

01 Beverly Hills

Single Family

TUESDAY

| | | |
|-----------------------------|------|--------------------|
| 1251 SHADOW HILL WAY | Open | 11-2 |
| \$29,950,000 | 5+6 | 3sty-ARCHITECTURAL |

NEW



NEW CONSTRUCTION ARCHITECTURAL CONTEMPORARY SHOWPIECE

This newly-constructed home in the heart of Beverly Hills features sophisticated interiors and incredible, eye-level views from Downtown to the ocean. Fleetwood walls of glass create a seamless connection to expansive terraces and a distinctive infinity pool, while bespoke details elevate the interiors to a work of art. An entertainer's level holds a walk-in wine cellar, theater, wellness center, auto gallery, bar with underwater views of the swimming pool, and stunning living green wall.

Umansky/Forster Jones 424.230.3701
THE AGENCY/JOHNAAROE

| | | |
|------------------------|------|--------------|
| 570 CHALETTE DR | Open | 11-2 |
| \$6,999,500 | 5+6 | CONTEMPORARY |

NEW



NEW LISTING IN TROUSDALE

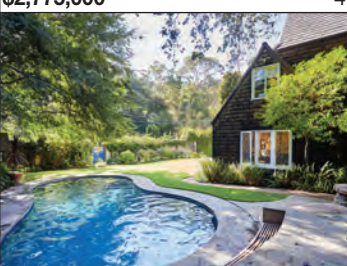
Contemporary, single-story home in desirable Trousdale. This home includes high ceilings, marble finishes, and hand-painted finishes throughout. Remodeled chef's kitchen with highest quality appliances, center island with breakfast bar. Master suite has a remodeled bath and sitting area. All the guest rooms and master lead out to a sumptuous backyard with a pool, spa fire pit, fountain, and views spanning from the city to the ocean. All chandeliers and sconce are excluded.

MLS#17-267294
Doris Safizadeh 3107171956
NOURMAND & ASSOCIATE

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

| | | |
|--------------------------------|----------|-----------------|
| 1722 BENEDICT CANYON DR | Refresh. | 11-2 |
| \$2,775,000 | 4+4 | COUNTRY ENGLISH |

NEW



PRIVATE COUNTRY ENGLISH COMPOUND IN BEVERLY HILLS


Be transported to the English countryside where you will discover a delightful Cotswold-esque estate, designer done with charm and grace. Three en suite bedrooms, library, generous living room, redone family-style kitchen, plus charming guest cottage and bonus garret studio above garage. Sprawling lawns, shady patios, dining terraces, and a private pool on oversized and gated corner lot complete this perfectly private home, a short drive from Rodeo Dr., West Hollywood, and Century City.

Bryant | Reichling 323-854-1780
COMPASS

www.1722BenedictCyn.com

| | | |
|------------------------|------|---------|
| 157 S ALMONT DR | Open | 11-2 |
| \$2,199,000 | 3+2 | SPANISH |

NEW



COURTYARD SPANISH W/ CHARM & GRACE IN BEVERLY HILLS

Tucked inside an enclave in Beverly Hills lies this corner lot, courtyard Spanish w/charm & grace! From the sunny breakfast room to formal dining room, this house is meant to entertain. The step-down living room is flooded in natural light w/high ceilings, fireplace & bay window. The large master bd is detailed w/ceiling molding & looks out to the yard. The kitchen has arched doorways & wall to wall tiling details & leads out to the yard. Close to the best restaurants, shopping & top schools!

MLS#17-269528
SallyFJones/RebeccaDavis 310-691-7888
JOHN AAROE GROUP

157almont.com

| | | |
|-----------------------|-------|--------------|
| 1018 SUMMIT DR | Open | 11-2 |
| \$13,800,000 | 7+8.5 | CONTEMPORARY |

red



HUGE REDUCTION ON LOWER SUMMIT

Spectacular grounds await you on this grand estate just north of Sunset Blvd. The bright natural light, soaring ceilings and unusually expansive and private flat outdoor space are perfect for indoor and outdoor grandeur entertaining. The den, bar and wine cellars open to the court yard. The large master suite has both his and hers baths and walk-in custom built-in closets. Separate children's wing, full guest house, staff quarters, 11 car parking and a beautiful pool and spa. Don't miss this gem!

MLS#17-255652
Mitra Berman 310-387-6199
NELSON SHELTON REAL

1018Summitdr.com

| | | |
|--------------------------|------|--------|
| 1006 LEXINGTON RD | Open | 11-2 |
| \$32,000,000 | 7+12 | FRENCH |

rev



MLS#17-243800
Mauricio Umansky 424-230-3701
THE AGENCY

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

This newly constructed estate is a triumph with incredible custom design elements throughout. A stunning courtyard leads to a light-filled atrium with a retractable glass ceiling and marble arches. Vanishing pocket doors beyond grand-scale living spaces lead to phenomenal outdoor areas. A luxurious master suite boasts dual bathrooms and showroom closets. A lower level holds a theater, auto gallery, gym and staff quarters. A park-like backyard showcases a resort-caliber pool, spa and cabana.

| | | |
|------------------------|------|---------|
| 805 N LINDEN DR | Open | 11-2 |
| \$13,999,000 | 5+5 | SPANISH |

rev



STUNNING CALIFORNIA SPANISH

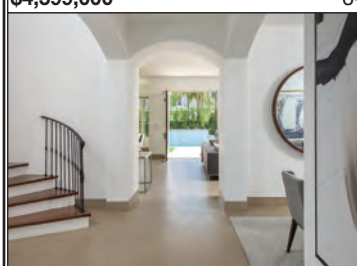
This picture-perfect Spanish style home perfectly captures the charm and elegance of Beverly Hills. This Rosemary DeCamp masterpiece, impeccably designed by Wallace Neff, features a stunning living room with hand painted cathedral ceilings overlooking beautiful gardens and landscaped patios. Immerse yourself in the updated kitchen with recessed lighting and top of the line stainless steel appliances, as well as a grand foyer with a graceful staircase and exquisite marble floors.

MLS#17-249136
Aaron Kirman 424-249-7162
JOHN AAROE GROUP

BBQ,Blt-Ins,Dshwshr,Frzr,Micro,Other

| | | |
|-----------------------|------|-------------|
| 142 N HAMEL DR | Open | 11-2 |
| \$4,599,000 | 6+7 | CONTEMP MED |

rev



EXQUISITE CONTEMPORARY IN BEVERLY HILLS

Six-bedroom, six-and-a-half bath, 6,000 plus SF, 2010 new construction rare offering in Beverly Hills. The main level includes a formal living and dining room, and open concept Italian kitchen with Miele appliances and fixtures which opens to the backyard. The second level features four en-suite bedrooms and vaulted beamed ceilings. The basement includes a theatre, and maids room with direct access to the backyard, pool and spa. Features include oak doors, walnut floors, and exquisite tiles.

MLS#17-263464
Meir Kroll 3103414393
THE AGENCY

Blt-Ins,Cbl,Cent Vac,Dshwshr,Dryer,Other

01 Beverly Hills

Condo / Co-op

| | | |
|---------------------------|------|--------------|
| 460 N PALM DR #305 | Open | 11-2 |
| \$4,295,000 | 3+4 | CONTEMPORARY |

red



MAJOR REDUCTION! BEVERLY HILLS 3600SF LUXURY CONDO (2015)

Unprecedented luxury residence in prime Beverly Hills' newest (2015) "5-star" concierge doorman condominium building, "460 Palm." Rare ultra spacious 3600 SF, 3BD/4BA, is the largest floor plan available. An entertainer's dream with amazing city views, sliding Fleetwood windows, seamless indoor/outdoor floor plan, modern gourmet Chef's kitchen, private home theater, & outdoor terraces.

MLS#17-242076
ST.JAMES+CANter 310.704.4248
BERKSHIRE HATHAWAY

www.460Palm305.com

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01 Beverly Hills

Lease

| | | | |
|-------------------------------|------|--------------|------------|
| 242 S SPALDING DR #242 | Open | 11-2 | NEW |
| \$8,500 | 3+3 | 2sty-SPANISH | |

TOTALLY RESTORED OLD WORLD CHARM FANTASTIC 3+3 POOL

Incredible find, best duplex on Spalding! Rare opportunity to live in absolutely gorgeous walled-in and secure Spanish Duplex with pool/spa. It has 2350 sq ft, light-filled rooms, chocolate brown hardwood floors, recessed lighting, huge living rm + fireplace, large formal DR, breakfast rm, kitchen with Caesarstone and stainless steel appliances, laundry rm, tons of storage and amazing closets A/C + alarm! Walk to BH High School, Roxbury Park, and all of Beverly Hills. Vacant and easy to show.

MLS#17-262718
 Ronnie Kassoria 310 666-2334
NELSON SHELTON REAL

Blt-Ins., Washer -Dryer

02 Beverly Hills Post Office

Single Family

| | | | |
|------------------------|------|--------|------------|
| 9719 HEATHER RD | Open | 11-2 | NEW |
| \$35,000,000 | 5+8 | FRENCH | |

EXQUISITE FRENCH CONTEMPORARY ESTATE ON APX. 4 ACRES

Situated on nearly 4 acres, minutes from the heart of Beverly Hills, this exquisite French Contemporary estate has just completed an extensive renovation. Designed for entertaining. Professional chef's kitchen, formal dining room, great room, library with bar, theater, and wine cellar. French doors open to sprawling grounds, complete with rolling lawns, pool terrace, outdoor kitchen, tennis court, mini golf course, and private vineyard overlooking majestic views of the city, ocean, & mountains.

MLS#17-270090
 Jade Mills 310-285-7508
COLDWELL BANKER

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

| | | | |
|-------------------------|------|------|------------|
| 1317 DELRESTO DR | Open | 11-2 | NEW |
| \$14,890,000 | 7+10 | | |

PRIVATE MODERN COMPOUND IN COVETED LOWER BHPO

Modern compound pristinely set behind private gated driveway offering tranquil city/ocean views. Meticulously sculpted, grand-scale spaces framed by walls of glass open to exterior for uninhibited indoor-outdoor living. Unsparing collection of exclusive finishes throughout, including Fleetwood sliders and chef's kitchen w/Miele appliances. Expansive Master retreat showcases sweeping views w/dual bathroom suites, walk-in closets, sitting area & office. Guest house, media & wine rooms, pool & spa.

MLS#17-269332
 Susan Perryman 310.261.1960
HILTON & HYLAND

Co-Listed w/ Ernie Carswell

| | | | |
|------------------------|------|--------------|------------|
| 1420 LAUREL WAY | Open | 11-2 | NEW |
| \$12,499,000 | 5+6 | CONTEMPORARY | |

CALIFORNIA LIVING AT ITS FINEST

Views of the city to the ocean combined w/custom modern features that include walls of windows & sliding glass doors that line the rear of the home on all levels, looking out over the grounds, outdoor living area, & infinity edge swimming pool built with the highest level of finishes available today. A massive lower level with a 40ft sliding glass door & custom bar perfect for entertaining any day of the week. Italian cabinetry hand cut marble counters & sinks all showcasing the killer views.

MLS#17-269694
 M. SCHWARTZ B. FARRUGIA 310.998.7175
HILTON & HYLAND

1420LaurelWay.com

| | | | |
|-------------------------|-------|--------------|------------|
| 12055 SUMMIT CIR | Lunch | 11-2 | NEW |
| \$9,850,000 | 7+8 | CONTEMPORARY | |

JOIN US FOR LUNCH IN THE "SUMMIT"

LOCATED IN THE "SUMMIT" THIS RE-IMAGINED AND REDESIGNED ESTATE FEATURES A NEW AND EXPANDED GOURMET KITCHEN, FAMILY ROOM AND BAR THAT OPEN UP TO A FIVE STAR RESORT-LIKE YARD WITH A CLEAR GLASS EDGED INFINITY POOL, AN OVERSIZED SPA, MATURE LANDSCAPING, AND MULTIPLE PATIOS AND SEATING AREAS, PERFECT FOR THE INDOOR OUTDOOR CALIFORNIA LIFESTYLE. UPGRADED SYSTEMS INCLUDE HVAC, CRESTRON, NEW BATHS, TRAVERTINE FLOORS, AND A STATE-OF-THE-ART MEDIA/ENTERTAINMENT ROOM WITH A 17' PROJECTION SCREEN.

MLS#17-252500
 E Nelson & D Cileto 310-663-4100
NELSON SHELTON

| | | | |
|-------------------------|-------|------------|------------|
| 12080 SUMMIT CIR | Lunch | 11-2 | NEW |
| \$8,500,000 | 6+7 | 2sty-TUDOR | |

BREATHTAKING VIEWS/ EXTENSIVELY RENOVATED/ JOIN US FOR TACOS

Classic, sophisticated, remodeled home in "The Summit". Large formal rooms and an incredible floor plan. An abundance of natural light resonates throughout. All bedrooms with en-suite bathrooms. 10 ft ceilings and 25ft entry. An impressive motor court with 3 car garage. Two additional storage rooms above garage, an office and two powder rooms. An indoor-outdoor flow, glistening salt water pool and numerous entertaining areas.

MLS#17-252500
 M.Ostrow / F.Kohanaim 310.497.7199
CB- NORTH/ NS-BH

www.12080summitcircle.com

| | | | |
|-------------------------|------|-------------|------------|
| 9311 CHEROKEE LN | Open | 11-2 | NEW |
| \$7,499,000 | 7+10 | CONTEMP MED | |

OUTSTANDING INVESTMENT OPPORTUNITY

As you enter this Tuscan masterpiece a grand-scale foyer leads to well-appointed living areas on the main floor. The impressive home is an entertainers dream w/ lots of volume & space to host. The top floor offers an enormous master suite with walk-in closets & an additional 4 bdms. The Villa offers a movie theater, billiards room, wine cellar, elevator, a yard area complete with a pool, spa, waterfall, bar and grassy lawn. It was recently rented at an astonishing monthly rate of \$108,000/Month

MLS#17-269332
 David Kramer | Ziv Gabay 310.691.2400
HILTON & HYLAND

www.DavidKramerGroup.com

| | | | |
|---------------------------------|------|---------|------------|
| 2819 COLDWATER CANYON DR | Open | 11-2 | NEW |
| \$4,850,000 | 4+5 | SPANISH | |

A STUNNING AND EXQUISITE SPANISH VILLA

Updated & Remodeled with expansive breathtaking views this home has all of the best old world details with contemporary updates for today's modern lifestyle. With four bedrooms and 5 baths in almost 5,000sf, this home offers a spacious outdoor loggia and a huge deck perfect for entertaining and living the indoor/outdoor life that makes people flock to Southern California. A sparkling pool, spa and period fountains round out the special nature of the 1/2 acre of landscaped grounds.

MLS#17-269522
 Milstein/Silver 310.867.5598
KELLER WILLIAMS BH

www.2819Coldwater.com

| | | | |
|----------------------|-------|-------------|------------|
| 9161 HAZEN DR | Open | 11-2 | NEW |
| \$4,550,000 | 3+4.5 | TRADITIONAL | |

TRANQUIL BHPO CONNECTICUT CARRIAGE HOUSE

Picturesque 3bd/4.5ba+maid's Connecticut Carriage House on 40,501sf lot. Built-in's & ambient light thruout. Connected LR+FR boast FP & specialty French doors. DR exudes comfort & charm. Chef's kit w/ top of the line appls & vaulted ceilings. Master w/ sitting area, FP, dual walk-in's & oversized ba. Addtl en suite bd. Parklike grounds, gardens & pathways. Amenities: motor court, wine room, office, sep gym, pool, spa, guest house & observation deck w/ views. Hidden gem in heart of the city.


MLS#17-219972
 Linda May 310.492.0735
HILTON & HYLAND

HazenRetreat.com

VESTA PLUS™
 POWERED BY THE MLS™

TUESDAY

| | | | |
|------------------------|----------|------------------|------------|
| 1460 DONHILL DR | Refresh. | 11-2 | NEW |
| \$3,885,000 | 3+3 | 1sty-MID-CENTURY | |



BHPO MID CENTURY WITH VIEWS

City views and abundant light are the staring features of this newly remodeled three-bedroom, three-bathroom, mid-century modern home in prime Beverly Hills Post Office. Privacy and serenity in a rare, single story home that offers an open, flowing floor plan with wonderfully high ceilings and spacious rooms that have been beautifully updated. Located at the end of a cul-de-sac, only five minutes from the heart of Beverly Hills and in the evening enjoy the sparkling lights below.

Doug Sandler 3102663120
THE AGENCY

Serene, city views, open floor plan

| | | | |
|---------------------------|------|------------------|------------|
| 9450 LLOYDCREST DR | Open | 11-2 | NEW |
| \$2,660,000 | 3+2 | 1sty-TRADITIONAL | |



LIGHT & BRIGHT AND CHARMING

On one of the premier streets in the BHPO, this charming single level home is charming as is or could be taken to the next level. The floor plan-perfect and easy with a light and open living room and dining area with wood floors and large picture windows; Three excellently sized bedrooms - one of which includes an ensuite bath. The kitchen is large and well appointed with new appliances. A two car garage separated from the house by a breezeway plus the gardens - a perfect opportunity.

MLS#17-269298
A Comora/P Lester 424-230-3746
THE AGENCY

range/oven, W/D

| | | | |
|---------------------------------|------|--------------|------------|
| 2282 COLDWATER CANYON DR | Open | 11-2 | NEW |
| \$1,795,000 | 5+4 | CONTEMPORARY | |



AMAZING PRICE - AMAZING VALUE - MUST SEE

This home presents a tremendous opportunity to remake a true Midcentury in their own image. Possessing excellent bones and ideal flow between entertainment and private spaces, the property takes the excellent light and natural "feel" to their fullest. Lush surroundings frame the backyard and pool where the rest of the city feels hundreds of miles away. Set back far from the street, the home's circular driveway and 2 car covered parking ensure that there's no lack of space for hosting guests.

Ari Afshar 310-738-5180
COMPASS

ariatshar.com/coldwater

| | | | |
|-----------------------|------|--------------|------------|
| 2547 HUTTON DR | Open | 11-2 | red |
| \$4,995,000 | 5+6 | CONTEMPORARY | |



GORGEOUS GATED CONTEMPORARY WITH VIEWS

Beautifully remodeled California Contemporary home with open floor plan. Relaxed living room with bar area, perfect for entertaining. Chic dining room. Amazing kitchen with top of the line appliances, large center island and lounge/TV area. State of the art screening room, bedroom suite, office and powder room complete the main level. Upstairs features a dazzling master suite with sumptuous bathroom and large walk in closet. Gated and private.

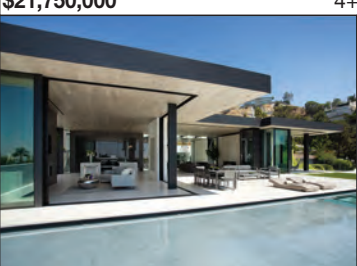
MLS#17-260126
Steve Frankel 310-281-3981
COLDWELL BANKER

www.stevefrankel.com

03 Sunset Strip - Hollywood Hills West

Single Family

| | | | |
|--------------------------|------|------|------------|
| 1822 MARCHEETA PL | Open | 11-2 | NEW |
| \$21,750,000 | 4+7 | | |



BREAKING THE MOLD

Brand new architectural, designed by Paul McClean. Warm Modernism with 12 foot ceilings, limestone floors coupled with a stunning wood paneled ceiling provide an aura of calm sophistication. This home exudes the highest quality including a 70 foot book-matched marble exterior wall for privacy. Modern Luxury in the Bird Streets.

Justin P. Huchel 310.617.4824
HILTON & HYLAND

1822Marcheeta.com

| | | | |
|-------------------------|------|-------------|------------|
| 1424 N DOHENY DR | Open | 11-2 | NEW |
| \$9,495,000 | 4+5 | CONTEMP MED | |



ELEGANT CONTEMPORARY MEDITERRANEAN WITH TENNIS COURT

Classic Contemporary Mediterranean Estate perched above the Sunset Strip & located on a prime corner lot in the exclusive Bird Streets. This estate is very private, gated, walled, & hedged & offers an apx. 20,000 sq.ft. lot with a North/South tennis court & canyon & city views. Beautifully done w/classic taste & style, this elegant home invites both comfortable & luxurious living. Formal foyer, spacious living room, family room, FDR, & gourmet kitchen. Resort-style yard with lawn, pool, & spa.

MLS#17-269264
Jade Mills 310-285-7508
COLDWELL BANKER

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

| | | | |
|--------------------------|-------|--------------|------------|
| 3581 MULTIVIEW DR | Open | 11-2 | NEW |
| \$4,590,000 | 6+6.5 | CONTEMPORARY | |



CELEBRITY-WORTHY COMPOUND!!

NEWLY REMODELED! Huge motor court. 9,300 sq.ft. 6 bed/6.5 baths. High ceilings. Open floor plan. Grand living room connects to sizable dining room & Chef's Kitchen. The East Wing of the home has massive THEATER, two bedrooms, junior master suite w/outdoor patio & GYM. Vast master suite has endless closet space & DUAL, luxurious baths. West Wing has bedroom & en-suite bath, plus multiple lounge/bonus areas. Beautiful View from the house and the pool/spa.

MLS#17-269232
Roger Perry 310-600-1553
RODEO REALTY - BH

www.RogerPerry.com

| | | | |
|--------------------------------|-------|--------------|------------|
| 1684 N CRESCENT HEIGHTS | Open | 11-2 | NEW |
| \$3,995,000 | 3+3.5 | CONTEMPORARY | |



SUNSET STRIP CONTEMPORARY

SEE FULL PAGE AD. Lush oasis above the Sunset Strip. Main house: 2 Bedrooms + Den + 2.5 Bathrooms; Lower level flex space with bath and separate entrance opens to a lower yard and can be used as a gym, screening room, private office or guest suite. Living Area: approx. 3799 SF; Lot Size: approx. 9265

MLS#17-262212
Brad Downs 310-435-3225
RODEO REALTY - BH

Private Celebrity Retreat

| | | | |
|-----------------------------|------|---------|------------|
| 1329 SIERRA ALTA WAY | Open | 11-2 | NEW |
| \$3,945,000 | 3+4 | SPANISH | |



FABULOUS NEW PRICE!

This dynamic & refined Spanish Revival was meticulously crafted & designed by renowned interior designer James Lumsden. Nestled in the hills just above the Sunset Strip, this hideaway is an absolute treasure. Distinctive architectural features include high ceilings, exposed beams, open spaces, central skylight, exquisite tile work, & vibrant colors. French doors & tall windows throughout welcome light & overlook lush greenery & beautiful city views. Outdoor oasis w/dining terraces, BBQ, & pool.

MLS#17-233040
Jade Mills 310-285-7508
COLDWELL BANKER

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

| | | | |
|-----------------------|------|-------------------|------------|
| 1444 QUEENS RD | Open | 11-2 | NEW |
| \$2,899,000 | 3+3 | 3sty-CONTEMPORARY | |



RECENTLY REMODELED HOLLYWOOD REGENCY HOME

Hollywood Regency home, recently and luxuriously remodeled, designer finishes, hardwood floors, open floor plan. Backyard features a pool, outdoor kitchen, gardens and tiers of viewing vistas which showcase city lights. The Master Bedroom is spacious and bright, featuring a spa-like en-suite bathroom. Just a block away from the Sunset Strip and some of the best restaurants, shopping, and nightlife Los Angeles has to offer.

Aaron Kirman, Neyshia Go 3108828357
JOHN AAROE GROUP

| | | | |
|------------------------|------|--------------------|------------|
| 2861 SEATTLE DR | Open | 11-2 | NEW |
| \$2,250,000 | 4+4 | 2sty-ARCHITECTURAL | |




DRAMATIC ARCHITECTURAL

Above a gated private drive on a secluded setting off Woodrow's celebrity row. A striking architectural with soaring interior spaces w/ beautiful symmetrical lines in every direction and open to a dramatic pool & spa with cascading water feature. 4 bedrooms & 4 baths, hillside views, this property provides an incredible opportunity as is or seeking a chance to develop and enhance a home to their specific needs. This is truly an incredible value

John Galich 310-279-2727
RODEO REALTY INC.

www.2861Seattle.com

| | | | |
|-----------------------------|---------|------|------------|
| 7308 PACIFIC VIEW DR | Open | 11-2 | red |
| \$1,795,000 | 1949000 | 3+2 | |



INCREDIBLE NEW PRICE!

WELCOME TO THIS BEAUTIFULLY APPOINTED HOME W/ BREATHTAKING HEAD ON CITY VIEWS! THE HOUSE IS FILLED WITH A LIGHT AND BRIGHT VIBE. THIS HOME FEATURES A LIBRARY/STUDY IN ADDITION TO AN EXTRA BEDROOM DOWNSTAIRS. EVERY ROOM HAS THAT SAME JET-LINER VIEW. THE DRAMATIC LIVING ROOM HAS SOARING CEILINGS AND WALLS OF GLASS. THE KITCHEN HAS GRANITE COUNTERTOPS & SUBZERO FRIDGE. THE UPSTAIRS MASTER TAKES UP THE ENTIRE FLOOR WITH A LOFT LIKE FEEL, WALK IN CLOSET AND WITH THAT SAME GREAT INDOOR/OUTDOOR FLOW.

MLS#17-240760
Neal Baddin/Angie Lieu 213-590-8568
COLDWELL BANKER RESI

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

| | | | |
|-------------------------------|------|-------------------|------------|
| 6926 WOODROW WILSON DR | Open | 11-2 | NEW |
| \$1,950,000 | 4+3 | 2sty-CONTEMPORARY | |



NEW CONSTRUCTION 4 BEDROOM, 3 BATHROOM CONTEMPORARY

Brand new construction - just completed light & bright 4 bedroom 3 bath contemporary home featuring an open floor plan. Chef's kitchen with 6 burner Wolf range, Sub-Zero, quartz counter tops and built-in wine fridge. Sparkling pool with waterfall in the sun-drenched back yard. Attached 2 car garage + storage room. Hillside and Hollywood sign views. Be the first to occupy this wonderful new home.

Jim Noonan 310-801-8182
COLDWELL BANKER BHN

Other

| | | | |
|--------------------------|------|--------------|------------|
| 1646 BLUE JAY WAY | Open | 11-2 | rev |
| \$17,900,000 | 6+6 | CONTEMPORARY | |



Live in one of the best properties on Blue Jay Way, one of the most exclusive Bird Streets. Gated compound awaits in a large promontory plot offering some of the best 180 degree views in the city. Chic contemporary outfitted with the most high end and state of the art finishes and surfaces. Indoor/outdoor flow of main house is perfect for entertaining and impressing guests with the breath taking views. This is a rare opportunity to obtain a one of the most desirable properties LA has to offer.

MLS#17-262932
Joseph Babajian/Timmy Wo 310-623-8800
RODEO REALTY - BH

www.1646Bluejayway.com

| | | | |
|------------------------|-------|--------------|------------|
| 7306 PYRAMID DR | Open | 11-2 | NEW |
| \$1,889,000 | 3+2.5 | 2sty-SPANISH | |



SUN DAPPLED SPANISH RETREAT
WWW.7306PYRAMID.COM

Intimate Old World Andalusian Spanish Home located in the verdant Hollywood Hills. CA lifestyle property featuring tiered gardens w/ koi pond & 527 sf sun dappled lanai. Sited for privacy & views! Living areas are elevated to afford multiple vantage points of the surrounding flora & fauna. Grand living room featuring a fpl & hardwood floors, contemporary floor plan w/ dining area, sep family room & culinary kit. Basement plus 2 car garage. Truly unique opportunity for the most discerning buyer.

Omega Group-Scott Wall 310.780.8001
KELLER WILLIAMS HH

www.OmegaGroup.LA

| | | | |
|---------------------------|------|-------------------|------------|
| 9432 SIERRA MAR PL | Open | 11-2 | rev |
| \$5,995,000 | 4+4 | 3sty-CONTEMPORARY | |




PRIME DEVELOPMENT OPPORTUNITY IN THE BIRD STREETS

Perched above the famed Sunset Strip in the coveted Bird Streets sits this once in a lifetime development opportunity that offers sweeping views of Downtown LA. This modern architectural concept as visualized by Vantage Design Group, features plans for a 6,296 square foot 4 bedroom, 4 bath house (plus a 508 square foot 3-car garage). 9432 SMP has been submitted to the City for both plan check the permits are expected in late October 2017.

MLS#17-263752
Rochelle Maize 3109688828
NOURMAND & ASSOCIATE

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

| | | | |
|-------------------------------|------|---------------|------------|
| 6969 WOODROW WILSON DR | Open | 11-2 | NEW |
| \$1,829,000 | 3+3 | ARCHITECTURAL | |



SPECTACULAR ARCHITECTURAL WITH KILLER VIEWS!

Soaring ceilings, walls of glass, wide open spaces and spectacular views describe this modern architectural dream home..Located minutes from shopping, entertainment and the finest restaurants. An abundance of natural light and volume. Clean horizontal and vertical lines. A flexible and exciting lifestyle with great indr/outdr flow. Fantastic grounds. Extensive flat pads and a huge spa. Sheer drama in the evening. Once you've seen this amazing home, you won't want to leave.

MLS#17-269214
Neal Baddin 323-793-7405
COLDWELL BANKER RESI

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

| | | | |
|---------------------------|------|------------------|------------|
| 1317 CORDELL PLACE | Open | 11-2 | rev |
| \$4,369,000 | 3+3 | 1sty-TRADITIONAL | |



ALSO AVAILABLE TURN-KEY FURNISHED!

Capture the glamour & style of Old Hollywood w/ all the conveniences & technology of modern living. Located on quiet cul-de-sac, fully renovated, extraordinary design & attention to detail-perfect for indoor/outdoor entertaining. Dramatic LR w/ beamed ceiling overlooks stunning pool/spa, city views, & opens to patio w/ FP. State-of-the-art kitchen, FDR & separate wood-paneled media room/office. Charming & rustic writer's cottage w/ city views & patio. www.1317CordellPlace.com

MLS#17-221366
James Hancock 310-777-6351
COLDWELL BANKER RESI

Bring or Send Clients!

| | | | |
|---------------------------------|------|------------------|------------|
| 8952 WONDERLAND PARK AVE | Open | 11-3 | NEW |
| \$1,400,000 | 3+2 | 1sty-MID-CENTURY | |



FABULOUS FIXER OPPORTUNITY

Great Developer or Owner End User with wonderful upside potential. A major fixer sited on a beautiful private lot surrounded by mature trees & featuring a large swimmers pool. The original 1951 structure contains 3 bedrooms & 2 baths,large living room & kitchen. Sold "AS IS" No showings until Brokers Open House

MLS#17-265812
Barbara Palmer 310 713 1992
KELLER WILLIAMS BH

Blt-Ins

| | | | |
|-----------------------------|------|--------------|------------|
| 1664 SUNSET PLAZA DR | Open | 11-2 | rev |
| \$3,849,000 | 5+6 | CONTEMPORARY | |




VIEW, VIEW, VIEW!


Remodeled to perfection! It took over \$750,000 and more than 8 months to create this beauty. Over 4500 Sq. Ft. of modern home with open & airy floor plan. Huge mahogany pivot entry door leads you into a stunning wood & glass foyer. 4 en-suite BRs with private BAs. Powder room. Master BR with dual walk-in closets. Breathtaking views, from PDC to the ocean! Large balconies on each level. Brand new ROOF. Large grassy back yard w/plenty of room for a pool. Bonus/game room ideal as a home theater.

MLS#17-248850
Steven B. Mesbah 310.897.0044
RODEO REALTY - BH

Top-Of-The-Line Appliances


TUESDAY


| | | |
|--|--|------------|
| 6846 PACIFIC VIEW DRIVE Open 11-2 | | rev |
| \$2,600,000 4+4.5 3sty-VILLA | | |
|  | | |
| MAJOR REDUCTION \$300K! NEW BUID GATED VILLA New Build Villa on corner lot. Featuring 4 "en suite" beds / 4.5 baths, bonus media room, wood floors, crown moldings, eat-in cook's kitchen with Viking appliances and formal dining separate. This home has a great flow with many rooms accessible to the walled and gated outdoor patios/verandas. The main living area flows out to a very large paved patio with planters and climbing foliage on the walls, water feature and then step down to a redwood deck surrounding your pool | | |
| MLS#17-244100 Rick Beck 310-990-7925 KELLER WILLIAMS - BH Blt-Ins,Grbg Disp,Hood Fan,Rng/Ovn,Fridg | | |

| | | |
|--|--|------------|
| 2023 KENDRA CT Refresh. 11-2 | | rev |
| \$1,995,000 2+3 2sty-MEDITERRANEAN | | |
|  | | |
| SPECIAL WHITLEY HEIGHTS MEDITERRANEAN Sophisticated Mediterranean with beautiful gardens behind gates. Home has natural light, dramatic archways, hi ceilings, walnut flrs, imported tile. Step-down LR w/FP and French drs lead to patio. Entertain in grand fashion w/ scenery thru the lrg windows. Carrera marble kitchen with breakfast nook. Bright family room & wine cellar. Suite 1 has soaring ceilings, balcony, views of the Hollywood sign and beyond. Bath with dbl marble tub. Enormous walk-in closet. Suite 2 w/patio & beautiful bath. | | |
| MLS#17-249416 Ken Church 323-762-2519 KELLER WILLIAMS LARC | | |

03 Sunset Strip - Hollywood Hills West

Income

| | | |
|---|--|------------|
| 6864 ALTA LOMA TER Open 11-2 | | NEW |
| \$1,295,000 Duplex | | |
|  | | |
| HOLLYWOOD HILLS DUPLEX W/ VIEWS Own a piece of Hollywood history, former childhood home of the voice of Snow White. Stunning views from this 4Bdrm/3Bath duplex located in Hollywood Heights on historic walk streets. Includes two one car garages on High Tower, and is part of the elevator association. Last sold 1975. Great owner occupy situation. Barrel vaulted living room ceiling w/fireplace. Property square footage is 2,366 Sq. Ft. per R.E.S.T. Fantastic central location. Access at 2178 High Tower Dr, valet parking available | | |
| MLS#17-265246 Todd Henricks 310-913-2470 BERKSHIRE HATHAWAY Romantic Hollywood Hills Walk Streets | | |

| | | |
|--|--|------------|
| 6888 ALTA LOMA TER Open 11-2 | | NEW |
| \$1,195,000 Duplex | | |
|  | | |
| HOLLYWOOD HILLS DUPLEX W/ VIEWS Breathtaking views from this spacious 5Bdrm/3Bath duplex located in Hollywood Heights on historic walk streets. Includes two one car garages on High Tower, and is part of the elevator association. Last sold in 1984. Great owner occupy situation. Developer opportunity. One of the units is mid-remodel and needs to be completed. Property square footage is 2,859 Sq. Ft. per R.E.S.T. plus bonus space. Fantastic central location. Access at 2178 High Tower Dr, valet parking available. | | |
| MLS#17-265354 Todd Henricks 310-913-3470 BERKSHIRE HATHAWAY Romantic Hollywood Hills Walk Streets | | |

03 Sunset Strip - Hollywood Hills West


Lease


| | | |
|--|--|------------|
| 7947 ELECTRA DR Open 11-2 | | NEW |
| \$19,995 4+5 SPANISH | | |
|  | | |
| A PRIVATELY GATED SPANISH ESTATE An exquisite Spanish-inspired estate with meticulous craftsmanship & finishes by renowned Dalingier Designs. Boasting impressive city views from the second floor master & guest bedrooms, it is offered with exceptional quality furnishings, soaring ceilings with intricate wood-carved detail, a large chef's kitchen with top of the line appliances, & a wonderful open floor plan lending itself to entertaining & the indoor-outdoor California lifestyle, with a tremendous yard & pool. | | |
| MLS#17-264444 Jason Oppenheim 310-990-6656 THE OPPENHEIM GROUP www.ogroup.com | | |

04 Bel Air - Holmby Hills

Single Family

| | | |
|---|--|------------|
| 1211 STRADELLA RD Refresh. 11-2 | | NEW |
| \$32,500,000 7+10 TRADITIONAL | | |
|  | | |
| BEL AIR TENNIS COURT ESTATE Set behind gates on over 1.5 acres of lush park-like grounds, this Traditional offers 7BR +10BA of unparalleled quality & craftsmanship. Dramatic two story entry w/ limestone & marble. Large step down living room, formal dining & chef's kitchen w/ center island & finest stainless steel appliances. Master suite w/ fireplace, sitting area & private balconies looking at verdant canyons. Hardwood floors & high ceilings throughout. Amenities include library, night lit N/S tennis court & pool w/ spa. | | |
| MLS#17-258572 Nourmand and S Frankel 310-888-3333 NOORMAND & ASSOCIATE COFFEE BAR | | |

| | | |
|--|--|------------|
| 728 LINDA FLORA DR Lunch 11-2 | | NEW |
| \$7,499,000 5+7 RANCH | | |
|  | | |
| GATED RANCH-STYLE ESTATE IN LOWER BEL AIR Lower Bel-Air published gated estate, on almost one acre of mostly flat promontory w/ sweeping views of DTLA, Century City, Santa Monica & the Pacific. This elegant, single-story Ranch-style w/ 5 bedrooms & 7 baths, features beautifully-designed interior spaces w/ multiple entertaining areas indoor & out. Expansive living area w/ two fireplaces/wet bar. All bedrooms ensuite. Master retreat. Gourmet kitchen. Formal dining room. Wonderful guest qtrs. Pool/Spa. 3-Car Garage. | | |
| Larry Young 310.777.2879 BERKSHIRE HATHAWAY 728LindaFlora.com | | |


| | | |
|--|--|------------|
| 1749 STONE CANYON RD Open 11-2 | | NEW |
| \$7,350,000 5+7 MODERN | | |
|  | | |
| INSPIRED ARCHITECTURAL WITH RESERVOIR VIEWS Inspired brand new modern construction from ANR Signature Collection with spectacular Stone Canyon reservoir views and a refined, light-filled floor plan that seamlessly creates both an expansive and serene indoor-outdoor experience. Masterwork kitchen. Sophisticated dining room. Master suite aerie. Luxurious master bath retreat. Chic theater and billiards den. Sparkling pool and spa. A singular Bel Air home, blending glamorous indoor/outdoor living, comfort and unparalleled amenities. | | |
| MLS#17-254430 Todd Baker 310-801-1475 COLDWELL BANKER www.1749StoneCanyon.com | | |

15,000+ real estate professionals. Working together, to make homeownership happen.



MAKING THE MARKET WORK™

| | | | |
|------------------------|------|-------------------|------------|
| 10917 SAVONA RD | Open | 11-2 | NEW |
| \$5,495,000 | 4+6 | 2sty-CONTEMPORARY | |



AMAZING CONTEMP W/CITY, CANYON & OCEAN VIEWS!

Amazing contemporary w/great city master views, canyon & ocean w/all the views from all around. Bright flawless design w/huge 1,500 sq ft master w/ endless walk in closets & wardrobe dressing & sitting area (his & hers baths). 2nd large master on main level w/lrg closet & its own outdoor area. Fabulous media room or game room. Fleetwood sliding glass doors. Fabulous chef's kitchen with Subzero and Wolf appliances with giant island. Glass tile pool, built-in barbecue, yard and outdoor shower.

MLS#17-268574
Ginger Glass 310-927-9307
COLDWELL BANKER BHN

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

| | | | |
|--------------------------|------|------------------|------------|
| 1145 STRADELLA RD | Open | 11-2 | red |
| \$9,750,000 | 5+6 | 2sty-TRADITIONAL | |




DISCOVER THE HMPTONS IN BEL AIR

This true Hamptons designer view home in exclusive Bel Air is set behind gates. East Coast Traditional on over an acre of land. Flexible floor plan w/DR, library, FR & gourmet kitchen. Hardwood floors, LR w/fp opens to deck and screened porch + additional entertaining space! Luxurious master suite with dual closets, custom bath & balcony; 3 additional en-suite bedrooms plus maid's w/separate entry. State of the art screening room & gym. Park like grounds w/Infinity pool overlooking views.

MLS#17-248190
Nourmand/Bailey/Edney 424-394-1249
NOURMAND & ASSOCIATE

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

| | | | |
|------------------------|----------|------------------|------------|
| 10891 CHALON RD | Refresh. | 11-2 | NEW |
| \$3,995,000 | 4+3 | 1sty-MID-CENTURY | |



RARE OPPORTUNITY IN PRIME LOWER BEL AIR

This inspiring mid-century modern captures the essence of old Bel Air. Built in 1951, the 2,560 square foot home gracefully sits among mature trees on over half an acre. Just minutes from the West Gate and Bel Air Country Club, the location is truly sublime. This is your opportunity to either restore the striking design or bring your own vision to life. UnderBuilt report available upon request.

MLS#17-268574
Donohoe Group 323.601.VIEW
COLDWELL BANKER RESI

donohoegroup.com

| | | | |
|----------------------------|------|------|------------|
| 661 STONE CANYON RD | Open | 11-2 | rev |
| \$23,950,000 | 8+10 | | |




REMODELED COLONIAL ESTATE | OVER A FLAT ACRE

From the welcoming splash of the fountain by the gated circular drive to the lushly landscaped backyard, this gracious residence offers abundant privacy and impeccable quality. On over one acre of flat land, its timeless beauty creates an ideal setting for peaceful living and indoor-outdoor entertaining. Large rooms with parquet or tile floors and crown moldings look onto the yard's patio, pool and serene foliage - a dignified, private Bel Air estate of exceptional beauty.

MLS#17-230722
Stanley Richman 310-777-6209
COMPASS

Blt-Ins,Dshwshr

| | | | |
|--------------------------|------|--------------|------------|
| 2084 ROSCOMARE RD | Open | 11-2 | NEW |
| \$2,495,000 | 4+3 | CONTEMPORARY | |




REDUCED UNDER APPRAISED VALUE

Enter into a bright open living space which encompasses the kitchen, dining and living areas. Everything from the material palette, line of sight and acoustics play a role as the central living space separates the bedrooms and bathrooms into their respective wings of the house. Top of the line finishes including smart home features, Viking appliances, Milgard windows, Fleetwood doors, Calacatta marble, matte finish hardwood floors, Sonos sound system, security and Nest thermostat HVAC system.

MLS#17-269686
Ari Afshar 310-738-5180
COMPASS

AriAfshar.com/Roscomare

| | | | |
|------------------------|------|--------|------------|
| 1737 BEL AIR RD | Open | 11-2 | rev |
| \$22,500,000 | 9+12 | MODERN | |



STUNNING MODERN

On one of the most coveted streets in Bel-Air sits this brand new modern masterpiece. Nestled behind a private gate is the jewel of Cain Interiors most recent achievement. This fully modern home boasts stunning panoramic canyon, city, and ocean views that are all accentuated by the collapsible walls of glass that enable the owner an indoor-outdoor living space that is second to none.

MLS#17-229070
Aaron Kirman 424-249-7162
JOHN AAROE GROUP

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

| | | | |
|-------------------------|------|-------------------|------------|
| 11738 IPSWICH CT | Open | 11-2 | NEW |
| \$2,450,000 | 3+3 | 2sty-CONTEMPORARY | |



SOPHISTICATED CANYON HOME IN BEL AIR CREST

Lovely & very special Canyon home located on a quiet cul-de-sac in Bel Air Crest. There are only 2 homes of this floor plan in the entire community. Updated and upgraded including the replacement of some of the windows. Three bedrooms, one of which is being used as an office with built-ins, and book shelves etc. a small den. The remaining two bedrooms are on different levels of the house. Good backyard. Attached 2 car garage w/ direct access to the house.

MLS#17-268588
Carole Schiffer 310-442-1384
COLDWELL BANKER RESI

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

| | | | | |
|---------------------------|------|------|-------|------------|
| 227 COPA DE ORO RD | Open | 11-2 | 592B7 | rev |
| \$19,995,000 | 6+9 | | | |



WHISPERING PINES MANOR

Please visit www.227CopaDeOro.com for more information. The crown jewel of coveted Copa de Oro.

MLS#17-246874
Drew Fenton 310.858.5474
HILTON & HYLAND

Also available for Lease at \$59,500 /mo

| | | | |
|----------------------------|------|--------------|------------|
| 1304 N BEVERLY GLEN | Open | 11-2 | NEW |
| \$950,000 | 1+1 | CONTEMPORARY | |




GREAT CONDO ALTERNATIVE

Contemporary hide away with privacy. Light bright residence highlighted with architectural features. High ceiling with specifically set windows to capture views of the canyon. Grand room setting with open kitchen that includes granite counters, stainless steel appliances, ample cabinetry, large bar area for serving or entertaining. Cozy bedroom with updated bath. Rare adjacent large decked lot included for celebrating southern California lifestyle. Plans available for a 3000 sqft home.

MLS#17-267426
David Solomon 424.400.5905
THE AGENCY

www.1304BeverlyGlen.com

| | | | |
|------------------------|------|-------------|------------|
| 11222 CHALON RD | Open | 11-2 | rev |
| \$9,998,000 | 5+5 | 2sty-FRENCH | |



SPRAWLING OUTDOORS WITH BIG VIEWS TO THE OCEAN

This French Regency-style estate is dramatically poised above beautiful Bel-Air, offering sweeping panoramic views of LA to the ocean. Radiating elegance and classic charm, it welcomes one into its impeccably-crafted interiors by way of stately columns, high ceilings, and wide, free-flowing hallways. The formal dining and living rooms all spill out onto sprawling outdoor leisure areas that include a stone patio with a reverse osmosis pool and wraparound terrace, enriched by formal gardens.

MLS#17-245524
Segal & Ojeda 310-902-7676
PARTNERS TRUST BW

Elevator, BBQ's, Water Filtration System

| | | | |
|--------------------------|------|--------|------------|
| 1018 STRADELLA RD | Open | 11-2 | rev |
| \$6,995,000 | 4+6 | MODERN | |




DRAMATIC BEL-AIR DOUBLE LOT WITH STUNNING VIEWS

Dramatic modern with stunning views, open plan, exquisite finishes, walnut floors, Control4 automation, many built-ins. Living/great room/home theater opens to pool deck thru disappearing wall. Chef's kitchen, step-down den/bar. All en-suite bedrooms. Master has walk-in closet, dressing area, patio, fire pit, plus bath with Japanese tub and rain shower. Saltwater infinity pool/spa, Porsche barbecue, fire feature, detached bonus room, two-car garage with direct access. Private and sophisticated.

MLS#17-262894
Joyce Rey/T. Di Prizio 3102662777
COLDWELL BANKER

www.1018StradellaRoad.com

| | | | |
|-----------------------|------|----------------------|------------|
| 220 LORING AVE | Open | 11-2 | rev |
| \$5,800,000 | 3+5 | 2sty-FRENCH NORMANDY | |



REDUCED! BEAUTIFUL HOME IN LITTLE HOLMBY

A houseful of sunshine in Little Holmby. This uniquely designed home by famed architect Robert L. Earl features grand scale rooms. The living room has soaring ceilings with walls of glass opening to a private garden with built in bbq... The lush garden leads to a pool and spa with an outside bath with shower. The downstairs master bedroom includes a charming sitting area and fireplace. The spacious remodeled master bath includes abundant closets and storage.

MLS#17-235850
Helene Sherman Wayne 310-480-0055
COLDWELL BANKER BHN

BBQ,Blt-Ins,Dshwshr

| | | | |
|----------------------------|------|-------------|------------|
| 1116 LINDA FLORA DR | Open | 11-2 | rev |
| \$6,995,000 | 5+6 | 2sty-MODERN | |



STUNNING BEL-AIR OCEAN VIEW MODERNE

Sexy and Sophisticated Walter Scott Perry architectural masterpiece with unobstructed breathtaking views. Grand entry has explosive 20' ceilings unfolding into a seamless open concept floor plan. Entirely new, down-to-the-studs, state-of-the-art interior and exterior work, including walnut plank hardwood floors, stairs, walls, ceilings, finishes, doors, windows, skylights, plumbing, wiring, fixtures, appliances, roof, landscaping and Smart Home Control 4 Technology.

MLS#17-245578
Joyce Rey/T. Di Prizio 3102662777
COLDWELL BANKER

www.1116LindaFlora.com

05 Westwood - Century City Condo / Co-op

| | | | |
|-----------------------------|-------|--------------|------------|
| 10601 WILSHIRE #1202 | Open | 11-2 | NEW |
| \$1,950,000 | 2+2.5 | CONTEMPORARY | |



RSVP REQUIRED: STELLAR VIEWS FROM WILSHIRE HOUSE CONDO


Incredible 2BD/2½BA home on the 12th floor in the prestigious Wilshire House. Floor to ceiling windows & private wrap around terrace w/ unobstructed ocean, city & mountain views. Semi private elevator entrance as each floor opens up to only 2 units. Master Suite w/ large walk in closet. Full service building offers a Lighted tennis court, pool & spa, beautiful gym, recreation/banquet room, library, 24 hr security & valet. RSVP for BROKERS OPEN REQUIRED: Marcy@marcyroth.com or 310-539-3000

MLS#17-255720
Marcy Roth 310.539.3000
BERKSHIRE HATHAWAY

RSVP for BROKERS OPEN REQUIRED

04 Bel Air - Holmby Hills Lease

| | | | |
|--------------------------|----------|-------------|------------|
| 1211 STRADELLA RD | Refresh. | 11-2 | NEW |
| \$65,000 | 7+10 | TRADITIONAL | |




BEL AIR TENNIS COURT ESTATE

Set behind gates on over 1.5 acres of lush park-like grounds, this Traditional offers 7BR +10BA of unparalleled quality & craftsmanship. Dramatic two story entry w/ limestone & marble. Large step down living room, formal dining & chef's kitchen w/ center island & finest stainless steel appliances. Master suite w/ fireplace, sitting area & private balconies looking at verdant canyons. Hardwood floors & high ceilings throughout. Amenities include library, night lit N/S tennis court & pool w/ spa.

MLS#17-258574
Nourmand and S Frankel 310-888-3333
NOORMAND & ASSOCIATE

COFFEE BAR

| | | | |
|-----------------------------|------|------|------------|
| 10590 WILSHIRE #1804 | Open | 11-2 | NEW |
| \$1,650,000 | 2+3 | | |



FRONT FACING WILSHIRE CORRIDOR PENTHOUSE

Corner unit surrounded by walls of glass that beautifully frame the hillside & corridor panorama. Enjoy these views from the expansive & open floor plan which includes a dining area & formal living room, the perfect setting for entertaining w/fireplace, wet bar & balcony. Adding to the elegance of this stylish penthouse are the voluminous high ceilings, recessed lighting, hardwood floors, granite in the kitchen and marble baths. The spacious en suite master bedroom w/FP and lots of closet space.

MLS#17-267698
Ari Afshar 310-738-5180
COMPASS

ariafshar.com/wilshire

05 Westwood - Century City Single Family

| | | | |
|-------------------------|------|---------|------------|
| 830 BIRCHWOOD DR | Open | 11-2 | NEW |
| \$19,500,000 | 7+9 | SPANISH | |



TRUE LUXURY LIVING IN THE DOHENY ESTATES

Bradley Bayou designed contemporary framed in views of the city. Completed in 2015 featuring an open floor plan w/ high ceilings, sliders that opens to outdoor spaces allowing natural light thru-out. Chef's kitchen w/top of the line appliances. Private master w/fireplace, seating area & patio. Spa bath w/sunken, heated tub & floors w/glass walls that opens to a koi pond, Zen garden & Yoga deck. Lounge & bar area leads to a plush theatre. Automated Savant system. Gated subterranean parking for 6.

MLS#17-270202
Benjamin Bacal 310-748-7717
RODEO REALTY - BH

www.830birchwood.com

| | | | |
|------------------------------------|------|------|------------|
| 2170 CENTURY PAR, UNIT 2008 | Open | 11-2 | NEW |
| \$1,050,000 | 2+2 | | |



SOPHISTICATED CENTURY TOWERS CONDOMINIUM

Immaculately maintained and newly updated 2 bedroom and 2 bathroom condominium in the highly sought after Century Towers. Beautiful new kitchen with top-of-the-line appliances, gorgeous bathrooms, a master bedroom with ample closet space, and stunning city and ocean views. This is luxury living at its finest in this full-service building offering valet parking, gym, pool, tennis court and dog park. Don't miss a great opportunity to live in comfort, convenience, and elegance.

Jade Mills 310-285-7508
COLDWELL BANKER

Range/Oven, Refrigerator, Microwave

| | | | |
|------------------------------|------|-------------|------------|
| 1427 S BENTLEY AVE #C | Open | 11-2 | NEW |
| \$968,000 | 2+3 | TRADITIONAL | |



Gorgeous Town House in Westwood, This spacious 2 bedroom plus enclosed loft is extensively remodeled with beautiful oak floors and recessed lighting throughout. Near Westwood Park, restaurants, shops and UCLA Chefs kitchen with newer appliances, custom Canadian Maple cabinets, granite counter top. Private deck and patio. Upstairs Master suite features high vaulted ceilings a private balcony, white marble bathroom with double sink, free standing tub, and frame-less infinity shower.

MLS#17-269228
Magnus Hellberg
PARTNERS TRUST BH

OPEN HOUSE STATUS

Automatic Status: The MLS™ will automatically assign NEW or REV

NEW New, automatic status
NEW* New, not yet listed
RED Reduced
REV Review, automatic status
BOM Back on Market

| | | | |
|-----------------------|------|------------------|------------|
| 611 MORENO AVE | Open | 11-2 | NEW |
| \$5,975,000 | 5+4 | 2sty-TRADITIONAL | |



RARE OPPORTUNITY TO LIVE ON ONE OF BW'S MOST COVETED STS

Classic 2 sty Trad on lg 13,200 sq ft (per assr's map) tree-filled lot in one of BW's very finest locations. Great street presence, pristine condition, gorgeous sun-filled gardens, expansive yd & the very best BW lifestyle - just a stone's throw to the Country Mart, BW Country Club & the Sunday Farmer's Market. Brick terrace & lg, pvt grassy yd. Spacious master w/ sep sitting rm. Situated behind tall gates, mid-way between San Vicente & Montana & surrounded by estate properties.

MLS#17-270176
David Offer 310-820-9341
BERKSHIRE HATHAWAY

www.611moreno.com

| | | | |
|-------------------------|-------|-------------|------------|
| 12244 GORHAM AVE | Open | 11-2 | NEW |
| \$3,195,000 | 4+3.5 | TRADITIONAL | |



GREAT NEW BRENTWOOD LISTING

Located on a tree-lined street, this remodeled 2-story charmer has an updated, gourmet kitchen w/ top of the line SS appliances & informal eating area opening to family room with FP & built-ins. French doors lead to a trellised deck. Formal dining room & beautiful living room w/ FP. Large master suite w/ walk-in closet & luxurious bath w/ separate tub/shower & double sinks. Many amenities: wood floors, recessed lighting, crown molding, security cameras, dual zone HVAC. 12244GorhamAvenue.com

Melissa Alt 424.202.3232
TELES PROPERTIES

| | | | |
|------------------------|------|------------------|------------|
| 228 S ANITA AVE | Open | 11-2 | NEW |
| \$2,850,000 | 3+3 | 2sty-TRADITIONAL | |




STORYBOOK TWO STORY TRADITIONAL WITH POOL FINISHED GARAGE

Traditional with a beautiful gated garden. Living Room with FP & hdwd flrs. Dining Room opens to a cozy & comfortable Family Rm. Kitchen & Breakfast area open to large yard with a vegetable garden and gated swimmers pool. First Floor: Bedroom and Bath. Second Floor: Master bedroom & bath plus a second bedroom that could easily be divided into two bedrooms creating a 3 bedroom upstairs floorplan. Finished garage is set up for your favorite "garage band." Close to Farmer's Market, Country Mart

MLS#17-257758
Mary Beth Woods (310) 463-1599
COLDWELL BANKER RESI

www.marybethwoods.com

| | | | |
|----------------------------------|------|-------------|------------|
| 3634 MANDEVILLE CANYON RD | Open | 11-2 | red |
| \$1,525,000 | 3+2 | TRADITIONAL | |



REMODELED 3 + 2 CALIF RANCH IN BRENTWOOD

Open floor plan ideal for entertaining. Formal entryway opens to expansive living room w/ fireplace. Large patio and grassy backyard. New kitchen with SS appliances, countertops & backsplash. Formal dining room. Three spacious bedrooms & two remodeled bathrooms. Large master bedroom and cedar closet. Hardwood floors & recessed lighting. Two car attached garage with additional driveway parking. New windows, upgraded electrical, plumbing and heating. Kenter Canyon school district.

MLS#17-241824
KristiBrock TudorMartin 310-210-4406
TELES / GIBSON

Cling Fan,Dshwshr,Fridg

| | | | |
|-----------------------|------|------|------------|
| 466 N BUNDY DR | Open | 11-2 | rev |
| \$7,399,000 | 5+7 | | |



BEAUTIFUL CONTEMPORARY FARMHOUSE BRAND NEW CONSTRUCTION

New construction designed by Ken Ungar. 5 bed/7baths approx. 6,500 sq. ft. on a 15,700 sq. ft. lot. Living room, dining room, butler's pantry, chef's kitchen with center island, breakfast nook, sub-zero & wolf appliances that open to an expansive family room/great room. Master bedroom suite. Sliding glass pocket doors in the family room are completely retractable and open up to a huge private backyard w/pool, spa, bbq, beautiful landscaping with custom flagstone. Crestron smart home system.

MLS#17-261900
Steve Mirman 310-479-7373
MIRMAN & COMPANY

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

06 Brentwood *Condo / Co-op*

| | | | |
|------------------------------|------|--------------|------------|
| 11954 GOSHEN AVE #101 | Open | 11-2 | NEW |
| \$755,000 | 2+2 | CONTEMPORARY | |



WWW.11954GOSHENAVE101.COM

This updated 2BR/2BA condo is in the front corner of the complex, surrounded by a wrap-around balcony, and bathed in natural light. Floor to ceiling windows and sliding glass doors create a natural indoor/outdoor flow, combined with an open floor plan. Property features dark hardwood floors, a granite kitchen with SS appliances, decorative light fixtures, 2 large bedrooms and inside laundry. Master suite with remodeled bath including glass-enclosed step-in shower. 2-car parking (NOT tandem).

MLS#17-269632
Regina Vannicola 3106252061
KELLER WILLIAMS-SM

Dshwshr,Dryer,Rng/Ovn,Wshr

| | | | | |
|-----------------------------|------|------------------|-------|------------|
| 11918 KIOWA AVE #306 | Open | 11-2 | 631H5 | rev |
| \$899,000 | 2+2 | 1sty-CONTEMP MED | | |



SPACIOUS 2BR+2BA PENTHOUSE. LOW HOA DUES

Immaculate, move-in condition 2Br+2Ba (1,470 sq/ft) penthouse in great convenient location. Open floor plan, inside laundry, high ceilings, skylights, balcony, fireplace, hardwood floors. Low HOA dues. Spacious master suite w/ large walk-in closet & nice office area. No common walls. Bedrooms are on opposite sides of the Unit. Earthquake insurance.

MLS#17-267380
Steven Geller 310 777-6237
COLDWELL BANKER RESI

Hardwood Floors, A/C, Balcony, Skylights

07 West L.A. *Single Family*

| | | | |
|------------------------|------|---------------|------------|
| 1918 STONER AVE | Open | 11-2 | NEW |
| \$1,499,000 | 3+4 | MEDITERRANEAN | |



BEAUTIFUL HOME IN WEST LOS ANGELES!


Elegant home in safe and quiet West LA location!!! This 2007 recent-built home has it's own gated driveway to the spacious 2car garage. Inside features marble countertops & stone back splashes throughout-includes Viking stainless steel appliances. Living room-fireplace & windows that conveys much natural lighting. Master bed-vaulted high ceilings, balcony, fireplace & walk-in closet. Spacious two bedrooms+laundry room upstairs. Walking distance to Stoner Park and very close to markets and shops!

MLS#17-268836
Anna Lee 213-675-6407
KW LARCHMONT

Dshwshr, Dryer, Micro,Rng/Ovn, Other

08 Cheviot Hills - Rancho Park *Single Family*

| | | | |
|-----------------------------|------|-------------------|------------|
| 10271 BANNOCKBURN DR | Open | 11-2 | NEW |
| \$2,195,000 | 3+2 | 1sty-CONTEMPORARY | |



CHEVIOT HILLS STUNNER

This classic updated turn-key home is perfect for entertaining while creating a tranquil and private setting. The open-floor-plan-home provides an effortless flow and an abundance of light with usable living spaces. The master suite offers a walk-in closet, masterful bathroom with custom-made dual vanities and peek-a-boo views. Situated in the award-winning Castle Heights Elementary school district and close to shops, restaurants and freeway access.

MLS#17-270060
Michael Grady 424-354-2929
THE AGENCY

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

09 Beverlywood Vicinity Single Family

1264 S BEDFORD DR

Open 11-2

\$3,299,000

6+6.5 2sty-CONTEMP MED



MLS#17-267278

Jeremy Ives
COMPASS 3108581902

1264SouthBedfordDrive.com

NEW

EXTRAORDINARY 6BR MEDITERRANEAN HOME W/ POOL
Extraordinary 6BR+office+6.5BA Mediterranean with pool in desirable Beverly Hill Adj. neighborhood. Exceptionally spacious with open floor plan and fabulous indoor/outdoor flow, modern gourmet kitchen, ensuite bedrooms including impressive master suite, private backyard, large patio spaces & sparkling pool. Custom finishes, hardwood floors, high ceilings, dual-zone HVAC & security system; this home has it all! Centrally located & close to Roxbury Park, BH, Century City and Pico/Beverly shops.

1650 S CREST DR

Open 11-2

\$1,495,000

4+2.5 2sty-SPANISH



MLS#17-267618

Arvin Haddad
THE JOHN AAROE GROUP 310.909.6434

3109096434

NEW

SPANISH BOHO CHIC
This move in ready Spanish boho home near the heart of Beverlywood is the perfect mix of artistic space and family living. With rich hardwood floors throughout and incredible natural light from the new windows and skylights. The home has been recently updated to provide the best for incoming owners including the completely updated kitchen and central air system. The backyard is perfect for entertaining and relaxing, accented by the ivy covered walls that enclose the gracious in ground pool.

10 West Hollywood Vicinity Single Family

519 N LA JOLLA AVE

Open 11-2

\$1,610,000

3+2 1sty-SPANISH



MLS#17-268394

Jeffrey Sachs
COLDWELL BANKER BHN 310-777-6361

3107776361

NEW

REMODELED SPANISH BUILT FROM THE GROUND UP IN 2004
Emotional 3 bedroom 2 bath Spanish home rebuilt from studs up in 2004 first time on market in 20 years. Charm and character in true north Beverly Grove pocket with hardwood floors throughout, stainless kitchen with separate breakfast room & large pantry. Indoor and outdoor fireplaces make for extra cozy living spaces. Newer roof, updated systems, spacious remodeled bathrooms. Outside living spaces provide fun entertaining spots for al fresco dining & more. Also open Sunday 9/24 from 2-5 PM.

560 N CROFT AVE

Open 11-2

\$1,599,000

4+2 1sty-COTTAGE



MLS#17-268394

The Sunset Team
KELLER WILLIAMS DTLA 310.274.3900

3102743900

NEW

SERENITY NOW!
Charm abounds at this 4 bedroom / 2 bathroom traditional home in the heart of Beverly Grove. Soak in serenity in your own secret garden, just steps away from Melrose Place and all the trendiest shops, restaurants, and coffee shops the neighborhood has to offer. Fully hedged and gated for privacy, enjoy this character-rich cottage in peace. Welcome home!

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✓ 1 Million Monthly Views on Guests.TheMLS.com

735 N STANLEY AVE

Open 11-2

\$3,149,000

4+5 2sty-SPANISH



MLS#17-261756

THE JMTEAM
JOHN AAROE GROUP 323-377-8332

3233778332

rev

NEW CONSTRUCTION TIMELESS SPANISH CITY VILLA IN MELROSE
Spanish-Moorish inspired city villa designed by Timothy Corrigan has 9 ft high ceilings and seductively decorated interiors. Arched entry ways, custom decorative panel moldings, Trompe-l'oeil gas fireplaces and walls, custom luxe drapery, cathedral ceiling foyer and open floor plan family room and gourmet kitchen complete with Jenn-Air appliances. Lush secluded backyard features a saline pool, spa, BBQ, fire pit and dining area. Integrated speakers, Nest, and smart-ready technology and security.

367 N EDINBURGH AVE

Lunch 11-2

\$2,695,000

3+4 1sty-SPANISH



MLS#17-267618

Jennifer Maraia
PINNACLE ESTATE PROP 310-467-1666

3104671666

rev

GORGEOUS REBUILT SPANISH WITH GRASSY YARD, DECK, SPA,GAZEBO
Join us for wine, gourmet sandwiches & meet the staging design teamTues 9/19 11-2pm. Dramatic light & bright 3+4 Spanish in prime Beverly Grove area! Rebuilt. Towering trees 4 privacy. Open floor plan, high ceilings. Gourmet kitchen w/ quartz counters opens to Great Room w/ lit art niche built ins. Grassy yard & deck. Master opens to romantic backyard, gazebo, 2 bars & new Sundance Spa suited for 7 guests, fire table & fountain, 2 car garage w new floors, lighting, AC &French doors to yard.

10 West Hollywood Vicinity Condo / Co-op

851 N KINGS RD, UNIT 304

Open 11-2

\$1,785,000

3+3 MODERN



MLS#17-268394

Paul Wylie
LAMERICA REAL ESTATE 323-515-9585

3235159585

NEW

PENTHOUSE WITH ROYALLY AWESOME VIEWS
Step into the 1,950 square foot pied-à-terre and you will see the vaulted ceiling and updated amenities. After passing the generous sized bedrooms, in unit laundry, and the first balcony, walk upstairs to an additional bedroom/loft with bathroom. From there, step onto the incredibly large, over 700 square foot private deck with majestic City views. The deck has rich foliage, and room for a barbecue and outdoor dining. Impeccably maintained and stylishly updated.

932 N ALFRED ST #302

Open 11-2

\$1,275,000

3+3 3sty-CONTEMPORARY



MLS#17-268394

Josh Myler & Jeff Kohl
THE AGENCY 323.333.0301

3233330301

NEW

STUNNING CONTEMPORARY UNIT!
Recently designed and situated in the one of the most highly sought-after locations, this stunning 8-unit Contemporary building [circ.2013] offers the best of what West Hollywood development has to offer. Details such as clean lines and light/bright details throughout, 5" wide-plank oak flooring, high-end cabinetry + appliances in the kitchen, a private terrace off the living room, 3 spacious bedrooms + 3 baths (featuring Grohe/Kohler fixtures), new washer/dryer inside unit, 2 [tandem] spaces.

8787 SHOREHAM DR #1002

Open 11-2

\$899,000

1+2 1sty-CONTEMPORARY



MLS#17-268148

Guy Fedele
GOLD STAR REALTY 310-770-4444

3107704444

NEW

FULL SERVICE SHOREHAM TOWERS EXQUISITELY REDONE 1 BD&1.5 BA
SHOREHAM TOWERS, ONE OF SUNSET STRIP'S MOST PRESTIGIOUS BUILDINGS. LARGEST 1BD. & 1.5BA. SHOREHAM HAS. COMPLETELY REDONE EXQUISITELY. GRAY FRENCH OAK FLOORS, FLOOR TO CEILING TELESCOPIC WINDOWS, BD. WITH REMOTE SHADES, SPA LIKE MASTER BATH, 3 HUGE CLOSETS, AUDIO/VIDEO, STAINLESS CUSTOM KITCHEN & MORE. ENJOY THE AMENITIES OF THIS FULL SERVICE BLDG., INCLUDING 24HR RESIDENT & GUEST PKG, CONCIERGE, POOL, SPA, GYM & DOG PARK. ENJOY ALL THE STRIP OFFERS ONE BLOCK AWAY. SHOPS, RESTAURANTS & NIGHT LIFE

TUESDAY

TUESDAY

| | | |
|---------------------------|------|------------------|
| 9015 CYNTHIA ST #3 | Open | 12-3 |
| \$880,000 | 2+3 | 2sty-TRADITIONAL |




N.Y. CHIC IN NORMA TRIANGLE (WEST HOLLYWOOD)

Like a N.Y. Brownstone in WeHo; Norma Triangle, first floor, sizable entry, hall closet, powder room welcome you into a spacious LR & DR w/dark wd flrs sliding barn doors open to a landscaped deck, kitch has granite countertops, newer applncs & service window out to patio. The 2nd flr has 2 mstr stes, the sunny mstr has window & French drs out to terrace, the 2nd mstr has great office bureaus, seller reserves the right to DR sconces & built-ins. The seller has California Real Estate License.

MLS#17-261184
Leah Steuer 310.729.3999
JOHN AAROE GROUP

www.9015cynthia3.aaroe.site

| | | |
|-------------------------|---------|------------|
| 2477 GLYNDON AVE | Open | 11-2 |
| \$2,800,000 | 2950000 | 3+5 MODERN |




INCREDIBLE MODERN NEW CONSTRUCTION IN VENICE

This home features an open concept interior, which flows effortlessly to the outdoor courtyard & backyard pool area. The open living area w/fireplace & pocket sliding doors, offers an indoor/outdoor exp. ideal for entertaining. Smart home tech & engineered hardwood floors throughout along /designer finishes in the kitchen & bathrooms. Master suite includes a walk-in closet & stunning bath w/soaking tub & skylights. Relax on the roof top deck equipped w/fire pit & enjoy the evening sunsets.

MLS#17-231128
Jonathan Pearson 310-907-6517
HALTON PARDEE

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

| | | |
|--------------------------------------|------|--------------|
| 1355 N SIERRA BONITA AVE #407 | Open | 11-2 |
| \$495,000 | 1+1 | CONTEMPORARY |



THIS IS IT! PRIME WEST HOLLYWOOD LOCATION.

Top floor, corner unit. Extra Southern facing corner window allows for expanded city views and natural light. Newer HVAC, stainless steel refrigerator, gas stove and microwave. Fireplace and HUGE walk-in closet. Chill poolside on the newly re-done rooftop with BBQ and hot tub. Building was recently updated with new carpet, lighting and paint. New paint color being chosen for outside of building. Walk to restaurants/shops. Low HOA's that include EQ insurance.

MLS#17-269084
Jeffrey Saad 310-770-7395
COMPASS

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

| | | |
|--------------------|----------|---------|
| 12 ROSE AVE | Refresh. | 11-2 |
| \$8,550,000 | 3+4 | COTTAGE |




BREATHTAKING UNPARALLELED BEACH COMPOUND

This breathtaking unparalleled beach compound, 50 steps from the sand, boasts a creative environment with awe-inspiring ocean views. Whether you're looking for an inspirational residence, home office, or production space, this 6,000+ square foot double lot has ten parking spaces! The front house is a 1924 classic 3 bedroom beach bungalow with soaring beamed ceilings, gourmet kitchen, open floor plan, and loft with ocean views. The spacious 3 level guest house has amazing natural light.

MLS#17-232876
Tami Pardee 310-907-6517
HALTON PARDEE

Dshwshr,Dryer,Frzr

| | | |
|-------------------------------|-------|---------------|
| 1420 N LAUREL AVE #402 | Open | 11-2 |
| \$1,249,000 | 2+2.5 | ARCHITECTURAL |



GORGEOUS 2-STORY PENTHOUSE W/ STUNNING VIEWS. PRIME WEHO!

Chic 2-Story WeHo Penthouse (Townhouse) Built in 2005 With Panoramic Views & 4 Outdoor Terraces! The Bright 2 Bedroom Suite + 2.5 Bath Front Unit Has South, West, & North Exposures. It Features Sleek High End Designer Details, Fixtures, & Stainless Steel Appliances. The Modern Gourmet Kitchen Boasts Caesarstone Counter Tops & Imported Cabinets, Hardwood Floors In Living Room & Dining Area. Landry Inside Unit. 2 Parking Spaces Side by Side. Prime location in West Hollywood.

MLS#17-266244
ST. JAMES + CANTER 310.291.1029
BERKSHIRE HATHAWAY

WWW.STJAMESCANTER.COM

11 Venice Single Family

| | | |
|----------------------|-------|---------------|
| 734 PALMS BLV | Open | 11-2 |
| \$5,095,000 | 3+2.5 | ARCHITECTURAL |



NEW

A true masterpiece balancing simplicity, luxury & modern lifestyle that embraces the outdoors. Designed by famed architects Marmol Radziner, this visionary 2-story, 3BR/2.5BA (+ office) architectural home uniquely blends spectacular indoor/outdoor spaces w/ the best contemporary finishes & features. including an open plan living/dining room, exceptional double height cook's kitchen, 700SF covered outdoor living space w/ fireplace & cozy ceiling heaters, private backyard garden & meditation room.

Jennifer Hughes 310-383-7299
BULLDOG REALTORS

| | | |
|---------------------|-------|---------------|
| 200 S VENICE | Lunch | 11-2 |
| \$4,850,000 | 2+3 | ARCHITECTURAL |



NEW

ARCHITECTURAL OASIS ON THE VENICE CANALS


A beautiful bespoke atelier designed by Juniper Tedhams. Elegant and sleek inside, brilliantly executed featuring 25' high ceilings, white limestone floors, skylights w/custom shades,& a contemporary kitchen. One Master with a fireplace, ample closet space and en suite w/custom marble. The other master has a private balcony with a direct view of the historic canals, en suite with soaking tub and separate shower plus spiral staircase taking you the renovated rooftop terrace.

MLS#17-270428
Diana Braun 310.866.5039
DIANA BRAUN GROUP

Gjusta Lunch Catered

11 Venice Income

| | | |
|------------------------|--------|-------------------|
| 627 INDIANA AVE | Open | 11-2 |
| \$3,400,000 | Duplex | 2sty-CONTEMPORARY |



rev

DUPLEX MOTIVATED SELLER!

Perfect opportunity for investment. Based on current market rents each unit could rent out for almost \$9,000.00 per month. This 4,010 sq. ft. ultra modern duplex walking distance to Abbot Kinney and Rose Avenue. Each unit features 3 bedrooms & 3 baths with private roof top decks. Each is unit is approximately 2,000 sq. ft. Both units come with Thermador appliances. Each unit has separate private entrances with gated parking in the rear.

MLS#17-222690
F. Courtney Norman 310-463-1585
EXCLUSIVE REALTY INC

11 Venice Lease

| | | |
|------------------------|----------|---------|
| 835 MILWOOD AVE | Refresh. | 11-2 |
| \$6,800 | 2+2 | SPANISH |



NEW

BEAUTIFUL SPANISH HOME IN PRIME VENICE

Lovely Spanish home close to Abbot Kinney in a highly desirable Venice neighborhood. Enter through a beautiful private garden into a warm living area & formal dining rm w/ fireplace, hardwoods & ample natural light. Gourmet kitchen w/its own dining area that opens through French Doors to an elegant back garden designed for gracious entertaining. Master suite w/walk-in closet. Both bedrooms open out to the garden.Stunning magazine-quality baths. Stroll 2 Abbot Kinney, the Walk Streets & "The Linc."

Jerry Jaffe 310.403.4925
TELES PROPERTIES

Air Conditioned, Fireplace, Laundry Room

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13 Palms - Mar Vista

Single Family

| | | | |
|---------------------------|------|---------------|------------|
| 3489 GREENWOOD AVE | Open | 11-2 | NEW |
| \$2,400,000 | 4+4 | ARCHITECTURAL | |



PRIVATE ARCHITECTURAL OASIS

Private modern architectural oasis built in 2014 by AIH Development. High ceilings and walls of glass create indoor/outdoor living with tree top views and incredible natural light.

MLS#17-269810
David Becker 3107958908
GIBSON INTERNATIONAL

BBQ, Blt-Ins, Dshwshr, Dryer, Grbg

| | | | |
|-------------------------|------|-------------|------------|
| 3036 GLENDON AVE | Open | 11-2 | NEW |
| \$2,395,000 | 4+5 | 2sty-MODERN | |



MAJESTIC NEW HOME IN WESTSIDE VILLAGE WITH SPECTACULAR VIEW

This is a one of a kind modern style home with tremendous volume and open space. The orientation is to the large backyard including a full wet bar with a great flow for entertaining. Views from upstairs that you would never expect. Light, bright, and airy. The master suite is absolutely beautiful with adjoining bath; total 4 bedrooms/4.5 baths. This luxury home provides the perfect blurred boundary ambiance for indoor/outdoor entertaining. A must-see

MLS#17-269994
Ron Wynn 310-621-1772
COLDWELL BANKER RESI

Blt-Ins, Dshwshr, Intrcm, Rng/Ovn, Frigd

| | | | |
|------------------------|-------|---------------|------------|
| 4220 TIVOLI AVE | Lunch | 11-2 | NEW |
| \$2,100,000 | 5+4 | 2sty-CAPE COD | |



GORGEOUS BRAND NEW 5 BEDROOM + 4 BATH IN DEL REY POCKET!

High ceilings & open floorplan create an inviting, warm & bright home that is perfect for entertaining. Large living & dining spaces open to a dream kitchen w/grey quartz island, top of the line appliances & walk-in pantry. Full length sliding doors open out to a large backyard w/room for a pool. Beautiful master suite w/ soaking tub, oversized shower & huge walk-in closet. Upstairs also features 3 additional bedrooms & a separate laundry room in this spacious & intelligent floor plan.

MLS#17-248408
Jennifer Kleinert 310-418-7054
COLDWELL BANKER BHS

www.4220Tivoli.com

| | | | |
|------------------------|------|-------------|------------|
| 3565 TILDEN AVE | Open | 11-2 | NEW |
| \$1,789,000 | 8+5 | TRADITIONAL | |



GREAT 8 BEDROOM HOME FOR EXTENDED FAMILY OR IN HOME CARE

This multi-family home consists of 8 bedrms & 5 bathrms. The first floor has 4 bedrms, 3 bathrms, a living room, dining room & a kitchen. If desired, live separately from the downstairs floor w/an upstairs en suite mstr bedrm, 3 addtn'l bedrms, 2 full bathrms, a family room & kitchen. It has a permitted elevator shaft (no elevator) & it's located near Palms Middle School, Mar Vista Park, Trader Joe's & restaurants. Don't let this unique gem pass you by! Could make a great group home facility.

MLS#17-270030
Sherri Noel 310-994-8721
KELLER WILLIAMS-SANT

Cing Fan, Dshwshr, Dryer, Micro, Rng/Ovn

| | | | |
|-----------------------|------|-------------|------------|
| 11429 BIONA DR | Open | 11-2 | NEW |
| \$1,489,000 | 3+2 | TRADITIONAL | |



LITTLE RED DOOR, BIG CURB APPEAL

This newly renovated 3 bedrm & 2 Bathrm home has an open floor plan w/refinished oak floors. The kitchen features European style cabinetry, stainless steel appliances & a large Caesar stone island w/a breakfast bar. The garage has an attached multi-purpose space w/mini-split for cooling & heating. This home has a new roof, Rinnai tankless water heater, irrigation system & much more. Centrally located in Mar Vista & minutes from numerous shops & restaurants, this pristine home is move in ready.

MLS#17-267090
Sherri Noel 310-994-8721
KELLER WILLIAMS-SANT

Cing Fan, Dshwshr, Dryer, Micro, Rng/Ovn,

| | | | |
|-------------------------|------|--------------|------------|
| 3285 GLENDON AVE | Open | 11-2 | red |
| \$2,875,000 | 4+5 | CONTEMPORARY | |



STUNNING CONTEMPORARY ,ROOFTOP DECK WITH SPECTACULAR VIEWS

Amazing completely remodeled property perched at one of the highest points in West Los Angeles is a true "MUST SEE". Stunning architecture makes this Westside Village home a masterpiece of indoor/outdoor living. Expansive Great Room with Fleetwood Bifold doors opening on to outdoor entertainment space. Second floor features family sun space - a virtual outdoor room. The home has a huge rooftop sundeck featuring jaw-dropping views from the Hollywood sign to the Pacific Ocean.

MLS#17-260824
Ranjani Rani Singh 310-721-3171
RANJANI R. SINGH

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

| | | | |
|----------------------------|------|--------------------|------------|
| 10776 QUEENSLAND ST | Open | 11-2 | red |
| \$2,575,000 | 5+5 | 2sty-ARCHITECTURAL | |




WALK IN & BE CHARMED - WESTSIDE VILLAGE

Stunning Hm situated on a fabulous 7392sqft corner lot in a most serene wooded setting. Light pours into each rm, 2-story Living Rm w/FP open to a fabulous kitchen & Dining Rm, white oak hardwd floors throughout, gorgeous views from each window. Luscious Master Suite, huge walk-in closet/dressing area, free standing Stron tub & steam shower. Pretty yard & covered heated patio. Entertain on second story 600sqft. deck surrounded by an array of magnificent mature trees. Clover Ave School District.

MLS#17-238822
Renate Lichter 310-990-5520
RE/MAX ESTATE PROPER

StainlessSteel Viking Appliances, GE W/D

| | | | |
|--------------------------|------|-------------|------------|
| 11945 MODJESKA PL | Open | 11-2 | red |
| \$1,799,000 | 5+4 | MID-CENTURY | |



MID-CENTURY HOME W/PANORAMIC VIEWS!

Located at end of quiet cul-de-sac at crest of Mar Vista Hill. Remodel, add on or build your dream home in this ideal location! Main house is 4+3 w/formal liv.rm. w/frpl., formal din.rm. & kitch that opens to fam. rm. Basement would make ideal wine cellar! 4th bdrm. ste. has separate entrance, perfect for guests or separate office. In addition, there is updated 1+1 full guest house plus 2 car garage. Enjoy city light views & only few blocks to the MV Farmers Market & restaurants on Venice Blvd.

MLS#17-248408
Stacy Young / Dan Lackey 310-367-7654
TELES PROPERTIES

11945modjeskaplace.com

| | | | |
|---------------------|----------|-------------|------------|
| 3486 WADE ST | Refresh. | 11-2 | rev |
| \$3,175,000 | 5+3.5 | 3sty-MODERN | |



****JUST REDUCED** ARCHITECTURAL STUNNER**

EXPERIENCE "THE NEW NORMAL" OF MODERN LUXURY LIVING. Getty Stone walls, White Oak Flrs, & floating staircase. LR featuring Western Windows Bi-fold doors and fireplace; Family/Media Room; Chef's Kitchen w/ Vadara Quartz countertops; Private backyard w/ lounge area, firepit & BBQ; a Master Wing with fireplace, & large walk-in closet. Multi-zoned high efficiency HVAC, LED Lighting, whole-house air filtration system, energy recovery ventilation system & subterranean 2 car garage.

MLS#17-262944
Dax Bauser & Julian Rios (310) 465-7076
KW BEVERLY HILLS

BBQ, Dshwshr, Micro, Rng/Ovn

| | | | |
|---------------------------|------|-------------|------------|
| 3605 MAPLEWOOD AVE | Open | 11-1 | rev |
| \$1,395,000 | 3+2 | MID-CENTURY | |



A WOOD STREET MODERN CLASSIC

Situated on a quiet tree-lined street amongst the coveted "Wood Streets" in prime Mar Vista, this charming Mid-century modern home is a picture perfect cozy escape from the bustling city. Upon entering, natural light floods the living room with floor to ceiling windows overlooking the peaceful brick-layed courtyard & barbeque area. Built-in cabinetry, crown moulding and original hardwood floors speak to the inherent charm and character that embodies this home.

MLS#17-268016
Penny Muck 310-266-9946
HALTON PARDEE

www.haltonpardee.com

14 Santa Monica

Single Family

TUESDAY

| | | | |
|--------------------|------|---------------|------------|
| 229 19TH ST | Open | 11-2 | NEW |
| \$6,795,000 | 5+7 | 2sty-CAPE COD | |



PRIME LOCATION IN GILLETTE REGENT SQUARE

Hampton style home with over 5,000 sq. ft., all above ground. Great floor plan with a lot of natural light. Center hall, walnut floors and high ceilings throughout. Dramatic dining room, open living/family room with fireplace leading to stunning and secluded backyard for al fresco dining. Gourmet kitchen with marble counter tops, stainless steel Viking appliances, large center island and breakfast area. Outdoor fireplace, gorgeous pool and hot tub. Wired for outdoor theatre and sound system.

Linda Lackey 310.429.1185
CB-MONTANA

Cent Vac,Dshwshr,Frzr,Grbg Disp,

| | | | |
|--------------------|------|--------------|------------|
| 530 17TH ST | Open | 11-2 | NEW |
| \$6,695,000 | 6+9 | 3sty-SPANISH | |



MONTECITO-INSPIRED SPANISH CONTEMPORARY IN SANTA MONICA

Montecito meets Santa Monica in this stunning contemporary Spanish north of Montana, extensively renovated and customized with luxury finishes in a three-story floorplan. Gorgeous blend of romantic curves and clean lines with open, light-filled spaces. Formal living and dining room, great room, office, and marble baths. A sleek kitchen with island, Wolf range, and Sub Zero fridge. Master with Carrera bath and terrace. Theater, gym, guest suite, and maid's. Newer systems and newer roof.

MLS#17-267940
Sacha Radford 3106174464
THE AGENCY

Theater,gym,Wolf appliances,guest suite

| | | | |
|---------------------------|------|-------------|------------|
| 1159 CENTINELA AVE | Open | 11-2 | NEW |
| \$2,850,000 | 4+3 | TRADITIONAL | |



BEAUTIFUL TRADITIONAL SANTA MONICA, NORTH OF WILSHIRE

Welcome home! Featuring 4 bedrooms and 3 bathrooms on an approx 9,000 sq ft lot. Large formal living room with wood burning fireplace & crown moldings. Master suite with walk-in closet and French doors leads to the oversized backyard with fruit trees and room for a pool. Eat-in kitchen with bay window overlooks the yard & opens to the den. Welcoming entryway, formal dining room, hardwood floors and detached 2 car garage. Coveted Santa Monica Schools. Immaculate and move-in condition.

MLS#17-269956
TudorMartin Kristi Brock 310-435-7550
GIBSON / TELES

Dshwshr,Grbg Disp,Rng/Ovn

| | | | |
|--------------------------|------|--------------------------|------------|
| 241 HOLLISTER AVE | Open | 11-2 | NEW |
| \$1,995,000 | 4+4 | 1sty-CALIFORNIA BUNGALOW | |



PRIME DEVELOPMENT OPPORTUNITY

Silicon Beach single family home in prime Ocean Park. Amazing character filled 3 bedroom, 3 bath on a phenomenal street ready to be renovated or re-imagined. Property features a beautiful guest house w/a kitchen, bedroom and bath for a total of four bedrooms, four baths. The yard is wonderful and adds to this perfect opportunity just blocks to Main St., Abbot Kinney, great shopping, phenomenal restaurants and the beach.

Shen Schulz 310.980.8809
SOTHEY'S INT REALTY

DEVELOPMENT OPPORTUNITY

14 Santa Monica

Condo / Co-op

| | | | |
|-------------------------------|------|------|------------|
| 535 OCEAN AVE, UNIT 6B | Open | 11-2 | NEW |
| \$3,395,000 | 2+2 | | |



BEAUTIFUL FRONT FACING OCEANAIRE CONDO!

Do you dream of waking up every day to magnificent whitewater views from Malibu to Palos Verdes? This iconic building, built in 1963 by renowned architect A. Quincy Jones, is host to this 6th flr 2 + 2 + den luxury condo w/SW views encompassing the SM Bay coastline. Reimagined in 2011, the contemp. decor takes advantage of the expansive views from every rm w/flr to ceiling windows, providing the ultimate in Cali living. Incl. 24 hr security, zen garden, fitness center, & conference room.

Stacy Blair Young (424) 202-3254
TELES PROPERTIES

| | | | |
|-----------------------------|------|-------------------|------------|
| 515 OCEAN AVE #704-N | Open | 11-2 | NEW |
| \$2,395,000 | 2+2 | 7sty-CONTEMPORARY | |




ARCHITECTURALLY DESIGNED OCEAN VIEW CONDO.

Unique condo with ocean views. Architecturally designed with an open loft like flow and elegant, modern space. Sleek custom cabinetry throughout; hardwood floors; Miele, Sub-zero appliances; Caesarstone counters; fold away ironing board; Murphy bed in convertible den/guest room; pocket doors; custom closets; built in dresser in Master Bedr; high ceilings and much more. White water views from every room. Located in the full service Park Plaza building with pool, valet, gym, spa and more.

MLS#17-267364
Kaaren Kurtzman 310-500-1627
JOHN AAROE GROUP

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

| | | | |
|----------------------------|------|--------------|------------|
| 515 OCEAN AVE #705N | Open | 11-2 | NEW |
| \$2,195,000 | 2+2 | CONTEMPORARY | |



SUNSET AND OCEAN VIEWS

Sophisticated, exquisitely remodeled condo with unobstructed ocean, mountain, and sunset views.This absolute turn-key condo is stunning with contemporary finishes and warm wood flooring. The unit is bathed in natural light and has floor-to-ceiling sliding doors that open to a large balcony. Features a contemporary Chef's kitchen with stainless steel Viking appliances, custom white cabinetry, and quartz countertops that flows seamlessly into open entertaining spaces.

MLS#17-269588
Chris Hicks 310.980.7980
BERKSHIRE HATHAWAY

515ocean705.com

| | | | |
|----------------------------|------|--------------------|------------|
| 1826 WASHINGTON AVE | Open | 11-2 | NEW |
| \$1,699,999 | 3+3 | 2sty-MEDITERRANEAN | |




STYLISH SANTA MONICA RENOVATED TOWNHOUSE

Exceptional, immaculate & prime! 3+3 townhouse w/ private street entrance, moments from Montana Ave. Stylish upgrades & abundant storage. 1st floor: entry, staircase, powder, laundry, kitchen, dining area. Living room w/FP overlooks private courtyard. 2nd floor: 2 guest bedrooms, bath, large master ensuite. Security garage approved for electric car port (additional parking space by prior arrangement). Upgrades throughout. Alarm, double-paned windows, and back-out blinds. Move-in condition!

MLS#17-270162
Bret Parsons 310-497-5832
COLDWELL BANKER RESI

www.1826Washington.com

| | | | |
|--------------------------|-------|-------------|------------|
| 1217 YALE ST #105 | Open | 11-2 | NEW |
| \$1,495,000 | 3+2.5 | CONTEMP MED | |



Spectacular contemporary Mediterranean Townhouse. Style, charm and perfection in every detail. Ready to move in. 3 bd+ 2.5 ba Private sundeck off of the loft + private Gym. 2 car private garage with direct access. wrap around patio off living room and kitchen. Kitchen has Viking appliances, Luxurious Master suite with walk in closet, master bath with spa tub. Inside laundry and GREAT storage! End unit wired with smart home technology & IQ air filtration system.

MLS#17-270378
Carolyn Johnson 310-261-4526
BERKSHIRE HATHAWAY

Blt-Ins,Dshwshr,Dryer,Grbg Disp

VESTA PLUS™
POWERED BY THE MLS™

| | | | |
|--------------------|-------|--------------|------------|
| 954 20TH ST | Open | 11-2 | NEW |
| \$1,449,000 | 2+2.5 | CONTEMPORARY | |



Coveted front-facing, north-of-Wilshire townhouse. 2 bed + 2.5 baths and large den. This 1,700 sq. ft. plus charming residence features lots of natural light. High ceilings in living room with fireplace and patio area. Hardwood floors. Eat-in kitchen. Large dining area. Master suite with remodeled master bath and walk-in closet. Private two car garage. Within the coveted Franklin elementary school boundary. Phenomenal location near shops/restaurants on both Montana and Wilshire.

John Skinner
PARTNERS TRUST

310-486-5962

| | | | | |
|-------------------------------|----------|-------------------|--------|------------|
| 328 PACIFIC ST, UNIT 1 | Refresh. | 11-2 | 671/F3 | NEW |
| \$1,399,000 | 3+2.5 | 2sty-CONTEMPORARY | | |



STUNNING SANTA MONICA TOWNHOME

Enter this beautiful and bright townhome in Ocean Park and fall in love. It feels like a home. Remodeled with sophisticated design, it boasts 3 bedrooms and 3 baths. It has hardwood floors, fireplace, a large eat-in kitchen and formal dining room. The master suite has vaulted ceilings and large walk-in closet. Stroll to Main Street for dining and shopping. Walk to the beach which is 3 blocks away. Live the California lifestyle! No showings until open house on 9-17 and 9-19.

Kimberly Lutz
GIBSON INTL

3106227432

washer/dryer,garbage disposal,hood fan

| | | | |
|-----------------------|------|-------------|------------|
| 428 HILL ST #3 | Open | 11-2 | NEW |
| \$634,000 | 1+1 | TRADITIONAL | |



Incredible location in Ocean Park area of Santa Monica. Only 4 blocks from the beach. The unit has been remodeled top to bottom. Large bedroom with plenty of closet space designed by California Closets. Small well maintained complex with a number of building upgrades. Located on a quiet tree lined street in desirable part of Ocean Park. Walk to main street shops and restaurants.

MLS#17-268726

Craig Conner
BULLDOG REALTORS, IN

310-383-2246

Blt-Ins

| | | | |
|------------------------------|------|------------------|------------|
| 1040 4TH ST, UNIT 109 | Open | 11-2 | NEW |
| \$619,000 | 1+1 | 1sty-TRADITIONAL | |



FABULOUS 1 BED + 1 BATH IN AMAZING LOCATION!

Located 4 blocks from Ocean Ave. Great curb-appeal building, "The Dorchester House". This unit is in move-in condition. Updated kitchen with newer appliances, marble counters tops & tile floors. Washer/dryer in unit, central AC/heat, hardwood floors, recessed lighting, custom window coverings. Large community outdoor space perfect for sun bathing & socializing. Highly desirable building & location close to Montana Ave & 3rd St Promenade. Secure entrance. EQ insurance included in HOA dues.


A.Thurm/B.Raskin
COLDWELL BANKER WSA

310-345-2661

Fridge,DishWasher,Washer/Dryer,Etc.

14 Santa Monica Lease

| | | | |
|---------------------|------|---------------|------------|
| 117 HART AVE | Open | 11-2 | NEW |
| \$25,500 | 4+3 | ARCHITECTURAL | |



Architect hm w approx 100 ft of ocean view front,2 Lrg decks to entert,vaulted ceil,hrdwd flrs,ocean views from almost every rm,Kit w Lrg island,2-car gar + 2 guest,on quiet str,walking to shops/rest.

MLS#17-248682

Connie De Groot
NOURMAND & ASSOCIATE

310 913-1184

Cent Vac,Dshwshr,Dryer,Grbg Disp,A/C

15 Pacific Palisades Single Family

| | | | |
|----------------------------|------|--------------------|------------|
| 1466 BIENVENEDA AVE | Open | 1-2 | NEW |
| \$9,985,000 | 6+7 | 3sty-MEDITERRANEAN | |



SPECTACULAR RIDGEVIEW COUNTRY ESTATES MEDITERRANEAN

Extensively rebuilt in 2005 with architectural design by William Hefner and interiors by Kazuko Hoshino, this 10,632 sq ft Ridgeview Country Estates Mediterranean boasts high-end finishes that include handmade and custom designed ironwork, mosaic tile, imported stone and rich wood floors. The great room features coffered ceilings and a beautiful antique fireplace. Other amenities include a fabulous gourmet kitchen, third-floor bonus room, guest suite, loggia, barbecue area and expansive lawn.


MLS#17-246110

Findley/Boyle
THE AGENCY/SIR

310-345-6911

Wine cellar, guest suite w, kitchenette

| | | | |
|------------------------|------|---------|------------|
| 629 FRONTERA DR | Open | 11-2 | NEW |
| \$7,895,000 | 5+7 | SPANISH | |




Located in the prestigious Huntington Palisades, this custom designed five-bedroom, seven-bathroom Spanish home offers smart home technology along with exquisite details and imported materials. The main level consists of a living room with fireplace, family room, dining room with French doors which opens to a tranquil courtyard featuring fountain. The great room and gourmet kitchen with center island has Wolf, Miele and Subzero appliances.

MLS#17-270436

H. Blair Chang
THE AGENCY

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

| | | | |
|-----------------------|------|--------------|------------|
| 629 ERSKINE DR | Open | 11-2 | NEW |
| \$3,695,000 | 5+5 | 2sty-SPANISH | |



INSPIRED EL MEDIO BLUFFS RETREAT

One of original bluff properties w treetop and mountain views. 5 bedrooms 5 baths incl. guest/studio w kitchenette and own entrance. Beautiful living room w wine cellar. Chef's kitchen and family room open to courtyard. Great entertaining spaces. Multiple fireplaces and balconies, ornate wood and tilework, terracotta floors, and a wine cellar. Backyard w waterfall grotto spa, bar, BBQ, firepit. For direct access to property without accessing stairs on Erskine go to rear entrance at 629 Bowdoin.

Hugh Evans
PARTNERS TRUST BW

310.500.1331

Built-ins, dishwasher, range, oven, fan,

| | | | |
|-----------------------|----------|-------------|------------|
| 679 HAMPDEN PL | Refresh. | 11-2 | NEW |
| \$2,695,000 | 4+2.5 | TRADITIONAL | |



DON'T MISS THIS ONE! COMPLIMENTARY COFFEE CART

Custom Built in 2015. Located on a quiet one-way street with a friendly neighborhood, "Mayberry" feel in the Via bluffs and the heart of the Palisades Village. Master Suite plus 2 additional bedrooms upstairs w/ den/fourth bedroom downstairs. Outdoor area off the kitchen and den allows for easy entertaining. Enjoy the Pacific Palisades Village lifestyle with restaurants, shopping, parks and schools at your doorstep.

Adam & Ally Jaret
TELES PROPERTIES

310-562-4073

679HampdenPlace.com

| | | | |
|------------------------------------|------|---------------|------------|
| 17179 AVENIDA DE SANTA YNEZ | Open | 11-2 | NEW |
| \$2,499,900 | 4+5 | ARCHITECTURAL | |



Almost 4,000 sq ft home on a 11,417 sq ft flat lot. Tucked away at the end of cul-de-sac in the highlands. Chef's kitchen with granite countertops, Viking appliances, and wine fridge. Private Master Suite opens to balcony, and two walk-in closets. Master Bath with heated floor, separate shower and "air jet" bathtub. Jack and Jill bath connects 2 upstairs bedrooms. Stairway leads to secluded Guest Suite/ Bath and office. ¼ acre backyard with pool/spa, bbq.

MLS#17-268382


Anthony Marguleas
AMALFI ESTATES

310-573-4245

Dshwshr,Frzr,Grbg Disp,Hood Fan,Other

TUESDAY

| | | | |
|------------------|-----|--------------|------|
| 3515 SURFWOOD RD | | Open | 11-2 |
| \$2,395,000 | 3+3 | CONTEMPORARY | |



NEW

SWEEPING OCEAN VIEWS

Perhaps one of the best ocean views in Sunset Mesa. Sitting on a promontory-like lot, the stunning vistas encompass the coast line, Queen's necklace, Catalina Island and west toward Malibu and the Santa Monica Mountains. This single level mid-century architecture has an open floor plan with vaulted ceilings and sliding doors leading to an artful Mangaris Brazilian hardwood deck and yard to further enjoy the panorama. This is a wonderful opportunity to create a view rich showplace to call your home.

MLS#17-270600
James Respondek 310-488-4400
SOTHEBY'S

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

| | | | |
|------------------------|-------|---------|------|
| 17733 PORTO MARINA WAY | | Open | 11-2 |
| \$3,995,000 | 4+2.5 | SPANISH | |



red

NEW PRICE! THE ULTIMATE IN SEASIDE LIVING...

Rare opportunity to own an authentic Spanish villa w/ unobstructed whitewater views w/ beach across PCH bridge. Dramatic living rm w/ soaring wood beamed ceilings; den/ media rm w/ domed ceiling & stunning bar w/ humidior; dining rm w/ balcony & breathtaking views; bright/breezy kitchen w/ breakfast bar. Spacious back courtyard w/ dining area, outdoor fireplace +2 fountains. Romantic master ste w/ balcony + explosive coastal views + luxe bath. Quality deco fixtures compliment this stylish & timeless home.

MLS#17-262082
Marc Chorin-Susan Stark 310.995.6344
GIBSON INTERNATIONAL

17733PortoMarina.com

| | | | |
|--------------------|-------|--------------|------|
| 642 SWARTHMORE AVE | | Open | 11-2 |
| \$2,995,000 | 2+2.5 | CONTEMPORARY | |



rev

COME SEE THE NEW LOOK!

Freshly painted & beautifully staged. Gorgeous custom Contemporary residence boasts soaring ceilings w/ walls of glass looking out across the tree tops to the canyon & beyond. A dramatic entry invites you inside where a dining/ living room combination create a seamless living space ideal for entertaining. The entire top floor hosts a massive master w/ huge closet & sumptuous bath while 2nd bd. situated on lower level, offers it's own separate entrance, en-suite bath, ample storage & inviting deck.

MLS#17-257618
Pekar/Ellis Real Estate 310-496-5955
GIBSON INTERNATIONAL

WWW.642SWARTHMORE.COM

| | | | |
|--------------------|-----|-------------|------|
| 533 SWARTHMORE AVE | | Open | 11-2 |
| \$1,995,000 | 2+1 | TRADITIONAL | |



rev

Bring your builder or designer, this is an amazing opportunity. Almost 5000 sqft lot located in the heart of Pacific Palisades, on the Via Bluffs, and a few blocks from Caruso's new Village. Near Temescal Gateway Park and Will Rogers State Historic Park. Build your dream home or remodel and enjoy all the Palisades has to offer.

MLS#17-267810
Anthony Marguleas 310-573-4245
AMALFI ESTATES

Blt-Ins

15 Pacific Palisades Condo / Co-op

| | | | |
|--------------------------|-----|--------------|------|
| 17350 W SUNSET BLVD #604 | | Open | 11-2 |
| \$589,495 | 1+1 | CONTEMPORARY | |



rev

BEST PRICE ON WESTSIDE + VIEW ...

Come and enjoy the mountain views from your own master bedroom balcony. Also come and see what's going on at Edgewater Towers! The halls and lobbies smell of fresh paint, new carpet & wallpaper. The latest advanced lighting fixtures have been installed. There will now be state of the art heating and air conditioning in all the homes. Updated fencing around the salt water pools and the most advanced equipment in the gym. All this is happening now at one of the best locations to live in the world!

MLS#17-196058
Michael Craig 310-570-5734
COLDWELL BANKER-PAC.

Blt-Ins, Cbl, Clng Fan, Dshwshr, Elvtr

15 Pacific Palisades Land

| | | | |
|-------------------|------|------|------|
| 711 ENCHANTED WAY | | Open | 11-2 |
| \$1,100,000 | Land | | |



NEW

DRIVE BY OCEAN VIEW LOT

Spectacular Head-On Direct Ocean Views from your custom Dream Home can be yours on this beautiful vacant lot on the enchanting, Enchanted Way! Approximately 9,200 square feet of land offering unobstructed Views! Fabulous Palisades location off Marquez on a lovely, quiet, non-through neighborhood street. See photo for easy lot identification. Seller has no survey or additional reports for the property and makes no representations as to what can be built.

MLS#17-270006
Nili Hudson 310-622-7422
GIBSON INTERNATIONAL

www.711EnchantedWay.com

16 Mid Los Angeles Single Family

| | | | |
|-----------------------|-----|--------------|------|
| 2624 S PALM GROVE AVE | | Refresh. | 11-2 |
| \$895,000 | 4+3 | 1sty-SPANISH | |



NEW

WEST ADAMS CASA DE ORO

Pass through an expansive front porch, and into an open main house that boasts original oak flooring throughout. This 3 bed and 2 bath, has been entirely rebuilt, including: central air, new plumbing, electrical and clay tiled roof. The Master quarters, with a walk in closet; stunning bathroom; and separate exit to the back porch, makes for a true retreat. Saltillo tiles and a butcher block wood top center island warms the kitchen. Includes a permitted detached second unit.

MLS#17-269516
Ari Blake Wintraub 3104285045
SOTHEBY'S

WestAdamsSpanish.com

18 Hancock Park-Wilshire Single Family

| | | | |
|-------------------|------|-----------|------|
| 637 S LUCERNE BLV | | Open | 11-2 |
| \$8,999,000 | 8+10 | VICTORIAN | |




NEW

HISTORIC HOME IN HANCOCK PARK

Extensively remodeled throughout this palatial mansion presents a grand entry with enormous living room, a master suite with en-suite bathroom and spacious walk-in closet. An additional five en-suite bedrooms; billiards room/TV lounge; bar and games room; screening room and wine cellar which leads out to a garden with pool and spa. The guest house includes a kitchen, living room, two bedrooms and one-and-a-half bathrooms. The property also features a two-car garage and motor court.

MLS#17-267810
Billy Rose 424 230 3702
THE AGENCY

| | | | |
|------------------|-------|------------------|------|
| 631 S ARDEN BLVD | | Open | 11-2 |
| \$5,599,000 | 6+6.5 | 2sty-TRADITIONAL | |



NEW

PALATIAL SCALE!

Palatial Scale! Redone inside and out, 5 Bedrooms, 5 new baths up and 1 Bed / 1.5 Baths down, including two master suites (1 up & 1 down). High ceilings throughout. Sleek new eat in kitchen overlooks yard and pool! Guest House over 4 car garage. HPOZ.

MLS#17-267810
Lisa Hutchins 323-460-7626
COLDWELL BANKER RES.

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- ✓ Free Listing Ad on Guests.TheMLS.com
- ✓ 1 Million Monthly Views on Guests.TheMLS.com

| | | |
|---------------------------|-------|------------------|
| 311 S LUCERNE BLVD | Open | 11-2 |
| \$3,199,000 | 4+3.5 | 2sty-TRADITIONAL |



LARCHMONT CLOSE / WINDSOR SQUARE TRADITIONAL

Larchmont close! Popular street with famous annual block party. 4 bed/ 3 bths up including master suite with huge walk in closet & lux master bath. Formal dining and living rms with fireplace, fab sized family rm which along with breakfast and gourmet kitchen overlook yard and pool. Laundry and powder rooms complete the downstairs. Gourmet kitchen, breakfast room with built ins. Entertainer's patio, pool & big grassy yard. Pool house w/ bath. Sec, dual zone A/C, 3rd Street School, HPOZ.

MLS#17-270192

Lisa Hutchins
COLDWELL BANKER RES.

323-216-6938

Rng/Ovn

NEW

| | | |
|----------------------|------|---------|
| 206 S JUNE ST | Open | 11-2 |
| \$2,998,000 | 5+5 | SPANISH |



SOUGHT AFTER HANCOCK PARK SPANISH

Welcome to this romantic 2 story Spanish style 1920's estate in Hancock Park on a 14,000+ sq. ft. lot. 5 beds, 5 baths w/ beautifully maintained finishes and exposed beam ceilings. Multiple fireplaces enhance the warmth of this home & exude a refined sophistication that speaks to the classic architecture. Notable features include master suite w/walk in closet, dual bathrooms, a stylish dining room, three car garage & back yard perfect for entertaining. Prime location near Larchmont Village.

MLS#17-247888

Marc Noah
SOTHEBY'S

310-968-9212

rev

TUESDAY

| | | |
|------------------------|-------|--------------------|
| 423 S ORANGE DR | Open | 11-2 |
| \$2,749,000 | 4+3.5 | 2sty-ARCHITECTURAL |



BEAUTIFUL AMERICAN FOURSQUARE ARCHITECTURAL

This turn-key home sits on a prime street in Little Hancock. An exhaustive restoration preserves the home's best historical details while updating the house to today's standards. Bright, open airy spaces flow naturally. Fleetwood doors open out onto a 375 SF deck overlooking the backyard from the stunning great room and kitchen. Master suite opens onto its own 350 SF roof deck w/fireplace. Oak floors throughout. Room for pool in backyard. 3rd Street Elementary.

MLS#17-268524


Jen Fentin
WEA

310-488-4814

Fisher-Paykel Appliances, 2 ovens

NEW

| | | |
|----------------------|----------|------------------|
| 4205 W 6TH ST | Refresh. | 11-2 |
| \$2,499,000 | 4+5 | 2sty-TRADITIONAL |



ROOM FOR MANY

This impressive multi-level home offers generous scale throughout, marrying original details w/ modern updates. The entry hall leads to the liv room w/ fireplace & the formal din room. A remodeled kitchen has European cabinetry & stainless steel appliances including a Viking refrigerator & 6 burner Viking stove. Upstairs are 4 bds & 3 baths + an office. Downstairs is a huge entertainment room w/ built-in bar, fireplace & 1/2 bath. Private patios. A 1+1 guest quarters is located above the garage.

MLS#17-268524

Loveland Carr Properties
COLDWELL BANKER HPN

(323) 460-7606

www.4205west6th.com

rev

| | | | |
|-------------------------|------|------------------|-------|
| 228 S OXFORD AVE | Open | 11-2 | 633H1 |
| \$1,995,000 | 4+2 | 2sty-TRADITIONAL | |



DUTCH COLONIAL CHARMER. NEWLY UPDATED AND MINT CONDITION

Home has been in the same family for over 100 years! The old world jewel has it all. All systems updated. Original details abound. 4 large bedrooms/ 2 baths. Separate study, office, Breakfast and laundry rooms. Many built ins. Separate garage. Room for 6 park cars. Green yard with mature trees. AC. Redwood Deck in rear. Central to hip KoreaTown and Larchmont Village. This home has it all.

MLS#17-267368


The Woodwards
KELLER WILLIAMS LARC

323 697 5808

Easy PARKING in driveway or street

NEW

| | | |
|----------------------------|----------|---------------|
| 5806 WARING AVE #14 | Refresh. | 11-2 |
| \$588,000 | 1+1 | ARCHITECTURAL |



ARCHITECTURAL LOFT W/ PRIVATE ROOFTOP DECK

Steps to Paramount Studios & Larchmont Village, is this incredible boutique 15-unit architectural loft-style building. Striking top-floor unit features hardwood floors, open floor plan w/ fireplace centerpiece, and oversized skylight & industrial windows. Enjoy the view from the spacious, 253 SQ. FT. private rooftop deck. Kitchen w/ modern cabinetry, SS appliances & in-unit washer/dryer. 2 parking spots in gated garage. HOA covers building maintenance, landscaping, insurance, & trash removal.

MLS#17-267368


Tiffany Chin
KELLER WILLIAMS LARC

510.676.0036

Rooftop Deck, Open-Concept, Walkable

NEW

| | | |
|-------------------------------------|------|------|
| 525 N SYCAMORE AVE, UNIT 310 | Open | 11-2 |
| \$475,000 | 1+1 | |



NEWLY RENOVATED THIRD FLOOR CONDO IN THE SYCAMORE VILLAS.

Unit comes with it's own patio, open floor plan, tons of natural lighting & hardwood floors throughout. The remodeled kitchen has quartz stone counter tops, stainless steel appliances & plenty of cabinet space. Location cannot be beat, situated in the heart of LA centrally located near shops, restaurants & cafes along La Brea & Melrose. Clean, nicely maintained secured building w/ community heated pool, sauna, recreation room, Large laundry room, newer copper plumbing & roof among other upgrades.

MLS#17-268044

Shiela De Leon
TELES PROPERTIES

310.975.4274

www.NorthSycamoreAvenue310.com

NEW

| | | |
|----------------------------|--------------|------|
| 129 S MANSFIELD AVE | Lunch | 11-2 |
| \$2,048,000 | 2sty-SPANISH | |



A RARE OFFERING

Ready to be delivered VACANT, this lovingly maintained 1926 Spanish duplex is sited on a prime block. Spacious units retain original charm including hardwood floors, original kitchens & baths & fireplaces. Each has 3 beds & 2 baths. Upstairs is a den. Downstairs, double French doors lead out to a small front private patio + backyard patio for entertaining. Laundry rooms with washers & dryers are located off of each kitchen. Landscaped grounds & 4 car garage. 3rd Street Elementary.

MLS#17-268044

Loveland Carr Properties
COLDWELL BANKER HPN

(323) 460-7606

www.129SMansfield.com

NEW

| | | |
|---------------------------|------|---------------|
| 115 N ROSSMORE AVE | Open | 11-2 |
| \$6,995,000 | 5+7 | MEDITERRANEAN |



HISTORIC ITALIAN RENAISSANCE ON GOLF COURSE IN HANCOCK PARK

Majestic 5 Bd/7 Ba Italian Renaissance Revival mansion, nearly an acre in size, overlooking The Wilshire Country Club. The massive backyard features large heated pool, covered hot tub, sauna & cabana, with endless golf course views. Stunning floor to ceiling French windows, enormous living room w/ fireplace, formal dining room, wood paneled library. Master bdrm suite w/ his & her dressing rooms. Large partially finished attic perfect for a home office/artist studio/storage.

MLS#17-268044

John Duerler
HANCOCK HOMES REALTY

2139242208

rev

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18 Hancock Park-Wilshire Lease

223 S PLYMOUTH BLV

Open 11-1

\$11,000 4+3 2sty-SPANISH



PRIME WINDSOR SQUARE LEASE

Beautifully updated Spanish style home. Spacious public rooms flow off the center hall entry. The large living room leads to a formal dining & family room. Second floor has three bedrooms, bath & a gorgeous master suite. French doors throughout the lower level lead to a covered patio & large grassy yard - perfect for entertaining! Hardwood floors, paver tiles, recessed lighting & designer fixtures are just a few of the many features that make this home special. Can be leased furnished.

Barbara Allen (323) 610-1781

COLDWELL BANKER HPN

BBQ,Dshwr,Dryr,Frzr,Gardisp,Hdfn,Microw,

NEW

19 Beverly Center-Miracle Mile Single Family

530 N ALTA VISTA BLVD

Open 11-2

\$3,799,000 7+8 3sty-CONTEMP MED



EXPANSIVE MODERN SPANISH SHOWPLACE

WWW.530NORTHALTAVISTA.COM

One of the last Grand scale homes built in the Beverly Grove area! Mission style Architecture with 7071sf indoors, PLUS 878sf of patios/balconies = 7949sf of maximized indoor-outdoor California living. Entertain in the incredible back yard w/ flat grassy area, gorgeous pool w/hot tub. Control4 home automation. Romantic master retreat. The lower level has 2 bdms, 2 baths, a full screening room, rec room, wine room & a private entrance that's perfect for guests, in-law, nanny or maids. Must see!

MLS#17-260716

Omega Group-Todd Michaud 310.429.8191

KELLER WILLIAMS HH


www.OmegaGroup.LA

NEW

405 N KILKEA DR

Open 11-2

\$3,195,000 5+6 MODERN



STUNNING MODERN

This newly built designer one-of-a kind Modern sanctuary is situated on a large corner lot in prime West Hollywood and features a spacious open kitchen (Thermador appliances), dining and living room concept with soaring ceilings, a floating staircase and fireplace -an exquisite coupling of flow and functionality in an artful gallery aesthetic.

MLS#17-270358

Aaron Kirman 4242497162

JOHN AAROE GROUP

NEW

6521 MARYLAND DR

Refresh. 11-2

\$3,150,000 4+3.5 MODERN



SLEEK AND MODERN SMART HOME

This sleek residence is the embodiment of today's modern lifestyle. Entry way with floating staircase and beautiful open space with soaring ceilings, glass walls, clean lines, and high end finishes. Seamlessly combining kitchen, formal living and dining room w/ indoor/outdoor feel due to glass walls that disappear into a grassy back yard with pool and BBQ. Currently 4 beds & 3.5 baths and can transform den into a 5th bedroom. Master suite w/ lounge area,office, walk in closet and zen garden.

Katia Miramontes 310.310.0324

KELLER WILLIAMS BH

Also Available for Lease \$19,500/month

NEW

OPEN HOUSE STATUS

Automatic Status: The MLS™ will automatically assign NEW or REV

NEW

NEW*

RED

REV

BOM

New, automatic status

New, not yet listed

Reduced

Review, automatic status

Back on Market

132 N LA PEER DR

Open 11-2

\$2,198,600 3+3 1sty-TRADITIONAL



GREAT LOCATION BH ADJACENT 3 BED CHARMER W/ GUEST HIDEAWAY

Great location & charming house, this bright 3 bedroom 2 bath home plus a den also has a guestroom with complete bath off the garage area.Easy walking to shopping, groceries and restaurants nearby, 5 min walk to upscale Robertson blvd/ 3rd street stores and restaurants. Oil rights included

MLS#17-264648

David Israeli 310-918-3527

KELLER WILLIAMS RLTY

NEW

8377 W 4TH ST

Open 11-2

\$3,595,000 4+5 MODERN



SELLER SAYS BRING ALL OFFERS - JUST REDUCED IN BEVERLY GROVE

This cutting-edge new construction in Beverly Grove sets the standard in modern excellence. This 4 bedroom & 4.5 bathroom home features an architectural aesthetic, soaring volume ceiling height, bright open floor plan, designer tiled baths, and state-of-the-art latest technology Crestron smart home system. Fleetwood pocket doors open up to an entertainer's backyard with sparkling pool and spa that truly feels like an extension of the living room.

MLS#17-244822

Rochelle Maize 310-968-8828


NOURMAND & ASSOCIATE

red

6207 W 5TH ST

Open 11-2

\$3,100,000 4+5 SPANISH



1ST PLACE HOME ON 5TH STREET

Stunning new construction at its very finest! Incredible California indoor/outdoor lifestyle situated in the Beverly Grove area. This gorgeous custom home features high ceilings, natural light, open floor concept, 4 ensuite bedrooms of which the master bedroom boasts a fireplace, large dressing room with custom cabinetry and beautiful master bath with custom vanity, free-standing tub and spacious shower with frame-less door.

MLS#17-268274

Paul Wylie 323-515-9585

LAMERICA REAL ESTATE

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

rev

534 N SIERRA BONITA AVE

Open 11-2

\$2,745,000 4+5 SPANISH



NEW SPANISH MODERN READY TO GO

Incredible Southern California living at its very finest! World class lifestyle Situated in the vibrant Melrose District, close to popular shops and restaurants. This stunning custom new home features high ceilings, natural light, open floor concept, 4 ensuite bedrooms of which the master bedroom boasts a fireplace, large dressing room with custom cabinetry and beautiful master bath with custom vanity, free-standing tub and spacious shower with frame-less door.

MLS#17-227410

Paul Wylie 323-515-9585

LAMERICA REAL ESTATE

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

rev

909 S CURSON AVE

Open 11-2

\$2,495,000 4+4 CONTEMPORARY



Situated in the heart of Miracle Mile, this completely remodeled two-story, four-bedroom, three-and-a-half bath smart home comes with a large open floor plan, floor-to-ceiling windows, and Control Four system. Complete with a large family room, dining room, all glass wine cellar and state-of-the-art kitchen with Miele appliances, and bright bedrooms with custom cabinetry. The backyard acts as a private oasis, complete with an infinity pool and adjacent fire-pit, cabana, and reclaimed wood deck.

MLS#17-267098

Azy Farahmand THE AGENCY

All Miele Appl.

rev

1016 S LA JOLLA AVE

Open 11-2

\$1,869,000

3+2 SPANISH



MLS#17-244234

Ned Brown (310)993-4338

TELES PROPERTIES, IN

rev

EXCEPTIONAL SPANISH COLONIAL IN SOUTH CARTHAY!

Beautiful Spanish on extra-large lot, featuring a high-ceilinged magnesite entryway, light filled living rm w/leaded glass window, beamed ceiling & dramatic fireplace. Large formal dining rm, beautifully remodeled modern kitchen, pristine original masterbath, breakfast rm & den. Period details abound - ornate arches, built-ins, wainscoting, incredibly well preserved wedding cake moldings & original 30's light fixtures - juxtaposed with all requisite modern amenities & various systems updates.

Dshwshr,Rng/Ovn,Fridg

19 Beverly Center-Miracle Mile

Condo / Co-op

321 S SAN VICENTE #802

Open 11-2

\$625,000

1+1.25 CONTEMPORARY



MLS#17-252254

Linda Semon 310-586-4542

COLDWELL BANKER SM

NEW

VIEWS! VIEWS! VIEWS!

SPECTACULAR CITY AND MOUNTAIN VIEWS! BEST VIEWS IN BUILDING! BEAUTIFUL, BRIGHT, SOPHISTICATED UNIT W/AMAZING VIEWS! THIS LARGE REMODELED UNIT HAS 2 TERRACES & A GREAT FLOOR PLAN FOR ENTERTAINING! ALSO GREAT CLOSET SPACES & 2 SIDE BY SIDE PARKING. MOVE IN CONDITION. JUST ADD YOU PERSONAL TOUCHES. THE BUILDING FEATURES A POOL, SPA, EXERCISE ROOM, PADDLE TENNIS, EXTRA STORAGE, ELEVATOR, SECURITY & MORE! THE VIEWS ARE GREAT DAY OR EVENING! GREAT LOCATION-CLOSE TO SHOPS, RESTAURANTS & ENTERTAINMENT.

19 Beverly Center-Miracle Mile


Lease

1217 S SPAULDING AVE

Open 11-2 633 B4

\$6,900

4+2 2sty-TUDOR



MLS#17-268158

Mary C. Woodward 323-762-2571

KELLER WILLIAMS LARC

NEW

COMPLETELY UPDATED MODERN TUDOR

Gorgeous Updated Tudor In Wilshire Vista. Great neighborhood near LACMA Miracle Mile and Fairfax. Glistening hardwood floors. Numerous Built ins and excellent storage.Beamed ceilings. Crown moldings. Huge Kitchen with island and stainless steel appliances. Kitchen includes computer area and TV area. Master has big walk in closets and french doors to rear yard. Separate Laundry room. This home has it all. Top floor can be 4th bedroom/ office/ recreation room - you have to see it.

4 BEDROOMS 2.5 BATHS GORGEOUS

20 Hollywood

Single Family

924 N SERRANO AVE

Open 11-2

\$549,000

1+1 SPANISH



MLS#17-269580

Jennifer Eckert 323-543-3697

NOURMAND & ASSOCIATE

NEW

PARAMOUNT STUDIO SPANISH BUNGALOW

Own a piece of Hollywood history w/ an original 1922 Paramount Studio bungalow! Quintessential California living in this super-private, restored Spanish home. Solar-powered 1BR+1BA+ den w/ new tankless water heater, garage roof, light fixtures, water line & sewer clean-outs. Fresh paint inside & out, stacked washer & dryer, stainless steel appliances, updated electrical, fully retrofitted & bolted foundation, tons of storage, bathroom w/ dual shower heads & Kohler fixtures.

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

20 Hollywood

Condo / Co-op

1345 N FULLER AVE, UNIT 306

Open 11-2

\$749,000

2+2 1sty-TRADITIONAL



MARGERY CHIRCHICK 310-927-1049

RODEO REALTY

NEW

FRONT CORNER REMODELED PENTHOUSE AVAILABLE IN HEART OF CITY!

Minutes to trendy restaurants/cafe's, shops and world-renown entertainment on Sunset Blvd. and close to Runyon Canyon: Remodeled kitchen with quartz countertops and new stainless steel appliances: Hardwood floors: Beautiful French doors leading to patio: Light & bright: Treetop views: Remodeled lobby: Intercom; Pool and two patio areas.

ALSO OPEN ON SUNDAY

21 Silver Lake - Echo Park

Single Family

2209 MEADOW VALLEY TER

Open 11-2

\$1,699,000

3+2 MID-CENTURY



MLS#17-268202

The Kostrey Collection 323-785-7545

NOURMAND & ASSOCIATE

NEW

STUNNING MID-CENTURY IN PRIME SILVER LAKE

Quintessential Mid-century home is prime example of Silver Lake living at its finest! Ivanhoe School District. Tucked away on a private hillside cul-de-sac and mere minutes from desirable shops & restaurants along Hyperion Ave. Impeccably renovated throughout, its most special features include a dynamic & versatile open floor plan, living/dining/ kitchen w/vaulted ceilings, elegant brick fireplaces, & glass doors leading to an expansive covered porch w/tremendous panoramic views.

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

2229 JEROME WAY

Open 11-2

\$1,599,000

3+4 MODERN



MLS#17-268614

Bryant | Reichling 323-395-9084

COMPASS

NEW

FULLY RENOVATED VILLA IN SILVER LAKE WITH JETLINER VIEWS!

Completely re-imagined and remodeled over a multi-year process by Barth Partners, this home features a large open living space, a sprawling sun deck, and expansive lower level suite. In a superior location close to the Reservoir and a short distance to the restaurants and shops of Silver Lake. Ample outdoor space includes a vegetable garden and separate dining terrace. Enjoy privacy and views from this unique offering situated above it all.


www.ridgesilverlake.com

2812 BRIGHT LN

Open 11-2

\$1,575,000

3+3



Jonathan Busby 310-562-1508

WEA

NEW

STEPS TO THE RESERVOIR

First time on the market in decades! This prime Silver Lake home is located on a very quiet street just steps from the reservoir. Huge windows fill the home with natural light. 3 bedrooms plus office, 3 bathrooms, game room, and a bar. You could move right in or add your personal touch. Hurry, this home won't last!

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- ✓ 1 Million Monthly Views on Guests.TheMLS.com

Call 310.358.1833 for more info




TUESDAY

21 Silver Lake - Echo Park

Income

| | | | |
|--------------------------|-------|------------------|------------|
| 246 N CORONADO ST | Open | 11-2 | NEW |
| \$2,200,000 | Units | 2sty-TRADITIONAL | |



NEWLY RENOVATED 4U NON RENT CONTROL BUILDING IN HIFI (90026)

Renovated 4U non rent control building in HiFi 90026 (Historic Filipinotown). Constructed in 1995, the unit mix consists of (1) 3BR/2BA unit, & (3) 2BR/1BA units w/ Laundry Hookups, new SS appls (range/oven, refrig, microwave, & dishwasher), AC, recessed lights, & new flrs, paint, tankless H2O, stone counters & new cabinetry. Each unit is over 1000 SF & 8 large parking spaces w/ storage lockers for each unit. Three units are currently vacant & available for lease. Separately metered gas/electric


MLS#17-267386
Shawn S. Kormondy 323-638-7567
KELLER WILLIAMS BH

Clng Fan,Dshwshr,Dryer,Grbg Disp,Micro

22 Los Feliz

Single Family

| | | | |
|-----------------------|------|-----------------|------------|
| 4226 DUNDEE DR | Open | 11-2 | NEW |
| \$3,995,000 | 5+6 | COUNTRY ENGLISH | |



RESTORED LOS FELIZ ESTATE

Beautifully restored country English home place on a cul-de-sac at the foot of Griffith Park. Located only a few blocks from the best cafes, restaurants and shops in Los Feliz. This is an example of Los Angeles architecture meticulously renovated. Updated with oak wood floors, mature landscaping custom chef's kitchen with Thermador appliances, WaterStone hardware, wine cooler, built-ins and superb LeGrand lighting. The master suite is accompanied by an extensive walk-in closet, terrace.

MLS#17-264920
Paul Blair 3109233467
THE AGENCY

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

| | | | |
|-----------------------|------|-------------------|------------|
| 4140 PARVA AVE | Open | 11-2 | NEW |
| \$3,950,000 | 5+5 | 3sty-CONTEMPORARY | |




LOS FELIZ GEM - SOPHISTICATION AT ITS BEST

This Mark Liddell designed property epitomizes urban sophistication with soaring 14' ceilings, light color palette, private ambience, and a free-flowing layout. Multiple viewing decks including rooftop, private balconies, waterfall, koi pond and superlative finishes, this property allows for a family-friendly atmosphere and the perfect space to indoor/outdoor entertain. Located within the prized Franklin Ave school district.

MLS#17-269976
A. Afshar / E. Dolmatsky 310-738-5180
COMPASS

ariafshar.com/parva

| | | | |
|--------------------------|------|--------------|------------|
| 2227 FERN DELL PL | Open | 11-2 | NEW |
| \$2,350,000 | 3+4 | 2sty-SPANISH | |



1958 CELEBRITY SPANISH HOME

Situated on an amazing, private, tree lined street, stands this updated 1958 Celebrity Spanish home. Soaring ceilings, wood floors & an arched entry way that opens to a large gourmet kitchen. Set on two tiers, the back yard is a terrific spot to host any soiree big or small. Completely updated in 2005 from top to bottom, the house features 3 bedrooms /4 baths. Just one street above Griffith Park and a short stroll to all the shops & restaurants Los Feliz has to offer.

MLS#17-269734
A. Lascano B. Farrugia 424.253.5489
HILTON & HYLAND

2227FernDell.com

OPEN HOUSE STATUS

Automatic Status: The MLS™ will automatically assign NEW or REV

NEW New, automatic status
NEW* New, not yet listed
RED Reduced
REV Review, automatic status
BOM Back on Market

| | | | |
|------------------------|----------|------------------------|------------|
| 3617 SHANNON RD | Refresh. | 11-2 | NEW |
| \$1,875,000 | 3+3 | 2sty-MONTEREY COLONIAL | |



DESIGNER'S DREAM NEXT TO GRIFFITH PARK

Meticulously designed and landscaped, this two story Monterey Colonial is swoon worthy in every detail. New wide-plank oak flooring and modern custom tile throughout. Updated bathrooms and kitchen, Living room with fireplace and new French doors leading to a lush backyard. Upstairs find two en-suite bedrooms with private porches nestled amidst a tree canopy. Moments from the heart of Los Feliz, but removed from the city - a must see.

Timm Keppler (310) 692-9114
KW BEVERLY HILLS

Frplce, Blt-Ins,Dshwshr,Grbg Disp

| | | | |
|------------------------|------|-------------|------------|
| 5636 TUXEDO TER | Open | 11-2 | NEW |
| \$1,795,000 | 4+4 | 2sty-MODERN | |



DESIGNER MODERN HOME WITH FABULOUS CITY VIEWS!

Designer modern home in The Oaks with fabulous city views and Hollywood sign perfectly framed in the canyon view. Fabulous art walls, warm wood floors, spectacular tri-level living room, open chef's kitchen with counter and lounge seating. Great entertaining space inside with three balconies, for dining, lounging and entertaining in the city lights. Capital Records and other landmarks to add to the spectacular setting.

MLS#17-253670
Ginger Glass 310-927-9307
COLDWELL BANKER BHN

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

| | | | |
|-----------------------|------|----------------------|------------|
| 2353 CANYON DR | Open | 11-2 | NEW |
| \$1,699,000 | 3+4 | 2sty-COUNTRY ENGLISH | |




LOVELY REDONE 1923 HOME

This 3 bedroom, 3.5 baths, 1927 Country English style home in the prestigious Oaks neighborhood has been handsomely redone with a modern sensibility. Spacious living room features vaulted ceilings, a Juliet balcony and a stunning leaded glass window. An open plan design sets the stage for entertaining in the amazing cook's kitchen and dining area. Glamorous high-end stainless steel appliances, wonderful marble & quartz countertops a large center island with sink.

MLS#17-268242
Brian Moore 310-849-4990
SOTHEBY'S LOS FELIZ

Stove, DW, Winefridge, Microwave

| | | | |
|---------------------------|------|-------------|------------|
| 2209 W LIVE OAK DR | Open | 11-2 | NEW |
| \$1,399,000 | 3+2 | MID-CENTURY | |



MID CENTURY MODERN WITH VIEWS

From Architect Ray V. Otero. Views from from Beachwood Canyon to the Ocean,1962 mid century post & beam home is situated in Los Feliz Oaks. Some of the original preserved features making this home a classic are the many clerestory windows, built in cabinets and recently refurbished hardwood floors. The home has been outfitted for today's sustainable lifestyle as well with such updates as photovoltaic solar panels and an electric car charging station.

MLS#17-270370
Brian Courville/JB Fung 323.315.7463
JOHN AAROE GROUP

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

| | | | |
|--------------------------|----------|-------------|------------|
| 5725 GREEN OAK DR | Refresh. | 11-2 | red |
| \$1,899,000 | 3+4 | POST MODERN | |




PRIVATE & REDONE WITH SEPARATE STUDIO IN THE OAKS

Done, double lot, serene, private, versatile floor plan and detached studio/office/guest quarters on a quiet dead-end street in the Oaks. Designer bathrooms and kitchen and updated systems.


MLS#17-270526
Hattie Ramirez 323-376-5368
KW LOS FELIZ

Reduced!

| | | |
|---|--|------------|
| 2578 CANYON DR | Lunch 11-2 | rev |
| \$2,315,000 | 3+3 2sty-CONTEMPORARY | |
|  | STUNNING CONTEMPORARY Stunning contemporary home in the prestigious "Oaks" neighborhood. 3 bdrm 3 bath plus bonus room(4th bdrm) open floor plan,vaulted ceilings fireplace,gourmet kitchen w/ high end appliances.Seamless Indoor/outdoor living w/ glass wall doors to a tranquil patio w/ fountain, sundeck with canyon view.Hardwood floors,alarm & video camera systems, 2 car garage,Completely renovated w/ refined designer touches. Steps from Griffith Park & a short walk to the restaurants and shops of Franklin Village. | |
| MLS#17-267938 Pam McMurray 310-923-0869 KELLER WILLIAMS | | |
| www.2578canyondrive.com | | |

| | | |
|---|---|------------|
| 5860 LOCKSLEY PL | Open 11-2 | rev |
| \$1,699,000 | 4+4 SPANISH | |
|  | CURB APPEAL PLUS! LOS FELIZ SPANISH! Curb appeal plus w/this Spanish in the Los Feliz Oaks. Light & airy w/soaring ceilings, open floor plan from living room to dining room + lots of windows. 4BD + 3.5BA. Cozy den overlooking pool. Huge cooks eat-in kitchen w/Viking, Thermador + Miele appliances. Sparkling lap pool, spa & lounge area. Dramatic stairway w/custom ironwork, large master w/fireplace, sitting area + WIC. Large master bath w/ diva spa tub. Two additional bedrooms, two water heaters, dual zone HVAC, speakers throughout. | |
| MLS#17-268024 Dorothy Carter 323-300-1025 KELLER WILLIAMS REAL | | |
| Blt-Ins,Dshwshr,Grbg Disp,Micro,Rng/Ovn | | |

28 Culver City *Single Family*


| | | |
|---|--|------------|
| 6019 LINDA WAY | Refresh. 11-2 | NEW |
| \$2,990,000 | 7+7 2sty-RANCH | |
|  | CANYON VIEW ESTATE Amazing large lot property with canyon views. Updated, private, and a detached studio/garage ready for adapting to your profession or hobby in addition to a traditional attached garage. Located in Culver Crest, a Culver City hilltop neighborhood that gets you away from the busy city below, yet gives you easy access to everything LA has to offer. | |
| Rich Kissel 310-739-6577 KELLER WILLIAMS SILI | | |


| | | |
|---|--|------------|
| 9015 LUCERNE AVE | Open 12-3 | NEW |
| \$1,599,000 | 3+3 1sty-SPANISH | |
|  | 1926 SPANISH 3 BEDROOM/2.5 BATHROOM OPEN NOON-3:00 PM Updated 1926 Spanish w/original arched openings and coved ceilings.Light abounds from original lg Spanish windows in both LR and DR. LR has a W/B F/P. Dark hardwood floors. Formal DR with gorgeous chandelier. Kitchen w/crank windows above farmers SS sink. Large, garden view master en suite with/plethora of built-ins opens via French doors to wrap around deck. Peace & tranquil yard with space for a granny suite? Zoned R2. Walk to downtown, Hayden Track,Helms Bakery,light rail. CC schools.Hurry! | |
| MLS#17-268046 Joan Moon 310-895-0990 RE/MAX ESTATE PROP | | |
| Dshwshr,Grbg Disp,Micro,Rng/Ovn,Fridg | | |


29 Westchester *Single Family*

| | | |
|--|--|------------|
| 8332 WESTLAWN AVE | Open 11-2 | NEW |
| \$1,235,000 | 3+2 TRADITIONAL | |
|  | BEAUTIFUL KENTWOOD HOME Meticulously maintained charming home in the highly sought after Kentwood neighborhood of Westchester. Recently remodeled with beautiful kitchen and bathrooms. There are 3 beds and 2 beautiful bathrooms. A huge family room with fireplace opens to deck and large back yard. A 2 car garage and bonus room complete this wonderful home. | |
| MLS#17-267252 Anne Austin (213) 718-1527 COLDWELL BANKER HPS | | |
| Cbl,Dshwshr,Dryer,Grbg Disp,Hood Fan | | |

30 Hollywood Hills East *Single Family*

| | | |
|--|---|------------|
| 3238 CANYON LAKE DRIVE | Lunch 11-2 | NEW |
| \$3,099,000 | 4+5 1sty-MODERN | |
|  | DRAMATIC MODERN NEWLY BUILT HOME UNDER HOLLYWOOD SIGN Newly rebuilt in 2017 in the Hollywood Estates under Hollywood Sign, this dramatically designed modern home is versatile to be the entertainers paradise or just a place to get away from the crowd. Open floor plan has the enormous great room as the central hub for living the perfect California lifestyle. All bedrooms are w/ ensuite baths. Slider pocket doors open to let the outside in. With pool spa, built in BBQ and fire pit. There is large back yard and open space just behind the house.. | |
| MLS#SR17212707CN Charles Malki 323 762 5547 RAMSEY-SHILLING ASSO | | |
| Blt-Ins,Rng/Ovn | | |

| | | |
|--|--|------------|
| 2481 HOLLYRIDGE DR | Open 11-2 | NEW |
| \$2,297,500 | 3+3 MEDITERRANEAN | |
|  | TURN-KEY HOLLYWOODLAND MEDITERRANEAN Turn-key Med, Circa 1924, offering gracious scale, City-treetop vus, grassy yard, gardens & large pool! Secured crtyrd setting leads to formal entry w/vus across the step-down sun-filled great rm w/space for multiple seating groups, fl-2-clg wndws, vaulted clg, arches & fp. Axial flr plan leads to circular formal din. rm, redone kit w/honed marble counters, shaker cabinets & ss appliances, media rm/den (w/vus) & 2 guest bds, each w/redone en suite baths, completing the main level... | |
| MLS#17-270080 P. Maurice T. Rustad 310-623-8819 RODEO REALTY - BH | | |
| 2481HollyridgeDr.com | | |

| | | |
|--|--|------------|
| 6442 DEEP DELL PL | Refresh. 11-2 | NEW |
| \$1,999,000 | 3+4 CONTEMPORARY | |
|  | HOLLYWOOD HILLS ENTERTAINERS DREAM HOME! This gated & private triple lot is on a half acre of land. This Hollywood Hills home is a true entertainer's paradise. Over 3,500 sq. ft. of living space on an expansive flat yard with heated pool all surrounded by citrus trees, lush gardens for privacy and an opportunity to terrace the private hillside behind it. With parking for several cars within the gated compound, this home is truly the perfect balance of living in a park with privacy and a paradise for entertaining under the night stars. | |
| MLS#17-252614 Darren Winston 310-709-8980 SOTHEBY'S | | |
| www.DarrenWinston.com | | |

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TUESDAY

| | | |
|--------------------------|------|---------------|
| 3254 LEDGEWOOD DR | Open | 11-2 |
| \$1,625,000 | 4+3 | ARCHITECTURAL |



PRIME BEACHWOOD CANYON ARCHITECTURAL


Private Mid-Century style modern architectural. Built c.1990, this stunning home has a dramatic living & dining open floor plan w/vaulted beamed ceilings, wood-burning fl & sliding glass doors that open to a tranquil Zen patio garden. Spacious Cook's kitchen. Main level also has a bedroom that could easily be a media den/office. Lower level offers a spacious master suite & 2 more ample bedrooms, all w/ views. An amazingly low maintenance, move-in ready home w/great sophisticated style & design.

MLS#17-267056
Rose Ware 213-369-9171
BHHS- BH

Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn

rev

| | | |
|-------------------------|------|------|
| 3626 FAWNDALE PL | Open | 11-2 |
| \$3,995,000 | 4+5 | |



OPEN TUESDAY & FRIDAY 11AM-2PM

- Quite possibly the most exceptional property in Sherman Oaks, this recently remodeled, state-of-the-art contemporary marvel is truly one of a kind. With stunning panoramic views of the Valley lights shimmering across the mountains, this especially private home is tucked behind gates & away from the street on a peaceful cul-de-sac. No expense was spared while updating this unique property. The smart home features a spacious floorplan with an extraordinary flow encompassing 4 beds and 5 baths.

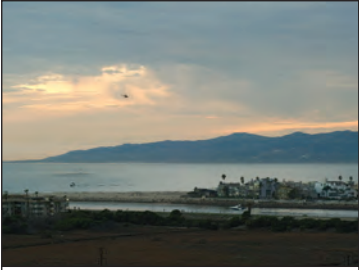
Aren Afsharian 310.200.9323
HILTON & HYLAND

HiltonHyland.com

NEW

31 Playa Del Rey Single Family

| | | |
|-------------------------|------|---------------|
| 8125 TUSCANY AVE | Open | 11-2 |
| \$4,850,000 | 5+6 | ARCHITECTURAL |



PLAYA DEL REY OCEAN VIEW COMPLETED IN 2017 DOUBLE LOT

DON'T JUDGE FROM THE DRIVEWAY! SPECTACULAR VIEWS, ARCHITECTURAL DESIGN. ROOM FOR TENNIS COURT AND OR POOL...VIEWS FROM THE LIVING, DINING, KITCHEN, FAMILY ROOM, MASTER BEDROOM AND TWO FAMILY BEDROOMS WITH EN SUITE BATHS! REBUILT IN 2017. THREE CAR GARAGE OR ROOM FOR GUEST HOUSE NEAR POOL AND ANOTHER GARAGE. WALK TO THE BEACH FROM STREET TO STREET LOT. OPEN SUNDAY AND TUESDAY!

MLS#17-255406
Paula Ross Jones 310-880-9750
SOTHEY'S INTERNATIO

NEW FINISHES FROM CEILINGS TO FLOORS

rev

| | | |
|-----------------------------|----------|---------------|
| 15658 CASTLEWOODS DR | Refresh. | 11-2 |
| \$2,480,000 | 6+7 | MEDITERRANEAN |



FABULOUS ESTATE MUST SEE PRICED TO SELL!!

Fabulous estate with spectacular city views in the ideal location: with convenient access to the Westside,Bel Air, Brentwood. Master with gorgeous fireplace has a huge walk-in closet and a sumptuous bathroom. Wet bar, pool, Spa and cabana This 2 story home boasts breathtaking views in every room and is perfect for entertaining. In addition to the 2 car garage, there are 4 secure parking spots on premises, and 6 additional guest spots behind gates. Welcome!

Katherine Aronsson 310-990-6090

Exclusive Opened Sunday 2-5pm

NEW

41 Park Hills Heights Single Family

| | | |
|------------------------|------|---------|
| 3810 ROXTON AVE | Open | 11-2 |
| \$595,000 | 2+2 | SPANISH |



GREAT OPPORTUNITY IN LEIMERT PARK!

Fabulous Spanish fixer on a tranquil and pretty tree-lined street in ultra-hot Leimert Park! Home has 2 bedrooms/1.5 baths, formal dining room, breakfast nook, spacious living room with a bay window and 2-car detached garage. Retaining many of the original architectural elements and period details, this is a house with the potential to be a real gem. Great opportunity!!!!

MLS#17-267804
Dari Lallou Mackenzie 310-678-7718
GIBSON INTERNATIONAL

NEW

| | | |
|----------------------------|----------|---------------|
| 4421 MARY ELLEN AVE | Refresh. | 11-2 |
| \$2,249,000 | 5+6 | ARCHITECTURAL |



STRIKING ARCHITECTURAL MODERN MASTERPIECE

Just Built Modern Home w 4,100 SqFt. 5 Bedrooms, 6 Baths, smart home tech, theater room, spacious/open floor plan, custom fixtures, custom cabinetry, built-in speakers, elevated ceilings & chic finishes. Prestigious Chefs' Kitchen w quartz slab counter-tops, 2 islands, SS Viking appliances, breakfast bar & nook. Master w wet bar, fireplace, balcony & huge walk-in closet. Master Bath w eminent walk-in shower, spa/tub & powder room. Resort Style Backyard- patio, pool/ spa, grass yard & custom bar.

MLS#17-269638
Robert Walters 818-384-6004
LELAND PROPERTIES

Viking SS Fridge, Dishwasher, Stove

NEW

72 Sherman Oaks Single Family

| | | |
|--------------------------------|-------|------------------|
| 4107 VENTURA CANYON AVE | Lunch | 1-2 |
| \$5,250,000 | 5+6 | 2sty-TRADITIONAL |



ICONIC SHERMAN OAKS ESTATE


Gated East Coast traditional, originally designed by Jon Brouse, and later enhanced by the finest interior and landscape designers to deliver the custom residence you see today. In addition to the 4 bedroom main house, there is a studio/office/guest room with full bath and separate entry. Outside find a swimmers' pool, pool bath, grassy yard, fire-pit, meditation garden, vegetable garden, and covered kitchen, dining room and bar, plus secure 3-car garage.

MLS#17-269476
Andrea Korchek 818-371-0933
THE AGENCY

Guest/Office/Studio w/ Separate Entry

NEW

| | | |
|--------------------------------|-------|----------------------|
| 3947 BENEDICT CANYON DR | Lunch | 11-2 |
| \$1,399,000 | 3+2 | 1sty-COUNTRY ENGLISH |



Beautifully renovated barn style architectural home in prime South of the Blvd. neighborhood of Sherman Oaks with 1940's detail. Spacious living room with a wood ceiling, wood burning fireplace and custom built-ins. Stunning new gourmet kitchen with custom cabinetry, stainless steel appliances and pattern tile flooring. The formal dining room has wainscoting and opens to the patio area. The family room has a wood burning fireplace and built-in book cases and leads the backyard.

Bryan Abrams 818-266-4300
JOHN AAROE GROUP SC

CACTUS TAQUERIA

NEW

73 Studio City Condo / Co-op

| | | |
|-----------------------------------|------|-------------------|
| 4257 LAUREL CANYON BLVD #2 | Open | 11-2 |
| \$499,000 | 2+3 | 3sty-CONTEMPORARY |



RARE STUDIO CITY TOWNHOME

Over 1500 sq ft of living space and two side by side parking spots with direct access to your unit. First floor has laundry area and 2 generously sized storage closets. The main level has a half bath and floorplan living and dining. Freshly painted, new carpet and floors, drenched in natural light. Dual en-suite master bedrooms.

MLS#17-269476
Heather Shorr 8183900434
SOTHEYBYS INT REALTY

www.4257Laurel.com

NEW

OPEN HOUSE STATUS

Automatic Status: The MLS™ will automatically assign NEW or REV

NEW New, automatic status

NEW* New, not yet listed

RED Reduced

REV Review, automatic status

BOM Back on Market

TUESDAY OPEN HOUSES

74 Toluca Lake

Single Family

4274 NAVAJO AVE

Refresh. 11-2

\$1,749,000

3+3

1sty-CONTEMP MED

NEW



**CASA CALIFORNIA SPANISH MEDITERRANEAN
TOLUCA LAKE DREAM HOME**

Casa California! Multiple terraces! Rotunda entrance. Large picture windows, hardwood. French doors & soaring ceilings in living room. Formal dining w/coffered ceiling & French doors. Stunning kitchen w/marble, Sub-Zero frig/freezer, Viking 6-burner gas range, open to den. Romantic master suite boasts beautiful fireplace, clawfoot tub & period tile. Crown molding & access to outdoors in each spacious bedroom. Office w/built-ins & coffered ceiling. Built-in BBQ, pool. Near restaurants & shops.

Craig Strong
JOHN AAROE GROUP

310.439.3225

Coffee Cart

75 Valley Village

Single Family

12138 LA MAIDA ST

Open 11-2

\$1,089,000

3+2

TRADITIONAL

NEW



**CHARMING TRADITIONAL IN VALLEY
VILLAGE**

Fall in love with this Traditional charmer located in sought after Valley Village. This home was recently expanded to add a master suite. The additional two bedrooms are ample in size and share a hall bath with separate tub and shower. The kitchen features a farmhouse sink, quartz countertops and marble backsplash and leads to both the formal dining room and family room. Family room has vaulted ceilings and French doors that open onto the trellised patio and large grassy yard.

MLS#17-269958

Jennifer Pinckert
PARTNERS TRUST BW

310-500-1411

Dshwshr,Grbg Disp,Micro,Rng/Ovn

90 Hidden Hills

Single Family

24807 LONG VALLEY RD

Open 11-2

\$6,995,000

5+8

TRADITIONAL

NEW



**OPEN TUESDAY AND FRIDAY 11-2PM
(FRIDAY IS CATERED)**

Hidden Hills single story Tuscan Villa estate is situated on a flat 1.2 acre corner lot. Decadent interior details w/wide plank wood & stone flooring, wood & stone detail w/ volume ceilings throughout. Public rooms include dramatic formal living & dining, game room, gourmet kitchen & great room. Chef's kitchen boasts top of the line stainless appliances, Subzero side by side refrigerator/freezer, dual dishwasher, butler pantry & walk in pantry, breakfast bar & nook.

MLS#17-269064

Ambra Bisconti
HILTON & HYLAND

310.498.2151

HiltonHyland.com

WEDNESDAY OPEN HOUSES

33 Malibu

Single Family

20595 SEABOARD RD


Open 9:30-2 629H6

\$3,195,000

5+3

ARCHITECTURAL

NEW



CLOSE-IN LIVING IN NATURE

First offering: The DeVault Residence, 1958, Herbert Kameon, AIA. Here, the tenets of Organic Architecture as espoused by Wright and Harris are strictly adhered to. The success of this endeavor is best measured by the long tenure of the DeVault family, & the home's connection with the land & the sea. The rustic private lane leading to the property, the house sheathed in board & batten redwood, & its setting within the giant boulders arrayed across the site evokes a timeless romance, & magic.

MLS#17-270194

Crosby Doe
CROSBY DOE ASSOCIATE

(310) 428-6755

BBQ,Frzr,Rng/Ovn,Fridg

999 Out of Area

Single Family

2709 VISTA OCEANO LN

Refresh. 11-2

\$26,500,000

5+8

MEDITERRANEAN

NEW



**JOIN US FOR CROISSANTS AND
CAPPUCCINO'S**

Over 18 acres, designed by Don Nulty, AIA, and constructed with materials hand-selected, custom-made & imported from Europe. Private, tree-lined drive leads to a grand motor court w/ soaring arches to welcome guests. French-style country kitchen, family rm, breakfast rm, library, 6 fireplaces, terrace and 5 en-suite beds. An 18-stall barn w/ potential use for office/car storage. Fenced corrals and acres of laser-leveled pasture. Pool, pavilion and 1-bedroom cabana with full kitchen and GH.

MLS#17-264584

Joyce Rey
COLDWELL BANKER

310-285-7529

THURSDAY OPEN HOUSES

80 Burbank

Single Family

3012 W VERDUGO AVE

Open 9:30-12

\$699,000

3+2

TRADITIONAL

NEW



ENTERTAINER'S DREAM!

Open flr plan & natural light. Wall of glass in the living room & dining area. Kitchen offers plenty of countertops & cabinets. Master suite w/ wall of built in shelves & a picture window. A walk-in closet & updated, en-suite bath complete the master. 2 additional bedrooms are well sized. These bedrooms share a full bath. Private yard features drought tolerant landscaping, several seating & dining areas. Addt'l features include: Central AC/heat, newer paint, detached 2 garage & laundry.

MLS#17-268124

Elizabeth Marquart
RE/MAX ESTATE PROPER

3102460888

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

87 South Pasadena

Single Family

1133 GREVELIA ST

Open 10-2

\$899,000

2+2

CONTEMPORARY

NEW



**CONTEMPORARY MINI-COMPOUND IN
COVETED SOUTH PASADENA**

This uniquely contemporary gem is in the heart of South Pasadena & just a short walk to all the restaurants, shops & the convenience of the Gold Line. 1133 Grevelia has a remodeled kitchen & bathroom, hardwood floors, stainless steel appliances, quartz counters & a steam room. An outdoor kitchen & shower, separate studio, tree deck, putting green, sun deck & fire pit create an outdoor play area. In the award winning South Pasadena school district with the coveted Arroyo Vista Elementary school.

MLS#17-267994

SallyF.Jones/JoshuaSmith
JOHN AAROE GROUP

310-691-7888

1133grevelia.com

FRIDAY OPEN HOUSES

72 Sherman Oaks

Single Family

4421 MARY ELLEN AVE

Refresh. 11-2

\$2,249,000

5+6

ARCHITECTURAL

NEW



**STRIKING ARCHITECTURAL MODERN
MASTERPIECE**

Just Built Modern Home w 4,100 SqFt. 5 Bedrooms, 6 Baths, smart home tech, theater room, spacious/open floor plan, custom fixtures, custom cabinetry, built-in speakers, elevated ceilings & chic finishes. Prestigious Chefs' Kitchen w quartz slab counter-tops, 2 islands, SS Viking appliances, breakfast bar & nook. Master w wet bar, fireplace, balcony & huge walk-in closet. Master Bath w eminent walk-in shower, spa/tub & powder room. Resort Style Backyard- patio, pool/ spa, grass yard & custom bar.

MLS#17-269638

Robert Walters
LELAND PROPERTIES

818-384-6004

Viking SS Fridge, Dishwasher, Stove

TUESDAY

WEDNESDAY, THURSDAY AND FRIDAY