiful, walnut stained HW floors; redone kitchen less than 2 years ago with granite counter tops, new appliances, new cabinets; baths also have granite counters. Lovely fireplace in living room with custom mantel and marble facing; copper plumbing. Stove, microwave, and dishwasher included. Other appliances negotiable. 60 day-escrow.		
MLS#13-703629		
Ron Wynn 310.621.1772		Dshwshr,Rng/Ovn
COLDWELL BANKER-MONT		

13 Palms - Mar Vista Single Family


3406 KEESHEN DR	Open 11-2 672C2	NEW
\$1,549,000	4+3.5 2sty-ARCHITECTURAL	
	WWW.3406KEESHEN.COM	
This artfully designed home by John Gerard is perched on the hill amongst other multimillion-dollar properties. The minute you approach you'll appreciate the fronts drought tolerant landscaping. The back yard reflects the owner's eye for design with a more formal vegetable, flower and mature fruit tree arrangement. This is a special home that feels open and loft like from the minute you open the front door.		
MLS#13-703611		
Sherri Noel 310-994-8721		Dshwshr,Fridg,stove
KELLER WILLIAMS-SM		

X 4230 REDWOOD AVE	Lunch 11-2 672/B6	NEW
\$995,000	3+2.5 2sty-TRADITIONAL	
	SPACIOUS FAMILY HOME-FABULOUS LOCATION SECONDS TO EVERYTHING	
Enjoy this 2,050 sq.ft. Marina home, 1 block to the newly renovated shopping center w/ restaurants, movie theaters & shops. Modern kitchen features stainless steel appliances, beautiful maple cabinets, imported granite counter-tops. Back alternate living room/den which has potential to be converted into a master suite w/ french doors that open to beautifully landscaped yard. Bonus room off the den can be used as an office/studio w/ separate entrance. 2 Bdrms upstairs & spacious bath. This is it!		
Tami Pardee (310) 907-6517		
PARDEE PROPERTIES		Refrigerator,range/oven,dishwasher


11807 WOODBINE ST	Open 11-2	NEW
\$1,449,000	4+3.5 TRADITIONAL	
	STUNNINGLY REDESIGNED TRADITIONAL IN PRIME MAR VISTA LOCALE	
Spacious 4 bed 3 1/2 bath, 2,500sqft traditional meticulously designed and rebuilt. Prime Mar Vista location on large lot. Master suite overlooking manicured back yard. Comfortably scaled floor plan with a huge great room opening to the back yard including a Cooks Kitchen w/ massive Island w/ breakfast bar and stainless steel appliances.		
Mark Kitching 310-902-0221		
PARTNERS TRUST OP		

12610 ROSY CIRCLE	Refresh. 11-2	NEW
\$939,000	4+3 2sty-CONTEMPORARY	
	DELIGHT IN DEL REY !	
This welcoming home is open and airy with dramatic hi ceilings, wood-burning fireplace, formal dining and great indoor-outdoor flow. Large yard w/ grassy lawn & dining patio-- perfect for year-round barbecues. 3 spacious bedrooms upstairs / 1 down. Master suite w/ lovely sitting area, built-ins, walk-in closet, whirlpool tub & steam shower. Desirable location on a friendly Del Rey street w/ no thru traffic. Moments from the beach bike path, Marina del Rey, & Playa Vista. Move right in !		
Jerry Jaffe 310.403.4925		
TELES PROPERTIES		

3230 BUTLER AVE	Open 11-2 672C1	NEW
\$1,295,000	4+2 1sty-TRADITIONAL	
	WWW.3230BUTLER.COM	
This home was nicely expanded and offers four bedrooms, one which is currently being used as an office. The carport was added to afford a more spacious interior living area along with a bright family room that overlooks a fantastic back yard. Private and appointed with a lovely magnolia tree, you can watch the kids swing out back or build that tree house you've always dreamed of having. The living room with brick fireplace and hardwood floors is the heart of the home.		
MLS#13-703609		
Sherri Noel 310-994-8721		Blt-Ins,Dshwshr,Rng/Ovn
KELLER WILLIAMS-SM		


3346 COLONIAL AVE	Open 11-2 672B2	NEW
\$839,000	3+1 1sty-TRADITIONAL	
	WWW.3346COLONIAL.COM	
The minute you pull up to the lushly landscaped yard, you'll want to call this lovely house...home. Enter to find a traditional residence with hardwood floors and original floor plan. The kitchen and bath have been updated with the kitchen featuring poured concrete counters, a detail also found on the mantle of the wood-burning fireplace in the living room.		
MLS#13-703693		
Jose Noel 310-621-1097		Dshwshr,Fridg
KELLER WILLIAMS-SM		

3741 MAY ST	Open 11-2 672B4	NEW
\$1,199,000	3+2 1sty-SPANISH	
	STUNNING REMODEL IN WONDERFUL MAR VISTA NEIGHBORHOOD	
NO EXPENSE SPARED. LIGHT, BRIGHT & AIRY. FEATURING EBONY STAINED HARDWOOD FLOORS, HANDMADE VINTAGE CEMENT TILE, QUARTZ SURFACES THROUGHOUT, SUBWAY TILE, NEWPORT BRASS FIXTURES, EMTEK HARDWARE, BOSCH DISHWASHER, VERONA COMMERCIAL RANGE & VINTAGE INSPIRED LIGHTING THROUGHOUT. AMAZING ENTERTAINERS REAR YARD. LARGE EXTERIOR STUDIO/OFFICE (APPROX 400 SQFT) & 3/4 BATHROOM, DETACHED STORAGE OR POTTING SHED. MUCH MORE....		
MLS#13-701767		
Paul Skikne 310 850-5595		Dshwshr,Grbg Disp,Rng/Ovn
BRENTWOOD RE GROUP		

X 12618 GREENE AVE	Lunch 11-2	NEW
\$798,000	2+1.75 1sty-TRADITIONAL	
	CHARMING TURNKEY HOME NESTLED IN PRIME MAR VISTA LOCATION	
This charming 2 Bdrm/1.75 Bath home is ready to go & the perfect starter home nestled in a Del Rey seconds to everything! Enter into the main living space, open & bright w/ gleaming maple floors & function kitchen w/ beautiful cabinets, built-in appliances & a prep area. Spacious master bdrm w/ exposed beam vaulted ceilings, step down into the master bath w/ beautiful tile detail & dual his/hers sinks. Additional bonus space off the bdrms w/ french doors. Grassy backyard - this is ready to go!		
Tami Pardee (310) 907-6517		
PARDEE PROPERTIES		Refrigerator,range/oven,other


TUESDAY

X 12459 BRADDOCK DR		Lunch 11-2	672D6	NEW
\$499,000	2+1	1sty-TRADITIONAL		
				
<p>CHARMING STARTER HOME IN MAR VISTA</p> <p>Charming 2 Bedroom, 1 Bath starter home in good Mar Vista location, Marina adjacent. Close to schools, shopping, bike path, and freeway access. The property features Dining area, stainless steel appliances, and Dishwasher. Newer heater, newer Water Heater, Copper plumbing. Sliding door opens to private patio and vegetable garden. Priced for immediate sale. Sold in "as is" condition, 10% deposit with offer. Subject to court confirmation and possible overbid.</p>				
MLS#13-702321		www.TerryBallentine.com		
Terry Ballentine 310-577-5300		RE/MAX ESTATE PROPER		

14 Santa Monica		Single Family		
308 21ST PL		Open 11-2	631E5	NEW
\$4,999,000	5+5.5	2sty-TRADITIONAL		
				
<p>FABULOUS FAMILY HOME "NORTH OF MONTANA" IN SANTA MONICA</p> <p>Wonderful 2 sty Traditional on a quiet, tree-lined st in prime N. of Montana SM. Great street presence, refreshingly open & light interiors, high clgs, deep verandas & French drs thruout open to lg, sunny, pvt grassy yd, pl, spa & patios. FLR w/ FP, lg FDR & open cook's kit/fam rm all flow seamlessly together & to the outdrs. Separate library, 5 BR+5.5 BA. Moldings, hdwd flrs, beams, wide halls & furniture grade blt-ins. Wful historic feel, yet all of the spaces & amenities of a new home.</p>				
MLS#13-703807		www.308-21stPlace.com		
David Offer 310-820-9341		PRUDENTIAL CA REALTY		

13 Palms - Mar Vista Condo / Co-op

12815 CASWELL AVE, UNIT 105		Open 11-2	NEW
\$549,000	2+3	3sty-TRADITIONAL	
			
<p>STUNNING TOWNHOME IN PRIME MAR VISTA LOCATION!</p> <p>Stunning Architectural Townhouse in great part of Mar Vista. 2 bedroom +loft and 2.5 bathroom unit with large roof top sun deck. Large living room/dining area with fireplace. Remodeled gourmet kitchen with granite counters and stainless steel appliances. Two large master bedrooms with remodeled bathrooms & tons of closet space. Laundry room inside unit, tons of built-ins, amazing views & gated/secured building,</p>			
Walker Spanier Group 310-893-0101		KELLER WILLIAMS	
Scott Walker & Neil Spanier			

410 21ST ST		Open 11-2	NEW
\$3,650,000	4+3.5	2sty-SPANISH	
			
<p>ONE OF A KIND!</p> <p>Santa Monica Classic 1930s Old World Spanish in coveted Gillette Regent Square north of Montana Avenue. Beautifully preserved with original elements of California Spanish style. First time on the market and truly one of a kind. 4 bedroom, 3.5 bath, formal living room, family room, library/den and original style kitchen, pantry and dining room. Stunning courtyard ready for entertainment. MUST SEE!</p>			
Ava Domanovski 310-774-6611		RODEO REALTY	
Dishwasher, stove, A/C			

614 GRANT ST		Open 11-2	671F3	NEW
\$2,150,000	2+3	CONTEMPORARY		
<p>New modern meticulously built state of the art Architectural. This home features privacy and views. Plans for 3rd bed and rooftop deck. Twilight open 5-7:30 Do not miss this special home!</p>				
MLS#13-703367	Cbl,Dshwshr,Dryer,Grbg Disp,Intrcm,Other			
Nicole Bray	310-689-8287	COLDWELL BANKER-PASA		

12621 WASHINGTON PL #102A		Open 11-2	672C4	NEW
\$535,000	2+2	MODERN		
				
<p>BEAUTIFULLY REMODELED CONDO IN MAR VISTA!</p> <p>Beautifully remodeled 2 bed/2 bath condo. Recently updated, you'll find hardwood floors in the kitchen, living, dining area, central cooling/heating, and crown molding throughout. The kitchen has beautiful custom cabinetry, granite counter tops, and updated appliances. Both bathrooms are well equipped with marble counters and flooring. This lovely home has plenty of closet space. The living room has a sliding glass door that leads out to a balcony. Tandem parking comes with the unit.</p>				
Jack Bitton 3109540533		KELLER WILLIAMS RLTY		
Intrcm, Micro, Fridg				

1050 22ND ST		Open 11-2	631/F6	NEW
\$1,859,000	3+2	TRADITIONAL		
				
<p>CHARMING 1930'S TRADITIONAL IN PRIME SANTA MONICA</p> <p>Updated kitchen & baths with private dining room & large inviting living room w/ fireplace plus a den. Full of character with closets & expansive storage space. Hardwood floors throughout. Spacious private back yard with a pool in very pretty setting with fruit trees and a patio with a separate guest house! Long driveway fits up to 5 cars with a detached garage. Close to Whole Foods and Douglas Park!!</p>				
Diane Dorin 310.466.1619		TELES PROPERTIES		
www.1050TwentySecondStreet.com				


3636 JASMINE AVE #304		Open 11-2	672F1	NEW
\$499,000	2+2	CONTEMP MED		
				
<p>3636JASMINEAVENUE304.COM</p> <p>Crisp, clean and bright with granite countertops, recessed lighting and storage throughout, this newer-construction (2008) 2bedroom/2bath condominium is ideally located on a quiet tree-lined street less than one mile from downtown Culver City. Enjoy your morning coffee on the balcony or head down the street to one of the many fantastic restaurants in the area. Washer/dryer inside unit, controlled access, gated subterranean parking, elevator in building, wood floors in living/dining area.</p>				
MLS#13-703399		Micro,Rng/Ovn		
Heather and Larkka 424-202-3208		TELES PROPERTIES		


626 PACIFIC ST		Open 11-2	671F3	NEW
\$1,849,000	4+3	CONTEMPORARY		
				
<p>AMAZING ONE OF A KIND OCEAN PARK PROPERTY.</p> <p>Prime top of hill location. Front house has extraordinary 2nd floor view of the mountains, city and ocean. This warm contemporary features maple hardwood floors, bright sleek kitchen w/ new white quartz counter, cooktop and dishwasher. Master suite up has walk-in closet and large view deck. 2 bedrooms down w/ great closet space and a hidden safe. New heating system. Back house complete w/ kitchen, dining and living room, one bedroom and full bath.</p>				
MLS#13-703633		Visit:626PacificSt.com		
Megan Whalen 310-613-1102		GIBSON INTERNATIONAL		

TUESDAY


2247 24TH ST	Open 11-2 671H1	NEW
\$1,250,000	2+1.75 CONTEMPORARY	
	UPDATED & CHARMING CONTEMPORARY IN SUNSET PARK!	
Updated and charming Contemporary 2bd 1.75 bath single level home on large 7640sqft lot. Great Sunset park location! Hardwood and stone floors thru-out. Lovely living room with coved ceiling and fireplace, sunny dining room leads out to BBQ ready deck. Kitchen with slate floor, dark limestone counters and stainless appliances. Master bedroom opens to private backyard surrounded by lush landscaping. Grassy lawn, lemon tree and koi pond make the huge backyard a private retreat.		
MLS#13-703657		
Charles Pence 310-458-4024	BUILT-INS	
PARTNERS TRUST SM		

434 22ND ST	Open 11-2 631E5	rev
\$4,095,000	6+5.5 MEDITERRANEAN	
	N. OF MONTANA, SPACIOUS AND COMFORTABLE 6 BED/5.5 BATH	
This beautiful Mediterranean w/contemporary elements is located on one of the prettiest blocks N of Montana & situated on the west side. The home boasts wonderful scale & high ceilings throughout. The large gourmet kitchen opens to a huge family room & bay window dining area overlooking the newly redesigned pool & back yard. The master has an office, balcony, 2 large walk in closets, fireplace, sumptuous master bathroom with two full sink/toilet areas separated by a steam shower & spa tub.		
MLS#13-699349		
Richard Stearns 310-850-9284	Dshwshr,Hood Fan,Rng/Ovn	
PARTNERS TRUST BW		

2120 ASHLAND AVE	Open 11-2 671J3	NEW
\$1,049,000	2+1.5 1sty-TRADITIONAL	
	CHARMING 1930'S TRADITIONAL	
Located in a sought after neighborhood in Santa Monica, this 1930's Traditional style home is charming in every way. Flooded with natural light, the home has 2 bedrooms and 1 1/2 bathrooms. There is also an office/study and enclosed sun room that could be converted into a 3rd bedroom. The home has a wonderful flow for entertaining and features remodeled bathrooms and hardwood floors throughout most of the home. Ample sized grassy backyard. Great opportunity.		
MLS#13-703657		
Jennifer Pinckert 310.500.1411	Blt-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan	
PARTNERS TRUST BRENT		

710 22ND ST	Open 11-2 631F6	rev
\$3,899,000	5+5 CONTEMP MED	
	ULTRA CHIC MEDITERRANEAN IN SANTA MONICA	
This home reflects light, bright and an indoor outdoor feel. It is positioned to reflect the greenery that surrounds each room. From the moment you enter you have a feeling of space and grandeur. Every room has high ceilings. There are three fireplaces and hardwood floors. The upstairs master bedroom has a large sitting area, balcony and a luxurious bath with sauna and steam. The other three bedrooms are generous in size with built-ins.		
MLS#13-696889		
Ellen Conrad 424-202-3288	Blt-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan	
TELES PROPERTIES, IN		


1316 MARINE ST	Open 11-2 671H4	NEW
\$1,000,000	3+1 TRADITIONAL	
	CLASSIC SUNSET PARK HOME	
Classic Sunset Park traditional 3 bedroom, 1 bath home; open dining area and spacious deck off kitchen for perfect weekend BBQ's. Located on quiet corner yet close to Whole Foods, Venice, Main St. and the ocean. Tenant occupied, do not disturb. 24 hours notice to show.		
MLS#13-703139		
Andrea Gressinger 310.482.2081	Dshwshr,Grbg Disp,Rng/Ovn	
KELLER WILLIAMS-SANT		

442 MESA RD	Open 11-2 631B7	rev
\$2,495,000	3+2.5 ARCHITECTURAL	
	POSTMODERN RENOVATION :: SANTA MONICA	
A colorful gate & post signal a delightful 90's postmodern renovation of an older house. The drive leads to the top of the site where the house has canyon and ocean views leaving the front for hedged-in outdoor rooms with spa and pond. A sweeping stair ascends to the main level with open kitchen and great rooms accessing a broad terrace, two bedrooms and 1.5 baths. Lower level consists of third guest bedroom, bath and studio. Also a convertible den which gives access to hot-tub spa.		
MLS#13-691131		
Mike Deasy 3102751000	Blt-Ins,Dshwshr,Rng/Ovn,Fridg	
DEASY PENNER & PARTN		

1761 12TH ST	Open 11-2 671F2	NEW
\$899,000	2+1 ARCHITECTURAL	
	PRIVATE OASIS IN THE CITY	
Fabulous Quiet Private Oasis minutes away from beach, freeway and future expo line station. Open floor plan and spacious outdoor patio make this home the perfect place for California living. Warm interiors create a serene setting with custom recessed lighting, window treatments, walnut floors plus 5 skylights and stainless steel appliances. Master Bedroom and kitchen open to lush landscaping with fountain and built-in BBQ. Tankless water heater, water softener, alarm system and 2 car garage.		
MLS#13-703735		
Lisa Pound 310-710-6149	1761-12thStreet.com	
GIBSON INTERNATIONAL		

1420 SUNSET AVE	Open 11-2 671H3	rev
\$1,099,000	4+3 2sty-RANCH	
	AMAZING SUNSET PARK OPPORTUNITY	
Charming gem of a home set up perfectly for entertaining guests by offering you the choice to lounge in the living room under stunning open beam ceilings next to the fireplace while enjoying the treetop view out the backyard, relax with a book on the deck or down below on the back patio during sunsets, or gather family and friends downstairs to tell the old family stories and create new ones! Close to parks, restaurants, shopping, Main St, Santa Monica Pier, and the Promenade.		
MLS#13-702033		
Michael Cohen 3106220512	Dshwshr,Dryer,Grbg Disp,Hood Fan,Micro	
KELLER WILLIAMS-SANT		

14 Santa Monica Condo / Co-op

1525 SAN VICENTE BLVD	Open 11-2 631D6	rev
\$29,995,000	7+13 TRADITIONAL	
	THE ULTIMATE FAMILY ESTATE	
Trophy East Coast Traditional on prime 1.3 acre flat lot. 200ft of frontage on the Riviera Country Club. Over 22,700sqft newly built. Long private driveway leads to a grand arrival motor court with parking for 30 cars. Glamorous 2 story entry hall with sweeping limestone staircase. All public rooms offer 12 ft ceilings and french doors that open to flat grassy yard and then to the golf course beyond.		
MLS#13-646351		
Drew Fenton 310-858-5474		
HILTON & HYLAND		

2005 IDAHO AVE	Open 11-2 631F6	NEW
\$1,895,000	2+2.5 ARCHITECTURAL	
	QUALITY ARCHITECTURAL 2+2.5 TOWNHOUSE WITH DISTINCT FINISHES	
Fabulous floor-plan with high ceilings & lots of natural light. Gourmet cooks kitchen with stainless steel appliances + the grand Cesar Stone center isle makes entertaining a breeze. Gorgeous wood floors, skylights & private balconies + bonus room & a 2 car garage with direct access! Just a few short blocks to Montana Avenue's spirited shopping & eating venues yet feels completely removed from the hustle & bustle.		
MLS#13-703841		
Clifford Rowe 424-203-1890	Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn	
TELES PROPERTIES		

1422 19TH ST, UNIT B	Open	11-2	671/F1	NEW
\$849,000	2+2.5	3sty-ARCHITECTURAL		



STUNNING ARCHITECTURAL! PRKG PASSES PROVIDED FOR CARAVAN

Don't miss this elegant 2BR/2.5BA townhouse w/ loft. This unit exudes a warm and inviting atmosphere complete w/great floor plan. Features: Dramatic vaulted ceilings in living rm, Cook's gourmet kitchen w/stainless appliances, Master Suite w/private patio, hardwood flrs, custom window treatments, central heat/AC, ample storage and SXS parking. Spacious loft ideal for an office/den w/private generous rooftop deck. Ideally located - close to restaurants, shopping, the Co-op&Whole Foods!

nikki hochstein 310.968.1116
RODEO - BRENTWOOD

Dishwasher, Range/Oven, Garbage Disposal

843 4TH ST #110	Open	11-2	671D1	NEW
\$695,000	Prjct	1sty-MODERN		



GREAT LOCATION FOR CONDO IN PRISTINE CONDITION!

Pristine Condition! Only four blocks from Palisades Park and the beach! This lovely 2 bedroom, 2 bath condo has just been completely updated with hardwood floors, stone and tile. There are new window coverings, and in the kitchen granite counter-tops, new appliances. There is a washer and dryer in the unit. French doors open to balcony. There is walk in closet in the Master. Perfect space to enjoy the Santa Monica lifestyle. Close to Montana Avenue, Third Street Promenade, shops restaurants.

MLS#13-702221
Kaaren Kurtzman 310-622-7464
GIBSON INTERNATIONAL

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

812 EUCLID ST #C	Open	11-2	631E7	red
\$1,549,000	+595000	2+2.5	3sty-CONTEMP MED	



REDUCED! EXCEPTIONAL HOME IN EXPECTATIONAL LOCATION!

This stunning home in a charming 4-unit building sits just south of fabulous shopping and dining in the heart of Montana Avenue. Exceptional high quality details are apparent throughout this extensively remodeled, designer unit. There are custom- crafted art windows, dramatic 2-story ceilings, travertine tile floors, an amazing master bath with heated floors, custom designer closets, Miele appliances and much more that make this home truly remarkable. In addition, there are 3 Outdoor Spaces.

MLS#13-688811
Mimi and Jon Torp 310-622-7496
GIBSON INTERNATIONAL

812Euclid.com

14 Santa Monica Lease

440 14TH ST	Open	11-2	631D6	NEW
\$7,500	2+2.5	1sty-SPANISH		



REMODELED SPANISH BUNGALOW NEARLY BRAND NEW!

Located North of Montana, this charming, remodeled Spanish bungalow showcases a large open floor plan. The new kitchen features new cabinets, counter tops, new stainless steel appliances and a chef's island. Laundry room adjacent to the kitchen with new high efficiency machines. All new hardwood floors, double pane windows and light fixtures. The living room has a fireplace and there is a den/office area. Separate detached studio with all new furnishings. Drought tolerant landscaping.

MLS#13-700569
Todd Mitchell 310-899-3521
COLDWELL BANKER-MONT

New Construction Quality

15 Pacific Palisades Single Family

833 NAPOLI DR	Open	11-2	631C5	NEW
\$7,995,000	5+6	CONTEMPORARY		



SPECTACULAR CONTEMPORARY PACIFIC PALISADES RIVIERA HOME.

Spectacular architectural dream home located in the exclusive neighborhood of the Palisades Riviera. 5 spacious bedrooms and 6 baths offer unparalleled design with a phenomenal 1200+sf master suite. Incredible details throughout include exposed beams crisscrossing the 14 ft ceilings, hand bleached white oak floors, and a floating steel staircase.

MLS#13-694307
Heather Bell 310.779.7211
VALNES BELL REALTORS

BBQ, Blt-Ins, Cing Fan, Dshwr, Grbg Disp +

702 PATTERSON PL	Lunch	11-2	631/A5	NEW
\$5,295,000	5+6.5	COUNTRY FRENCH		




PALISADES VILLAGE FAMILY HOME

Simply the best! This French Country Estate sits on a cul de sac on the Palisades Village's best kept secret, Patterson Place. If you are looking for a big beautiful house on a big private lot, this rare offering is for you. 5br. 6.5 ba, including a gorgeous master suite w/fp, gym, custom closet, bath w/ steam shower. Viking kitchen w/2 dishwashers, center island, breakfast rm walk in pantry, maids, 3+ car garage. The beautiful backyard has pool, and patio designed for the whole family to enjoy.

Fran Flanagan 310-801-9805
COLDWELL BANKER-PAC.

711 BROOKTREE RD	Open	11-2	631	NEW
\$5,250,000	5+5.5	2sty-ARCHITECTURAL		




PREMIER RUSTIC CANYON LOCATION

Occasionally an extraordinary home like 711 Brooktree becomes available. A triumph of design, light and functionality. A property that combines a premier location and street with a wonderful private lot and yard. This outstanding home has the finishes, comfort and grace with a contemporary California vibe. The landscaping are both inspiring and relaxing, and feature a lovely pool and spa, mature drought tolerant landscaping, hedges and trees, and an ample yard for entertaining or just playing!

Stearns | Ambuehl 310-850-9284
PARTNERS TRUST BW

Built-ins, Dishwasher, Dryer, Range/Oven

1117 VISTA GRANDE DRIVE	Open	11-2	630G3	NEW
\$3,850,000	4+4.5	1sty-CONTEMPORARY		



FABULOUS CONTEMPORARY MINI COMPOUND W/OCEAN VIEWS

Stunning, gated, totally remodeled home with lovely ocean and mountain views in a quiet serene setting. New swimmer's pool, fully-fitted guest house, indoor patio w/fireplace. Open floor plan, Cook's kitchen, 4 bdrms + family room office.

MLS#13-703697
Joan Mcgoohan 3102555406
SOTHEBY'S PALISADES

BBQ, Blt-Ins, Dshwshr, Fridg

417 SYCAMORE RD	Open	11-2		NEW
\$3,295,000	4+3.5	2sty-TRADITIONAL		



A HAVEN IN THE SANTA MONICA CANYON

Close to the beach, galleries & restaurants, this exquisite home designed by Annie Williams is a haven for the Canyon sophisticate. Remodeled + expanded in 2007, its design details incl. custom wide plank, solid walnut floors, + coffered ceilings. The Living Room opens to a Kitchen-Great Room w/French doors opening to the patio + garden. Master Suite has pitched ceilings + abundant light. The Garage w/ custom doors is currently used as a playroom + above, there is a separate Guest Suite.

Elen McCormick 3102303707
PRUDENTIAL CA - PALI


www.417SycamoreRoad.com




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More Offers & More Money


TUESDAY

812 ALONDRA DR	Open	11-2	630	NEW
\$1,995,000	6+3	2sty-ARCHITECTURAL		
	27,000. SQ. FT. OCEAN VIEW SITE WITH TREMENDOUS POTENTIAL			
Wonderful opportunity to remodel or redevelop a classic architectural 6 bedroom, 3 bath home located just off Paseo Miramar. A lush, woody setting, with spectacular ocean and canyon views, and tremendous privacy make this approx. 27,000 sq. ft. site a truly rare find. Mature trees and landscaping give the property a gracious sense of serenity and seclusion. The home was originally built in 1961, is approx. 2,909 square feet, and is on the market for the first time in over 50 years.				
Brett Duffy PRUDENTIAL CA REALTY	(310) 230-3716	Range Oven, Dishwasher, Washer, Dryer		

956 CORSICA DR	Open	11-2	631C5	rev
\$5,225,000	4+5.5	SPANISH		
	LEGENDARY VILLA IN THE RIVIERA			
Legendary villa with 1920s Hollywood glamour. Grand living room with fireplace opens to loggia and gardens. An intimate library w/fireplace is ideal for meditations or reading. Fabulous open kitchen is the heart of the main residence with family room open to gardens. Four family bedroom suites up plus the loveliest sun room with fireplace. The romantic master has a fireplace, a stylish bath and opens to a terrace with ocean views. A classic Spanish, uniquely positioned for privacy and security.				
Mary Lu Tuthill COLDWELL BANKER-BREN	MLS#13-680063 310-979-3990			

16545 LAS CASAS PL	Open	11-2	630H4	NEW
\$1,590,000	3+3	2sty-MID-CENTURY		
	LOVELY CANYON VIEWS, LIGHT & AIRY HOME			
3+3. One bedrm on lower level and private great for guest, office or teenager. All nu paint and carpet. Spectacular room added with permits. Lovely deck. Great outdoor living space. 2+ car garage with lots of extra parking. Quiet Street and area. Lot 6648sq.ft. Home 1950 sq.ft Deck 465 sq.ft. Come See. You won't be disappointed.				
Sue Levitt GIBSON INTL./MDR	310-717-6114	W+D, stove, frig, DW		

1149 MONUMENT ST	Open	11-2	631A4	rev
\$2,950,000	5+4	TRADITIONAL		
	LOOKING FOR BACKUP OFFER!			
Warm, inviting 2 story Traditional "family home" with 5 bedrooms and 4 baths (4 up/1 down). Hardwood floors, vaulted ceilings, new cook's kitchen with Wolf/Sub-Zero appliances and center island are just a few of the upgrades inside. Energy saving solar panels, new family entertainment center, covered patio with grassy back yard and room for a pool. Ideally located close to the Village and park.				
Mark Douglas COLDWELL BANKER-PAC.	MLS#13-690989 310.230.2499	Blt-Ins, CIng Fan, Dshwshr, Dryer, Frzr		


16525 LAS CASAS PL	Refresh.	11-2	630H4	NEW
\$1,535,000	2+2	2sty-CONTEMPORARY		
	UNIQUE TRANSITIONAL MID-CENTURY MODERN			
1949 Mid Century brought into the new millennium by respecting the original design and rhythmic pattern. Angled windows & walls matched w/ echoes of craftsman elements. Lower liv room level weaves its interior space into an open stone tiled patio overlooks several layers of exquisitely landscaped valley. Pathway leads down to a zen seating. Two story, 2 bed, 2 baths, plus bonus rm used as a 3rd bedroom (not included in the sqft), with 2 iiv rooms on different levels. Private entry, Gated.				
Sewit Eshetu KELLER WILLIAMS BH	310 9623069	Built-ins, stainless-steel Kitchen equip		

612 N LAS CASAS AVE	Open	11-2	630H5	rev
\$2,769,000	4+3.5	2sty-TRADITIONAL		
	FABULOUS PALISADES FAMILY HOME			
Extensively remod, 2 sty New England Trad complete w/ white picket fence & covered front porch in Palisades. Lofty, sun-filled spaces, beau detailing, perfect flr plan & ideal indr/outdr flow. Soaring dbl ht entry, cook's kitch w/ adj fam rm, office/den & open living/dining area w/ French drs to pvt grassy yd & stone decked pl/spa. Mstr w/ vaulted clg, FP, lavish marble ba, huge fitted closet & wrap-around terrace w/ lovely vistas. Warm, inviting home close to beach/town in pristine condition.				
David Offer PRUDENTIAL CA - BW	MLS#13-696873 310-820-9341	www.612LasCasas.com		

15 Pacific Palisades Condo / Co-op

1226 MONUMENT ST	Open	11-2	631A4	NEW
\$1,189,000	3+1.75	TRADITIONAL		
	A RARE OPPORTUNITY WITH TREMENDOUS POTENTIAL!			
A rare opportunity with tremendous potential, set in a desirable Palisades Village adjacent location. This Jewel offers a great opportunity to move into the existing home, remodel to your liking, or tear down and build your dream home. The existing home is a quaint and charming 3+1.75 Traditional with hardwood floors throughout. The lot is 7439 sq/ft. (approx 50% flat), with mature landscaping, canyon views, and the possibility of expanding the view with a second story addition.				
David Berg PARTNERS TRUST BH	MLS#13-703643 310-500-3931			

1458 PALISADES DR	Open	11-2	rev
\$849,000	2+2.5		
	PICTURESQUE TOWNHOUSE		
Coveted location-great privacy w/canyon vistas. Emotional setting away from noisy streets+embedded in lush landscaping. Spacious 2BR+2.5BA townhome w/over 2100sqft in sought after Highlands complex-generous rm sizes+a very open feel. Living rm w/vaulted ceilings+fp opens to wooded brick patio. Kitchen has breakfast area+flows into bright FR. Incredible master has soaring ceilings,fp+walk-in. This romantic retreat has mountain views+opens to balcony. Pool, spa, gym, minutes to great hiking or beach.			
Karin M & Nanelle B COLDWELL BANKER	323-394-4298	www.1458PalisadesDrive.com	

811 HARTZELL ST	Open	11-2	631B5	red
\$2,750,000	4+3.5	ARCHITECTURAL		
	PRICE REDUCTION-STUNNING NEW CONSTRUCTION IN THE ALPHABETS			
This brand new, state-of-the-art Architectural residence has been meticulously built by published architect, Peter Cohen. Clean sleek, modern, lines outline the open floor plan, transitioning each of the tranquil living spaces throughout the home. White oak rifed flooring, clear vertical grain Douglas Fir and smooth coat stucco siding. Cooks kitchen with center island, Wolf and Sub Zero Appliances. Master suite w/luxurious master bathroom, office/sitting area and private deck.				
Carolyn Gillespie PRUDENTIAL CA - PALI	MLS#13-683143 310 625-2096	Blt-Ins, Dshwshr, Frzr, Grbg Disp		




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TUESDAY

16 Mid Los Angeles Single Family

2128 S CLOVERDALE AVE		Refresh. 11-2 633/C6	NEW
\$575,000	3+2	COUNTRY ENGLISH	



BEAUTIFULLY UPDATED MID CITY COUNTRY ENGLISH

This stunning Mid City home has amazing indoor/outdoor flow and great light. The master bedroom opens up to a lush, private yard filled with citrus trees...a perfect staging point to relax or entertain. Spacious updated kitchen with stainless steel appliances, granite countertops, breakfast bar, newer cabinets and large pantry. Other features include: Formal dining room, decorative fireplace, hardwood floors, central air & heat. Close to Mid-Town Crossing & Culver City Arts District.

Carrabba Group
KELLER WILLIAMS

323-899-2900

www.MidCityHouse.com

18 Hancock Park-Wilshire Single Family

435 S ROSSMORE AVE		Open 11-2 633F2	NEW
\$3,595,000	5+5	2sty-MEDITERRANEAN	



MAJESTIC MEDITERRANEAN ESTATE

Lovingly restored to its original grandeur, this estate presents an outstanding opportunity for those who appreciate privacy, historic style and impeccable attention to detail. The residence commands a presence with a circular drive, gated porte cochere, pool, guesthouse & terrace. Throughout the 5 BR/5.5 BA home, appointments include formal LR & DR, den w/ wet bar, original hardwood floors, Batchelder fireplace, etched-glass doors, chef's kitchen & thoughtfully designed family/game room.


MLS#13-702739

L. Brenner/ N. Hartman
COLDWELL BANKER - HP

323-860-4245

Dshwshr, Frzr, Rng/Ovn, Fridg

550 S LUCERNE BLV		Lunch 11-2 633-F2	NEW
\$2,850,000	5+4.5	2sty-TRADITIONAL	



TRADITIONAL BEAUTY IN WINDSOR SQUARE

A white picket fence welcomes you to this Traditional gem. The gracious center hall floor plan opens to a spacious LR w/ fireplace. A lovely sitting room w/ French door access to backyard is adjoined by a cozy den. Formal dining room. Sun-filled kitchen w/ sweet breakfast nook. Master suite has more than ample closet space & beautifully remodeled bathroom. 4+3 upstairs. 1+1 guest apartment w/ kitchen can be accessed from main house or street. Lush backyard w/ pool, spa, and dining area.

Loveland Carr Properties
COLDWELL BANKER - HP

323.460.7606

550SouthLucerne.com

538 S PLYMOUTH BLV		Open 11-2 633G2	NEW
\$2,650,000	4+4.5	1sty-VILLA	



SPECTACULAR & CHIC REDONE ONE STORY ROMANTIC FRENCH VILLA

Amazing Living Room w/12 ft. ceilings, stunning fireplace & huge walls for art. Gorgeous Dining Room opens to the fabulous yard w/outside Living Room, large very private Pool, grass & lush landscaping. Spacious eat-in Kitchen w/top appliances. 4 Bedrooms, 4.5 Baths. The Master has French Doors to the Pool & Bath w/7 ft. tub, double sinks & huge steam shower. Den w/fireplace & built-ins, new Screening Room & attached 2 car Garage. Airy & sophisticated. Just made for today's desired lifestyle.

Linda Hindley
CB-BH NORTH

323 610-6070

Website: www.538southplymouth.com

542 N LAS PALMAS AVE		Open 11-2 593E7	NEW
\$2,249,000	3+3.5	TRADITIONAL	



542LASPALMAS.COM

Sophistication and style abound on a tree-lined street in Hancock Park. Recently restored by its current family with modern living in mind, this 3+3 fabulous home offer a generous step down living room, with fireplace and built in bookshelves. The expansive open plan kitchen, family room, dining room leads to an amazing patio and outdoor living room. The thoughtful landscape design includes lots of room to play and lounge. Gourmet Kitchen with stainless steel appliances has counter seating.


MLS#13-698871

Jenna Cooper
TELES PROPERTIES

323-467-6262

Dshwshr, Frzr, Fridg

547 N LAS PALMAS AVE		Open 11-2 593E7	NEW
\$1,950,000	4+4	MEDITERRANEAN	



MEDITERRANEAN MASTERPIECE FOR THE MODERN LIFESTYLE

Tuscan Villa Circa 1925 for Today's Lifestyle w/ Luxurious Finishes Throughout. Walled, Private, Courtyard Path Through Lush Garden w/ Fountain to Dramatic Living Areas of 3 BD + 2 BA Main Home w/ Separate 1+1 Guest House. Grand Entry to L/R w/ Vaulted Ceiling & Sculpted Wood-Burning FPL; HWD Floors; Formal D/R; Updated Kitchen; Family RM & Master w/ French Doors to Al Fresco Dining Patio, Gated Yard w/ Fountains, Bonus RM & Pool. Two-Car Garage. A Unique Property for the Discriminating Buyer!


MLS#13-703319

John Steiner/JoanYarfitz
KELLER WILLIAMS BH

310-666-1454

Dshwshr, Grbg Disp, Fridg

107 S CITRUS AVE		Open 11-2 633E1	NEW
\$1,695,000	3+3	MEDITERRANEAN	



CHARMING MEDITERRANEAN HANCOCK PARK HOME

Tastefully done to perfection with 3 bedrooms and 3 baths in a desirable neighborhood. Wonderful gourmet kitchen, top of the line appliances, breakfast area, light and bright living room with f/p and formal dining room with french doors. Features include limestone and hardwood floors and huge entertaining area. Backyard with alfresco dining, large pool & spa, open air cabana with wet bar and full bath. 3rd st school district. Don't miss this opportunity!

MLS#13-701415

Myra N & Caroline K
NORMAND&ASSOCIATES

310-888-3333

www.107SouthCitrus.com

100 S LUCERNE BLV		Lunch 11-2 633-F1	NEW
\$1,650,000	4+2.5	1sty-COUNTRY ENGLISH	



BEAUTIFULLY RESTORED COUNTRY ENGLISH


No detail has been overlooked. Sun-filled LR w/ high ceilings, fireplace, & ornate wedding cake detailing. Gourmet kitchen adjoins a formal dining room. Lovely master suite with French doors leading to backyard. 4+2.5 in the main house. Gorgeous hardwood floors throughout. 2+1 guesthouse w/ kitchen is ideal for home office or visitors. Backyard is an oasis replete with pool, spa, fireplace, swim up bar, plasma TV, and covered BBQ. A true beauty around the corner from Larchmont Village!

Loveland Carr Properties
COLDWELL BANKER - HP

323.460.7606

HancockParkLiving.com

726 S HIGHLAND AVE		Open 11-2 633	NEW
\$1,199,600	3+2	1sty-COUNTRY ENGLISH	



BROOKSIDE COUNTRY ENGLISH
[WWW.726HIGHLAND.COM](http://www.726highland.com)

GORGEOUS Country English Brookside home amazing in every way! Restored to perfection, this house features a large formal living room w/ FPL, formal dining room, 3 spacious bedrooms & an amazing park like yard. Coved ceilings, hardwood floors, French doors, decorative paints, vintage tiles & a remodeled period kitchen are but a few of the many quality elements offered. An expansive outdoor deck, private terraced gardens, hedged & gated front yard with a cozy porch are an entertainer's dream.

Omega Group-Todd Michaud
KELLER WILLIAMS

310.429.8191

www.OmegaGroup.LA

743 S LONGWOOD AVE		Open 11-2 633-E3	NEW
\$858,000	3+2	COUNTRY ENGLISH	



COUNTRY ENGLISH IN BROOKSIDE!

First time on the market in thirty-six years! Original 1920's craftsmanship including wood floors and leaded glass windows. Two-story living room with fireplace, formal dining room, den or office, kitchen, laundry room, bedroom, and 3/4 bath downstairs. Master bedroom, full bath, and third bedroom upstairs. This charming home needs updating.


MLS#13-703623


Sandra Boeck
COLDWELL BANKER - HP

323.860.4240

Open Sunday, Sept 22nd from 2-5pm

TUESDAY

107 N WILTON PL	Open	11-2	NEW
\$799,000	2+2		
	MID-CENTURY HEAVEN!		
Mid-Century Heaven! Classic 1950's gem - loaded with original architectural details - great open floorplan & flow to private yard - perfect for entertaining. First showing on Tues 9/17, then, Sun 9/22. Must see.			
Neil McDermott HILTON & HYLAND	310.880.2315		

336 N ORLANDO AVE	Open	11-2	593A7	NEW
\$1,288,000	3+1.75	SPANISH		
	ENCHANTING SPANISH REVIVAL IN BEVERLY GROVE!			
Beautiful 3bd,2ba w/apx.1,882 sqft. Built in 1930 on apx. 6,247 sqft lot. Blocks from the Beverly Center & the Grove. Flagstone walkway. Sunken living room w/Cathedral window. Marble woodburning fireplace. Hardwood & tile floors. Formal dining room w/skylights.Original stepped-tray ceilings in living & dining rooms.Center hallways w/ skylights. Tiled entryway w/original archways. Circular ceiling in breakfast room. Galley kitchen w/granite & skylight. California basement. Brick patio. Trust Sale.				
MLS#13-703737				
Gary Limjap COLDWELL BANKER - SM	310-586-0339	Blf-Ins,Dshwshr,Dryer,Rng/Ovn,Wshr		


125 FREMONT PL	Open	11-2	633-F3	rev
\$4,950,000	5+4.5	MEDITERRANEAN		
	MAGNIFICENT 1920'S MEDITERRANEAN IN EXCLUSIVE "FREMONT PL"			
A PRIVATE GUARD-GATED COMMUNITY. TASTEFULLY APPOINTED HOME W/ GRAND 2-STORY ENTRY. GREAT FLOOR PLAN FOR ENTERTAINING. CAPACIOUS LIVING ROOM OPENS UP TO EXPANSIVE MANICURED YARD W/ FABULOUS POOL. UPDATED GOURMET KITCHEN THAT OPENS UP TO FAMILY ROOM. MASTER SUITE WITH WALK-IN CLOSET AND INVITING BATH. 3 MORE VOLUMINOUS BEDROOMS WITH 2 UPDATED BATHS UP. MAID'S ROOM W/ BATH AND POWDER ROOM DOWN. GUEST QUARTERS OVER GARAGE. CENTRAL A/C, HARDWOOD FLOORS, ARCHED DOORS AND WINDOWS, ETC.				
MLS#13-688635				
June Lee COLDWELL BANKER - HP	323.860.4262	James Song - 323.860.4255		

1306 S GENESEE AVE	Open	11-2	633	NEW
\$1,199,000	4+3	2sty-COUNTRY ENGLISH		
	CHARMING & UPDATED WILSHIRE VISTA COUNTRY ENGLISH RESIDENCE!			
Beyond charming & recently updated Wilshire Vista Country English residence. Over 2100 sq. ft. of living space and a pool sized lot, this home will accommodate today's needs and tomorrow's possibilities. There are four bedrooms and three baths with a choice of master up or down. Tasteful choices have been made in all of the permanent fixtures. Simply move-in and enjoy all that this inviting neighborhood has to offer! Stop by our wine & cheese Twilight Open House from 6:30pm to 7:30pm tonight!				
RED KW LARCHMONT		310-276-6656		
CENTRAL AC/HEAT,KIT APPLNCES,W/D,DISP				

231 S HIGHLAND AVE	Open	11-2	633E1	rev
\$1,949,000	4+3.5	2sty-COUNTRY ENGLISH		
Majestic English. Dramatic entry, elegant & spacious LR & DR. Gourmet kitchen w/ center island opens to large fam room, leading out to enchanting veranda. Den can be used as 5th BR. Circular driveway.				
MLS#13-694101		Dshwshr,Rng/Ovn,Fridg		
N.Hartman/L. Brenner	323-860-4259	COLDWELL BANKER - HP		


19 Beverly Center-Miracle Mile *Single Family*

6570 COLGATE AVE	Open	11-2	633A1	NEW
\$1,298,000	3+1.75	SPANISH		
	CHARMING 1926 SPANISH (1,606 SQ FT) ON LUSHLY LANDSCAPED LOT			
This 3 bedroom, 1.75 bath Spanish home is located on a tree-lined block in the Beverly Grove. Enter the front courtyard and proceed to the living room with fireplace and vaulted ceiling, the formal dining room, and the large kitchen with ample area for seating. Continue down the hallway to a large master bedroom with attached office, and outside to a private rear yard with a covered patio. The 6,046 sq ft lot includes fruit trees and a garage that can be used as a bonus room / office.				
MLS#13-703165				
Jamie Adner KELLER WILLIAMS HH	310-845-6810	Dshwshr,Fridg		

612 N FULLER AVE	Open	11-2	593C7	NEW
\$1,099,000	3+1.5	SPANISH		
	DEVELOP OR RENOVATE ON LARGE LOT IN PRIME MELROSE VILLAGE!			
Warm & Charming 1926 Character Spanish in Prime Melrose Village location. Huge park-sized lot. Excellent development opportunity for builders and investors. Living room w/ barreled ceilings, refinished hardwood floors, formal dining room, sweet breakfast room w/ built-ins, 3 bedrooms, 1 full bath, & 1/2 bath. Move in and enjoy or take this beautiful home to the next level! Newer central AC, updated plumbing & electrical, & 2 garage. Amazing backyard featured on DIY network's "Yard Attack"				
MLS#13-702861				
Jimmy Martinez PARTNERS TRUST BH	323-377-0548	www.612fuller.com		

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

118 N KINGS RD #PH2	Open	11-2	633A1	NEW
\$999,000	3+3	CONTEMPORARY		
	MODERN LUXURY LIFESTYLE-NEW CONSTRUCTION ONLY 9 REMAINING!			
Finally What You've Been Waiting For...Eleven-Eight Kings Road Is An Exceptional Brand New Construction Building Offering 21 Stunning Units In One Of L.A.'S Most Central & Ideal Neighborhoods. Within A Short Distance Of Your Front Door, There Is Everything Los Angeles Has To Offer Including Dining, Shopping, Entertainment & Nightlife. Our Spacious Meticulously Designed 3 Bedroom & 3 Bathroom Units Deliver A Wide Array Of Features & Amenities Including Grohe Bath Fixtures				
MLS#13-695099				
St. James+Canter PRUDENTIAL CA REALTY	310-291-1029	www.118kingsroad.com		


1030 S BURNSIDE AVE	Open	11-2	633C3	NEW
\$1,289,000	3+2.5	1sty-MODERN		
	EXPANDED MID-CENTURY MODERN DESIGNER DONE!			
'Love at First Sight'. Pure Chic Elegance. Palms Springs Flair with Hollywood Style. Vaulted Great room, chef's ss/stone kitchen, extended outdoor living areas, gas fire pit and a sexy master suite!				
MLS#13-703165				
Louvet/Wight KELLER WILLIAMS BH	310 968-9978	www.TheLouvetGroup.com		

120 N SWALL DR #103	Open	11-2	632H1	NEW
\$729,000	2+3	CONTEMP MED		
	DESIGNER DONE CONDO			
Designer-done condo in one of the trendiest, hippest spots in all of Los Angeles. Walking distance to Robertson, Cedars, and Beverly Blvd. The unit was gorgeously and chicly redone and features hardwood floors throughout, a gourmet kitchen with top-of-the-line appliances, and a bright living room with a fireplace and balcony. Glamorous master has designer wallpaper and curtains, and there's a great second bedroom which works perfectly as an office as well.				
MLS#13-703689				
Alex Brunkhorst COLDWELL BANKER-BH N	310.251.7721	Blf-Ins,Cing Fan,Dshwshr,Dryer,Grbg Disp		

TUESDAY

19 Beverly Center-Miracle Mile Income

1115 S ORANGE GROVE AVE Refresh. 11-2 633B3 NEW	
\$2,595,000	Units 2sty-MEDITERRANEAN



RESTORED UPDATED CLASSIC MEDITERRANEAN COURTYARD 6.1 CAP

Magnificently restored and updated classic Mediterranean Courtyard property on double lot. 6 enormous villas in trendy Wilshire Vista. All units feature central AC, dishwasher, washer and dryer, Art Deco tile, hardwood floors, private garages, most with private yards. Updated plumbing, electrical, roof, etc. \$214K annual income. 6.1 CAP rate, 12.1 GRM. One block South of San Vicente / One block East of Fairfax. No one is allowed on property without listing agent present.

Steven Kay 3102753999
NELSON SHELTON & ASS

167 N DETROIT ST Open 11-2 633D1 NEW	
\$1,675,000	FRENCH NORMANDY



MOVE-IN READY FULLY VACANT EXTRA LARGE DUPLEX

Move-in ready fully vacant extra large duplex with a turret and a pool right in the heart of the city! 4 bed/ 2 baths up and 3 beds/ 2 baths down. Garage converted to pool cabana. Walk across the street to Starbucks and Susana!

Sheri Bienstock 323-762-2525
KW LARCHMONT www.thebienstockgroup.com

4808 DOCKWEILER ST Open 11-2 633E4 rev	
\$1,295,000	



BEAUTIFUL 1927 SPANISH WITH TWO VACANT UNITS

Beautiful 1927 Spanish duplex located on a private street with only two houses. Totally redone and designed by renowned furniture designer with great taste and charm. There are original hardwood floors in the living areas, beautiful windows and doors and woodburning fireplaces in both units. The ground floor has a wonderful, gated patio off the kitchen, the entire length of the house for outdoor dining or relaxing. Both units are vacant and could be converted to a single family residence.

MLS#13-695401
Ariean Ruby 310-780-0111
RODEO REALTY - BEVER Cbl

20 Hollywood Condo / Co-op

7124 HOLLYWOOD #1 Open 11-2 593D4 rev	
\$859,000	3+3.5 ARCHITECTURAL



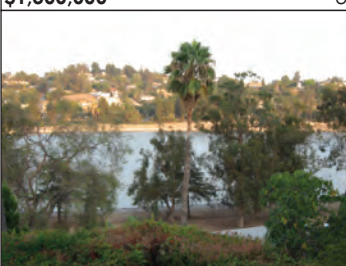
GREAT LIVE/WORK CONDO LOOKING FOR BACKUPS!

3 Bedrooms, 3.5 Baths with adjoining LIVE/WORK space. Use the LIVE/WORK space as office, bedroom, man-cave, movie theater, etc. Unit also features 2330+ SQ. FT. on Three levels. Fabulous views from Private 800 SQ. FT private roof terrace. 2 addit'l private terraces included. Watch Hollywood premieres from your roof. 1/2 Mile to Runyon Canyon. THREE side-by-side parking spots in this secure 6-Unit building. Low H.O.A. @ \$300/MO. A spectacular Urban Live/Work Unit.

MLS#13-674387
Duncan Watson 3102106390
JOHN AAROE GROUP Blt-Ins,Dshwshr,Dryer,Frzr,Grbg Disp

21 Silver Lake - Echo Park Single Family

2212 KENILWORTH AVE Refresh. 11-2 594D4 NEW	
\$1,300,000	3+3 2sty-TRADITIONAL




PRIME SILVER LAKE WITH VIEWS, YARD AND TIKI BAR!

Welcome home to this classic traditional with Lake views, and the best Tiki bar in town! Features include: a bright & spacious living room with deco detailing, built-ins & fireplace; a wainscotted formal dining room with French doors; a huge, "view deck", which functions as an outdoor living room; a beautifully updated, spacious kitchen; 2 bedrooms plus a convertible den (3rd bedroom) with a fireplace; 3 baths; hardwood floors; central ac & heat; 2-car garage; and a large, flat rear yard!

Isaac Fast 323.791.5553
COLDWELL BANKER - LF Stove,dishwasher,fridge

2415 EDGEWATER TER Open 11-2 594-E4 NEW	
\$1,299,000	4+2.5 3sty-OTHER



GREAT REMODELED HOME WALKING DISTANCE TO LAKE AND SHOPS

3 story 4 bedrooms 2.5 Baths 50% remodeled and 50% newer construction 2003 in a great location in Silver lake/ great schools and walking distance to lake and shopping. Large master suite and bath connected to office / or could be a perfect baby room. authentic fireplace in Living room as well as a large family room mostly all high ceilings in the entire house. New distressed engineered engineered wood floors through out , balcony of master and a large front and back grass yard. Gated

JadNickola Najjar 323 377 3467
PRUDENTIAL BH dual zone Ac/heat, stainless appliances,

2064 BALMER DR Lunch 1-2 594D4 NEW	
\$1,250,000	3+3.25 2sty-SPANISH



SPANISH HOME WITH A VERY NOBLE PRESENCE

Charming 1927 Spanish in prestigious Silver Lake. Home is nicely outfitted with an office, bonus room, beamed ceilings, wood floors and a warm fireplace. Eat-in Kitchen and baths have been remodeled. There's a refreshing lake view from bedroom. Sit on patio and put your feet up. Dip into the hot tub after a long day's work. Flat yard perfect for playing or dining alfresco. Ivnahoe school is close by so are restaurants, cool shops, the meadow, dog park and lots of fun!

Gail Crosby 323 428-2864
SOTHEY'S INTERNATIO Range, Dishwasher,A/C, Fireplace

1355 CORONADO TER Lunch 11-2 NEW	
\$649,000	2+1 1sty-SPANISH

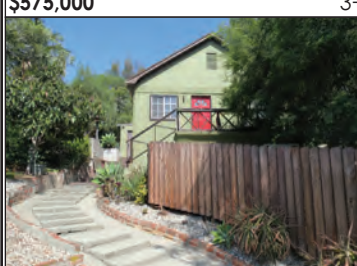


CLASSIC SILVER LAKE BUNGALOW

Classic Silver Lake bungalow bursting with character and charm. Built in 1923 this home radiates warmth with a gorgeous Batchelder fireplace, original windows, rosewood floors, and lush landscaping including 6ft hedges surrounding this gated property. The interior consists of 2 spacious bedrooms and 1 bath, living room, dining area and updated kitchen which opens to a lovely rear deck. Large flat grassy yard is fully gated and even has a veggie garden. Walkable location.

Rob Kallick 323-775-6305
SOTHEY'S LOS FELIZ Gated, bonus room, 1-car garage

2207 GLENDALE BLV Lunch 11-2 NEW	
\$575,000	3+2 TRADITIONAL



YOUR SWEET SPOT IN SILVER LAKE

This Silver Lake nest is just a hop, skip and a jump to Silver Lake Meadow,Reservoir or one of your favorite nosheries. Open floor plan. Wood floors. Renovated modern kitchen. Studio space and bathroom below. Intimate tree-sheltered patio with outdoor speakers for entertaining. Come join us for a look and some tasty bites!

Deirdre and Terry 323.788.1674
KELLER WILLIAMS LF Dishwasher, Built In Speakers

418 FIRMIN ST Refresh. 11-2 NEW	
\$319,000	3+1 CALIFORNIA BUNGALOW



FIXER WITH TONS OF POTENTIAL

Amazing opportunity to own this cute and bright three bedroom, one bath fixer with tons of potential. Features include a large living room, formal dining room, separate laundry room and wood floors throughout. There is also a long driveway leading to a two car garage. With a bit of TLC, this property can shine! Central location close to Downtown LA and convenient to freeways.

Miriam and Samantha 323-646-3971
PRUDENTIAL CA REALTY Oven,Range,Fridge,Washer,Dryer

TUESDAY

22 Los Feliz Single Family

2431 N CATALINA ST	Open 11-2 593J2	NEW
\$1,639,000	3+2 COUNTRY ENGLISH	



AMAZING VIEWS AND ORIGINAL CHARACTER DETAILS

This house has it all! Located on one of Los Feliz's best streets, this 1924 English boasts breathtaking views, character details, guest house w/ 3/4 bath, grassy lawn w/playhouse. Additionally, two expansive decks shaded by huge pines with spa and outdoor built-in cooktop plus separate den/office. Lots of original character intact plus light filled stepdown living room, 3 fireplaces, large open kitchen w/center island, banquette & top of the line appliances. Lots of storage space.

MLS#13-703431	
Carter + Orland Estates	213.703.1001
www.carterorlandestates.com	

4034 BRAEBURN WAY	Refresh. 11-2 594B2	NEW
\$1,379,000	4+4 3sty-TRADITIONAL	




TRADITIONAL PERCHED IN THE LOS FELIZ HILLS

Nestled in the hills high above Los Feliz, sits this beautiful, traditional home comprised of four bedrooms and three bathrooms. Ideal for home entertaining or quiet seclusion, enjoy being perched above the city below, taking in the panoramic views stretching from the downtown skyline to the Pacific Ocean. This inviting home is the epitome of Los Angeles living in the hills and can be the home of your dreams for many years to come.

Sub-Zero Refrigerator, Dishwasher	
Claudia J. Hipolito	323-697-2360
COLDWELL BANKER - LF	

2332 CANYON DR	Open 11-2	NEW
\$939,000	2+1.5 2sty-TUDOR	



HOLLYWOOD HILLS STORYBOOK HOME ON HIGHLY-DESIRED "WALK" ST!

This Hollywood Hills retreat rests on a knoll above sought-after Canyon Drive. At one end are trendy boutiques and restaurants, and at the other, a peaceful park for hiking, kids, and pups. Inside the Roaring 20's home are gleaming hardwood floors, soaring ceilings, a charming dining room with period built-in book cases, a living room with fireplace, a kitchen full of stainless-steel appliances, and a unique screening room. A walled and gated outdoor living area is perfect for entertaining!

2332CanyonDrive.com LALuxeGroup.com	
Julie Kryukova	310.402.8181
L.A. LUXE GROUP / KW	

2511 N COMMONWEALTH AVE	Open 11-2 594B2	red
\$2,199,000	2499000 4+5 SPANISH	



REDUCED \$300K !!!

Re-staged and looking awesome. Rarely can you get all this house has to offer at this price! Redone w/reclaimed 100 year old tile+dark hardwood floors, leaded glass windows&iron sconces. Open kitchen and farmhouse style dining room. Cozy den w/fireplace & beam ceiling. Huge living room w/massive fireplace & outdoor room. Master w/ pitched ceilings&French doors. Old world master bath w/spa tub&stone shower. Separate guest house w/bath. Spacious outdoor patio w/grill & detailed tile work.

www.carterorlandestates.com	
Carter + Orland Estates	213.703.1001
KELLER WILLIAMS RLTY	

27 Topanga Single Family

1128 MOHAWK	Refresh. 11-2 560B7	red
\$599,000	3+2 CONTEMPORARY	

Amazing 360 degree views! Huge patio with skyline view and city lights! 3 bedroom and 2 bath home at Coveted TOT! Lot is 5,500 sqft . A must see!

Cing Fan,Rng/Ovn	
Carla Orlandi	310-709-1404
PINNACLE ESTATE PROP	

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.)

28 Culver City Condo / Co-op

4571 INGLEWOOD BLVD #4	Refresh. 11-2 672E5	NEW
\$459,000	2+1.5 2sty-TRADITIONAL	



SUPER CUTE, LIGHT FILLED,FRONT FACING TOWNHOUSE!

Beautiful Zen inspired 2bedroom/2ba townhouse in Convenient Culver City location. Front facing light filled unit with updated interiors. Bamboo flooring, lovely kitchen Cabs w/ Granite counter tops. Updated Vanities and tile flooring in both baths plus stack-able laundry. 2 patios each w/ new sliding doors and kitchen window.Central to all Westside has to offer and easy access to New Expo line as well. A Must See!

MLS#13-702749	
Lorae Tayler	310 864-6910
SOTHEBY'S INTERNATIO	
Dshwshr,Grbg Disp	

29 Westchester Single Family

7533 FLIGHT AVE	Lunch 11-2 702 J1	NEW
\$595,000	3+1.5 1sty-TRADITIONAL	



GOURMET LUNCH 11-2, TWILIGHT WINE AND CHEESE FROM 5-7

Charming, bright home in Westport Heights on tree lined street. 3 bedroom 1 1/2 bath, plus den and dining room. Central Hall floor plan allows for great flexibility in life style. Large open living room with bay window and wood burning fireplace. Hardwood floors throughout most of the home. Spacious Attached 2 car garage with extra storage. Front yard has newly installed sod and sprinkler system. Trust sale, sold AS IS, NO court approval required.

Stove, Frig, Washer Dryer	
Gwen Tanguay-Arin Larson	310-390-6655
REDWOOD REALTY	

30 Hollywood Hills East Single Family

6210 TEMPLE HILL DR	Open 11-2 593F3	NEW
\$1,898,000	4+3.5 ARCHITECTURAL	



ARCHITECTURAL BEAUTY! DOWNTOWN VIEWS AND GREAT LOCATION!

Just minutes away from revitalized Hollywood shopping and restaurants, yet peaceful and quiet! Beautiful water-wall stone entry leads to a multi-level home with infinite angles, skylights, and contemporary updates. Kitchen features dark granite, mosaic back-splash, and high-end Viking appliances. Upper level master bedroom with private deck, stunning views and large day spa bathroom with waterfall. 2-car garage and a small grassy yard too!

www.6210TempleHill.com	
Frank Bruno	310-309-7226
KELLER WILLIAMS	

6407 LA PUNTA DR	Open 11-2 592 F3	NEW
\$1,685,000	3+3 2sty-CONTEMPORARY	



LOW KEY EXTERIOR REVEALS DRAMATIC INTERIOR WWW.TALKTOTERRI

This modern architectural beauty sits behind a gated cul-de-sac street in the Hollywood Hills. The home boasts a spacious flr plan, a chef's gourmet modern granite kitchen w/breathtaking canyon views. An indoor/outdoor floor plan is perfect for entertaining. The master suite on the first level has a walk-in closet, a steam sauna, Ipod ready speakers. 2 bedrms downstairs w/2 baths. Additional features incl huge office, vaulted ceilings, media rm w/wet bar, pool table, and gym. Three car garage.

Hollywood Hills Entertainer's Home	
Terri Gerger	323.466.3875
KELLER WILLIAMS	

2401 CANYON DR	Refresh. 11-2 593G2	NEW
\$1,180,000	2+2 1sty-TRADITIONAL	



COLONIAL REVIVAL IN THE OAKS

This artfully refurbished two-bedroom and two-bath 1888 home had been located on Normandie in Los Feliz as part of a project sponsored by the LA Times and the Home Planning Bureau of LA. It was moved to this location from its original address on North Broadway to be the shining example of what this restoration movement could do. Today we might have used words like "repurposed" or "green" to describe the efforts. The house was named the Times Transformation House. Come see it for yourself!

www.2401canyon.com	
Holly Purcell	310-890-4023
PRUDENTIAL CA - LF	

TUESDAY

6407 LA PUNTA DR	Open 11-2	593 F2	NEW
\$9,500	3+3	2sty-CONTEMPORARY	



LOW KEY EXTERIOR REVEALS DRAMATIC INTERIOR WWW.TALKTOTERRI

This modern architectural beauty sits behind a gated cul-de-sac street in the Hollywood Hills. The home boasts a spacious flr plan, a chef's gourmet modern granite kitchen w/breathtaking canyon views. An indoor/outdoor floor plan is perfect for entertaining. The master suite on the first level has a walk-in closet, a steam sauna, ipod ready speakers. 2 bedrms downstairs w/2 baths. Additional features incl a huge office,vaulted ceilings, media rm w/wet bar, pool table, and gym. Three car garage.

Terri Gerger 323.466.3875
KELLER WILLIAMS

Hollywood Hills Entertainer's Home

6434 RODGERTON DR	Open 11-2	593F1	red
\$1,795,000	5+5	CONTEMPORARY	



GRAND SCALE CONTEMPORARY

Private Contemporary Hacienda features an open Living, Dining & Kitchen floor plan with high ceilings, stone fireplace, wide plank wood floors & floor to ceiling glass doors & windows overlooking spectacular views. Chef's Kitchen has Marble counters, Ann Sacks tile, Baccarat Crystal lights, Center Island & wine fridge. Spacious Master w/Sitting area has walk-in closets & Spa-Style Bath of limestone & travertine. Giant Media/Family/Game Room has a Projection Screen, wet bar & room for Pool table.

MLS#13-683243
Rose Ware 213-369-9171
PRUDENTIAL CA - BH

Dshwshr,Hood Fan,Nhrk Wire,Rng/Ovn

30 Hollywood Hills East Condo / Co-op

1922 TAMARIND AVE #9	Open 11-2		rev
\$449,000	2+1	TRADITIONAL	



RIGHT IN THE HEART OF FRANKLIN VILLAGE ACTION

With vintage style & a standout location, this bright inviting condo represents one of the finest values in Hollywood. Secure parking & a gated courtyard introduce the 2 bed/ 1 bath home in 1002 s.f. Wood floors & expansive windows add flair to an oversized living rm, dining rm, bdrms w/ ceiling fans, an upgraded bath w/ stone tile & granite counter, & a period kitchen w/ black /white tile. Just moments to super-hot Franklin Village spots Franklin & Co., La Poubelle & the Oaks Gourmet.

MLS#13-698147
Eric Lavey 310-908-6800
TELES PROPERTIES

1922tamarind9.com

31 Playa Del Rey Single Family

7857 W 83RD ST	Open 11-2	702C3	NEW
\$1,375,000	4+3.5	TRADITIONAL	



BEAUTIFUL TWO STORY TRADITIONAL IN PLAYA DEL REY

Beautiful two story traditional home on a corner lot in Playa Del Rey. Complete with 4 bedrooms and 3.5 baths, this home has terrific curb appeal and is in impeccable shape. One step on the property and you will feel the wonderful energy of this well maintained and well loved house. Upon entering you will find a spacious formal living room and dining room that give way to open kitchen and family room -a great space for entertaining. Don't miss out on this special home in beautiful Playa Del Rey!

MLS#13-703421
Alex Quaid 310-717-1054
PARTNERS TRUST - OP

Cng Fan,Dshwshr,Dryer,Frzr,Grbg Disp

7724 W 85TH ST	Open 11-2	702C3	NEW
\$1,195,000	4+2	1sty-MID-CENTURY	



MID-CENTURY CHARMER IN PRIME PDR NEIGHBORHOOD

Wonderful family home in great residential neighborhood. Partially remodeled one story 4-bedroom,2 bath home with tile and hardwood flooring. Open kitchen with stainless steel appliances and sit-up bar. Large living room with wood burning fireplace. Large 2nd and 3rd bedrooms.4th bedroom with sliding door leads to backyard. recently replaced roof, all copper plumbing, upgraded electrical panel. Oversized detached 2 car garage with workshop.

Peter & Ty Bergman 310-821-2900
BERGMAN/GIBSON INT'L

39 Playa Vista Condo / Co-op

5625 CRESCENT PARK WEST #128	Lunch 11-2	702D1	NEW
\$669,950	2+2	1sty-ARCHITECTURAL	



SEE FULL PAGE B/W AD AREA #39 / LUNCH SERVED!!!


Very Rare, Large, 2 BR + 2 BA, appx 1,693 sq ft, First Floor Corner Unit with Easy Access to the Lobby & Guest Parking! Open floor plan, high ceilings, formal dining room, fireplace, 2 patios, and 2 side by side parking spaces. Ideally located in glorious Playa Vista, with close proximity to Marina del Rey, Venice, Santa Monica, Culver City & all the "Hot Spots" on the Westside...oh yes, just minutes to L.A.X! This "Corner" unit has just about everything a Contemporary buyer needs and wants.

MLS#13-698045
AARON MONTELONGO 310-600-0288
SOTHEBY'S

1ST FLOOR CORNER UNIT

41 Park Hills Heights Single Family

3821 ROXTON AVE	Lunch 11-2	673G2	NEW
\$580,000	3+3	SPANISH	



SPACIOUS UPDATED LEIMERT BEAUTY

Stunning, spacious home. Remodeled in '07. Master suite with exquisite bath with a spa tub you'll never want to leave! Cook's kitchen with granite and stainless. Hardwood floors, family room, two fireplaces, comprehensive security system with cameras, and solar energy! Beautiful stained and etched glass accents throughout. Must be seen to be believed!

MLS#13-700789
Ronald Shore 310-617-7225
KW COASTAL

Camera Security, Elec Gates, Solar

42 Downtown L.A. Condo / Co-op

267 S SAN PEDRO ST, UNIT 109	Lunch 11-2	634G4	NEW
\$519,000	2+2	1sty-CONTEMPORARY	



TERAMACHI, LITTLE TOKYO PLEASE JOIN ME FOR LUNCH!


www.Teramachi109.com. Teramachi, a senior (55 yrs +) condo complex in historic Little Tokyo. Rare first story, corner unit w/2 bedrooms, incl master suite, 2 full baths, open living rm w/fireplace, balcony w/access to homeowner gardens & gourmet kitchen w/granite counters, breakfast bar, SS appliances, A/C, W&D & 2 parking spaces. Amenities incl sparkling pool, spa, central courtyard w/gardens & koi pond, fitness center, 2-story community rm, guest parking & 24 hour front desk/security station.

Thomas Inatomi 323.671.1249
PRUDENTIAL CA REALTY

Refrigerator, Stove, Microwave, W&D

56 Chatsworth Single Family

10100 LUBAO AVE	Open 11-2	500E4	NEW
\$599,000	3+3	RANCH	



INCREDIBLE PRICE! - AWESOME HOUSE! - GREAT NEIGHBORHOOD!

Beautifully Landscaped, Gated Entry with Water Feature - Massive Double Front door opens to Exquisitely Remodeled Open Floor Plan with Huge Contemporary Floor to Ceiling Dual Living Room/Family Room Fireplace. Formal Open Dining Room & Huge Kitchen. All 3 Bathrooms exquisitely remodeled using top of the line materials. 3 Bedrooms including a Large Master plus Den that could be 4th bedroom - a Laundry Room. An Entertainers Backyard with Wet Bar & 3 Car Garage that doubles as a Putting Green.

MLS#13-703353
Francis Gargani 818 402-371
JOHN AAROE GROUP

Dshwshr,Grbg Disp,Rng/Ovn



TUESDAY

62 Encino Single Family

4805 GLORIA AVE	Open 11-2	NEW
\$1,299,000	4+3.5 2sty-CONTEMPORARY	



REMODELED CONTEMPORARY GATED ENCINO HOME

Escape to this exceptional remodeled 4 BD/3.5 BA gated Encino home. Vaulted wood beam ceilings, skylights and hardwood floors on main level. The LR has a fireplace, family room w/pool view and a new kitchen with Viking stainless appliances, center island, quartz counters and a large breakfast area. 3 beds up and 1 bd down. Master suite boasts walk in closet, free standing tub, large shower and dual vanity. The pool and spa creates an ideal space for both indoor and outdoor entertaining

MLS#13-690287
 Bryan Abrams 818-266-4300
JOHN AAROE GROUP

www.4805Gloria.com

Lindsay Heller (310) 500-1413
PARTNERS TRUST

62 Encino Condo / Co-op

5342 ZELZAH AVE	Open 11-2 561A2	NEW
\$515,000	3+3.5 CONTEMPORARY	



WOW! UNBELIEVABLE! APPROX. 3,105 SQ. FT. (NOT A TYPO!)

Unbelievable offering!! 3,105 sq. ft. (per Assessor), 3 + 3.5 + den, tri-level townhouse! Large scale rooms! Step down LR w/frplc w/gas starter & lg. balc. Lg. DR w/adj. balc. Kit. w/tiled counters & back splash, double ovens, Thermador gas range & hd, Jenn Air indoor BBQ grill, SS refrigerator & pass thru to DR. FR, breakfast nook & 1/2 ba. on main level. Extra lg. master w/walk-in closet, bath w/dual sinks, jetted tub & stall shower. Laundry, direct access from 2 car garage. Community Pool

MLS#13-701515
 Mark Handler (310) 922-0817
COLDWELL BANKER-BW

Blt-Ins,W/D,Dshwshr,Grbg Disp,Hood Fan,

71 East Van Nuys Single Family

15453 COHASSET ST	Open 11-2 531G4	NEW
\$495,000	4+2 TRADITIONAL	



CHARMING 30'S TRADITIONAL! MASSIVE 15,000 SQFT. FLAT LOT!


Looking for a spacious home with wonderful 1930's architectural features? Well this is it! This walled & gated home features a MASSIVE 15,000 sq/ft lot (can fit a full sized pool AND tennis court) and has been lovingly cared for. Beautifully updated kitchen with stainless steel appliances, light streams throughout the home, gleaming hardwood floors, french doors, and 420 sqft. of guest quarters (not included in main square feet). Live-in, fluff or expand. The choice is yours!

MLS#13-703327
 The Frank Bruno Team 310-309-7226
KELLER WILLIAMS

www.15453Cohasset.com

72 Sherman Oaks Single Family

15528 ROYAL RIDGE RD	Open 11-2 561G6	red
\$1,095,000	++25000 4+2.5 1sty-RANCH	



ROYAL WOODS RANCH WITH HUGE POOL

BEAUTIFUL GATED RANCH HOME IN PRESTIGIOUS ROYAL WOODS. GATED MOTOR COURT LEADS TO THIS ONE STORY IMPECCABLY MAINTAINED PERFECT MOVE-IN CONDITION 4 BEDROOM, 2.5 BATH POOL HOME. NICE OPEN FLOOR PLAN, MOST ROOMS LOOK OUT TO THE HUGE SPARKLING POOL. HUGE EAT- IN KITCHEN WITH STAINLESS APPLIANCES. SEPARATE LAUNDRY/UTILITY ROOM, POWDER ROOM OFF ENTRY, FAMILY ROOM WITH VIEW OF THE VALLEY, NICE MASTER SUITE, 2 ADDITIONAL BEDROOMS WITH JACK-N-JILL BATH + ONE MORE BEDROOM CURRENTLY USED AS OFFICE.

MLS#13-695897
 Mark Bessey 310.266.7853
JOHN AAROE GROUP

Cing Fan,Dshwshr,Grbg Disp

15030 MARBLE DR	Refresh. 11-2 561H6	bom
\$1,599,000	4+3.5 1sty-CAPE COD	



PRIVACY & AWESOME VIEWS ON ALMOST AN ACRE


Country living in Sherman Oaks! This private compound set behind gates provides the utmost in privacy and serenity. Escape from the bustling city below and unwind to this magical estate located in the hills of Sherman Oaks at the end of a cul-de-sac, on almost an acre of land. This sprawling country estate has been tastefully updated and has 4 bedrooms, 3 1/2 baths plus two offices and a separate bonus room. Yard with pool & amazing views of the Valley and hills of the Santa Monica Mountains.

MLS#13-690287
 Bryan Abrams 818-266-4300
JOHN AAROE GROUP

VIEWS--PRIVACY--SURROUNDED BY NATURE

73 Studio City Single Family

11503 LAURELCREST DR	Open 11-2 562H6	NEW
\$1,295,000	3+2 TRADITIONAL	



CHARMING HOME -LG LOT, VIEWS, TREMENDOUS UPSIDE POTENTIAL!

Located in the Hills, close to studios this private & gated home offers spectacular views!
 Formal LR w/ high beamed clg, wd flrs, FP, access to large deck. Kitchen w/ separate dining area.
 MBR w/ FP & 2 more BRs up, lower guest unit level needs TLC. Sep permitted bonus rm of 400 sf perfect for an office, studio or screening rm. Wonderful outdoor patio areas for relaxing & entertaining.
 2 car garage, beautiful terraced gardens, & 17,000+sf lot that provides opportunity for expansion!

MLS#13-701179
 Neal Baddin/ Jeff Payne 310-663-6130
COLDWELL BANKER-SUNS

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

12401 VIEWCREST RD	Open 11-2 562F6	rev
\$4,995,000	6+7 2sty-VILLA	



\$200K PRICE REDUCTION

Behind gates & down a long private driveway sits this impressive mansion surrounded by gardens & lush hillsides w/magnificent canyon views. Like a European villa, the home is both luxurious & stylishly simple. The gym features a weight room, a massive 2-story racquetball court & an adjacent spa w/ steam shower & hot tub. Upstairs features a master wing w/ fireplace, sumptuous master bath & endless closets. The exterior of rolling lawns & mature trees features a pool & full size tennis court.

MLS#13-673825
 M. Rutstein | G. Holcomb 310-500-3921
PARTNERS TRUST BH

www.12401Viewcrest.com

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Why Advertise? Large Distribution Area

Westside L.A., San Fernando Valley, Greater South Bay, Beach Cities, Palos Verdes, Glendale, Pasadena, Burbank, Most of LA County!



TUESDAY

X 3736 BERRY DR	Lunch 11-2 562J6	rev
\$1,069,000	3+3 2sty-CONTEMPORARY	



PRICE REDUCTION

Forever views await you in this stunning contemporary hillside retreat with three bedrooms, three baths, high ceilings, hardwood floors and remodeled kitchen and bathrooms. Enjoy intimate outdoor entertainment areas overlooking the valley and beyond.

MLS#13-669077
Vahan Saroians 323-497-6655
COLDWELL BANKER

Dshwshr,Rng/Ovn,Fridg

73 Studio City Condo / Co-op

4326 BABCOCK AVENUE #102	Open 11-1	NEW
\$649,000	3+3 2sty-MODERN	




This spacious 3 bedroom 3 bath Studio City condo located on a quiet tree lined street across from single family homes with almost 2,300 sq. ft. of living space, is a dream come true. Featuring 2 levels the first floor offers a huge oversized living room with fireplace & dining area, large eat-in kitchen & one bedroom and one bath. There are bedrooms & two baths on the second floor. The spacious master has a large walk-in closet, fireplace & en suite master bath with separate shower & spa tub.

MLS#SR13164888CN
Tim McLaughlin 818-414-2553
WISH SOTHEBY'S INT.

www.4326BABCOCK.com

12067 GUERIN ST #103	Open 11-2 562G5	rev
\$550,000	2+2.5 MEDITERRANEAN	



EXTRAORDINARY BUILDING...PRIME LOCATION...HEART OF STUDIO CITY

Prime Location in the Heart of Studio City. Single level, high ceilings, architectural details. Spacious kitchen with granite counters + breakfast bar open to dining and living room with fireplace + covered patio. Master suite with big walk-in closet. Master bath has dual sinks, separate shower + tub. Second bedroom has its own full bath. Powder room. Inside laundry, 2-car parking. Quiet neighborhood close to popular shops + cafes along Ventura Blvd. as well as the Sunday farmers market.

MLS#13-694933
Janis Gabbert 310.913.1987
PARTNERS TRUST SM

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

4231 COLFAX AVE #F	Open 11-2 562H5	rev
\$535,000	2+1.75 CONTEMPORARY	



HUGE REDUCTION!! STUDIO VILLAGE TOWNHOME REMODELED 2005


STUDIO VILLAGE townhome REMODELED 2005 nestled in huge expanses of grass, mature trees, blooming flowers, like living in a park! 6 pools, 5 spas, 2 tennis courts. Private patio. End unit. Lots of sun from N. S. & W. windows. Hi clg L. Rm w cozy fireplace, river & tree top views. Formal Din Rm. Kitchen-granite, cherry wood & stl-stl & breakfast area . 1 BRM & 1BA at din. Level, MBRM suite w/tree top views, huge MBA & 2 closets at level above. 2-car garage with direct access.

MLS#13-693195
Lynne Paxton 310-259 4056
COLDWELL BANKER-BH S

BBQ,Blt-Ins,Cbl,Clng Fan,Dshwshr,Other

76 North Hollywood Single Family

5633 IRVINE AVE	Open 11-2 562H1	NEW
\$799,999	3+3 CONTEMPORARY	



WEHO IN NOHO ~ NOTHING ELSE LIKE IT!


Gorgeous Remodel. 18' ceilings, natural light & an open layout. Enter your own private oasis, with a heated pool featuring 3 waterfalls, infinity hot tub, 3 gas burning fire pits & an inviting cabana wired for entertainment. The master has a walk-in closet, F/P & master bath with body jets, handheld sprayer & rainforest shower head. H/W floors throughout, new windows, central heat & air, updated plumbing & electric. This home is an entertainer's paradise.

MLS#13-702909
Sara Deskins 310-467-9927
COLDWELL BANKER-SUNS

Dshwshr,Dryer,Grbg Disp,Micro,Fridg

95 Mount Washington Single Family

X 404 CANYON VISTA DR	Lunch 11-2 595A4	NEW
\$347,000	1+1	



LOADS OF POTENTIAL ON A WONDERFUL STREET TO STREET LOT

This rare opportunity is sited on a beautifully wooded street to street lot in a coveted location in Mt. Washington. Surrounded by architecturally significant homes this palette is waiting for its scope to broaden and new colors. You can feel the history and charm of a bygone era as you walk through this cozy cottage and envision a future personally chosen to suit your traditions and textures as you honor the site.

MLS#13-702909
Moore & Mancinelli 323.255.2600
PRUDENTIAL LOS FELIZ

999 Out of Area Single Family

6214 SPRINGVALE DRIVE	Open 11-2	NEW
\$499,000	2+1	

Charming Hillside Home. 2+1 + Bonus Room
PLUS detached soundproofed musician's studio. Great City Views! Terrace tiered backyard, perfect for gardening. Perfect for working or entertaining from home.

MLS#WS13160195MR Highland Park
Anette Esmail 626-623-8893 C21 EARNEST REALTY

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