

**WESTSIDE ESTATE AGENCY**



**ARCHITECTURAL DREAM DESIGNED BY FRANK GEHRY  
MALIBU | \$33,900,000**

Court ordered partition sale subject to overbid. World-class trophy property on multiple parcels with 160 ft of beachfront on prime Broad Beach. [broadbeachcoastfront.com](http://broadbeachcoastfront.com)  
**Kurt Rappaport** (310) 860-8889 | CalBRE# 01036061



**SPECTACULAR NORTH BEVERLY PARK ESTATE  
BEVERLY HILLS | \$33,500,000**

Completely private & secluded from the street, set behind iron gates. Over 20,000 sf of living space on almost 4 acres. [weahomes.com/listing/beverly-park-circle](http://weahomes.com/listing/beverly-park-circle)  
**Kurt Rappaport** (310) 860-8889 | CalBRE# 01036061



**BUILD YOUR DREAM ESTATE  
HOLMBY HILLS | \$27,000,000**

Approx 2 1/4 acre estate w/ endless possibilities. A dream for any architect or designer. One of the last trophy estates in Holmby Hills available. [weahomes.com/listing/charing-cross](http://weahomes.com/listing/charing-cross)  
**Kurt Rappaport** (310) 860-8889 | CalBRE# 01036061



**SPECTACULAR ITALIANATE VILLA WITH A LEGENDARY HISTORY  
PACIFIC PALISADES | \$25,995,000**

New construction w/ old-world craftsmanship, modern tech & sophisticated design. The latest offering from ultra-exclusive designer/developer, Jaman Properties. [1669sanonofre.com](http://1669sanonofre.com)  
**Kurt Rappaport** (310) 860-8889 | CalBRE# 01036061



**THE MOST IMPORTANT COMPOUND ON THE WEST SIDE  
BRENTWOOD | \$22,500,000**

Magical 2.63 acres of park-like land on lower Mandeville. [brentwoodcompound.com](http://brentwoodcompound.com)  
**Stephen Shapiro** (310) 860-8888 | CalBRE# 01257836  
**Richard Ehrlich** (310) 860-8885 | CalBRE# 01267136



**THE EPITOME OF LUXURY  
BEVERLY HILLS | \$22,495,000**

Includes a 5 BR + 9 bath main house, gst house, a N/S lighted tennis crt, a resort style pool, spa, gardens, parking for 25+ cars & more. [weahomes.com/listing/661-doheny-rd](http://weahomes.com/listing/661-doheny-rd)  
**Fred J. Bernstein** (310) 300-0599 | CalBRE# 01476689

WEAHOMES.COM



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





**OPEN TUESDAY 11-2**

**1231 LAGO VISTA DR, BEVERLY HILLS**

**\$43,900,000**

*Drew Fenton - 310.858.5474*

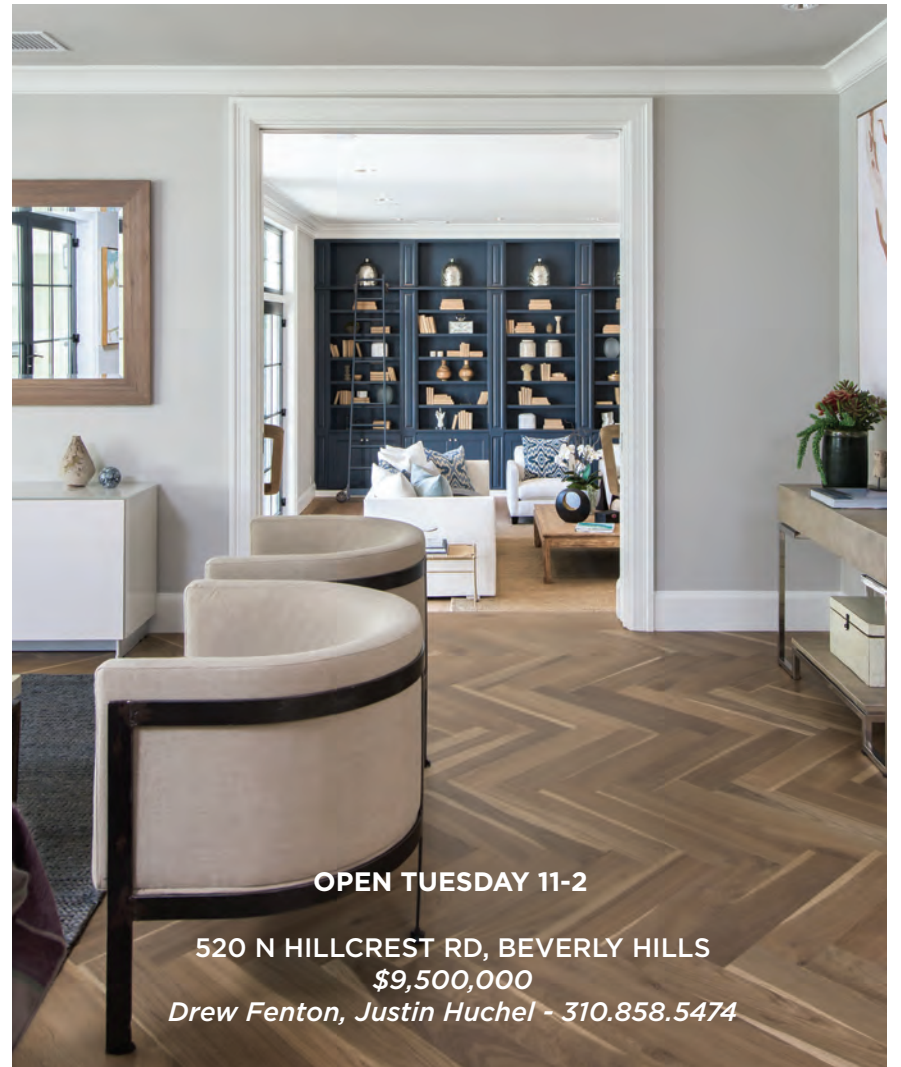


**BY APPOINTMENT ONLY**

**570 EVELYN PL, BEVERLY HILLS**

**NEW PRICE \$14,995,000**

*Michael LaMontagna - 310.925.9826*



**OPEN TUESDAY 11-2**

**520 N HILLCREST RD, BEVERLY HILLS**

**\$9,500,000**

*Drew Fenton, Justin Huchel - 310.858.5474*

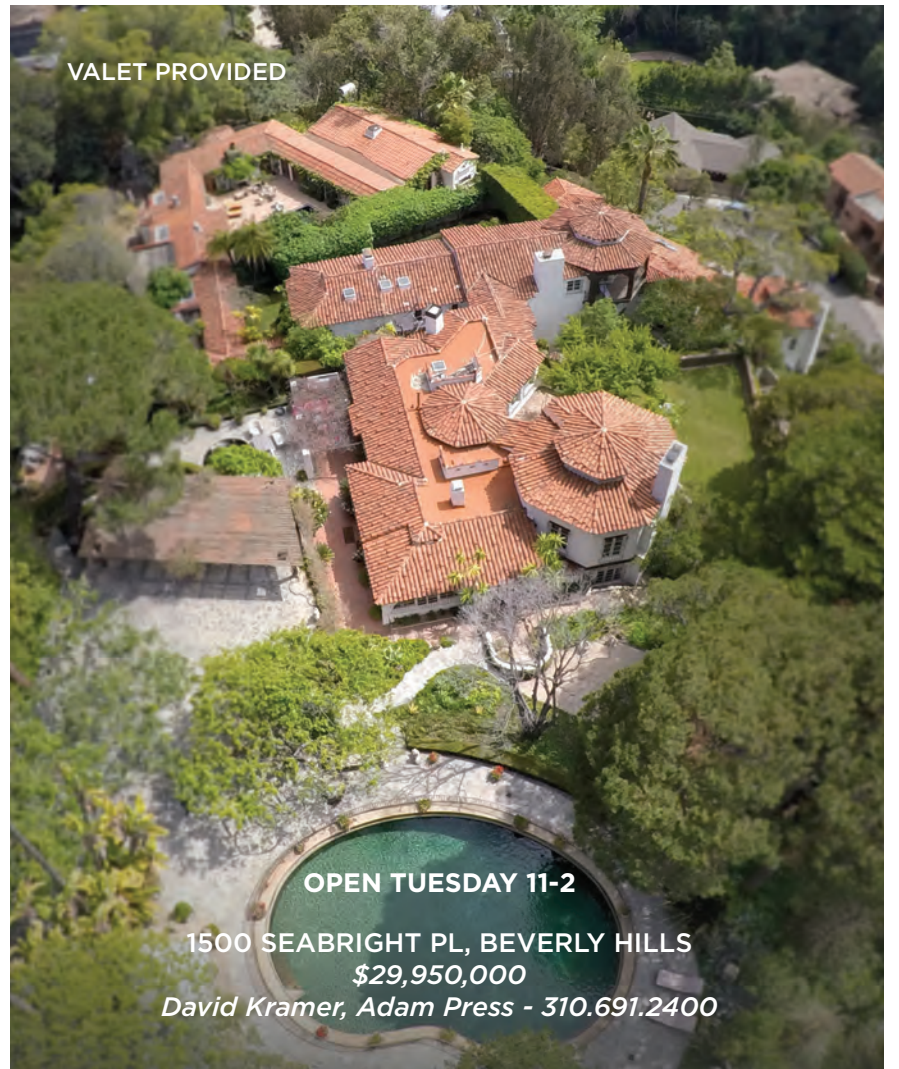




**OPEN TUESDAY 11-2**

**1940 BEL-AIR RD, BEL-AIR  
\$32,500,000**

**Branden Williams, Rayni Williams - 310.691.5935**

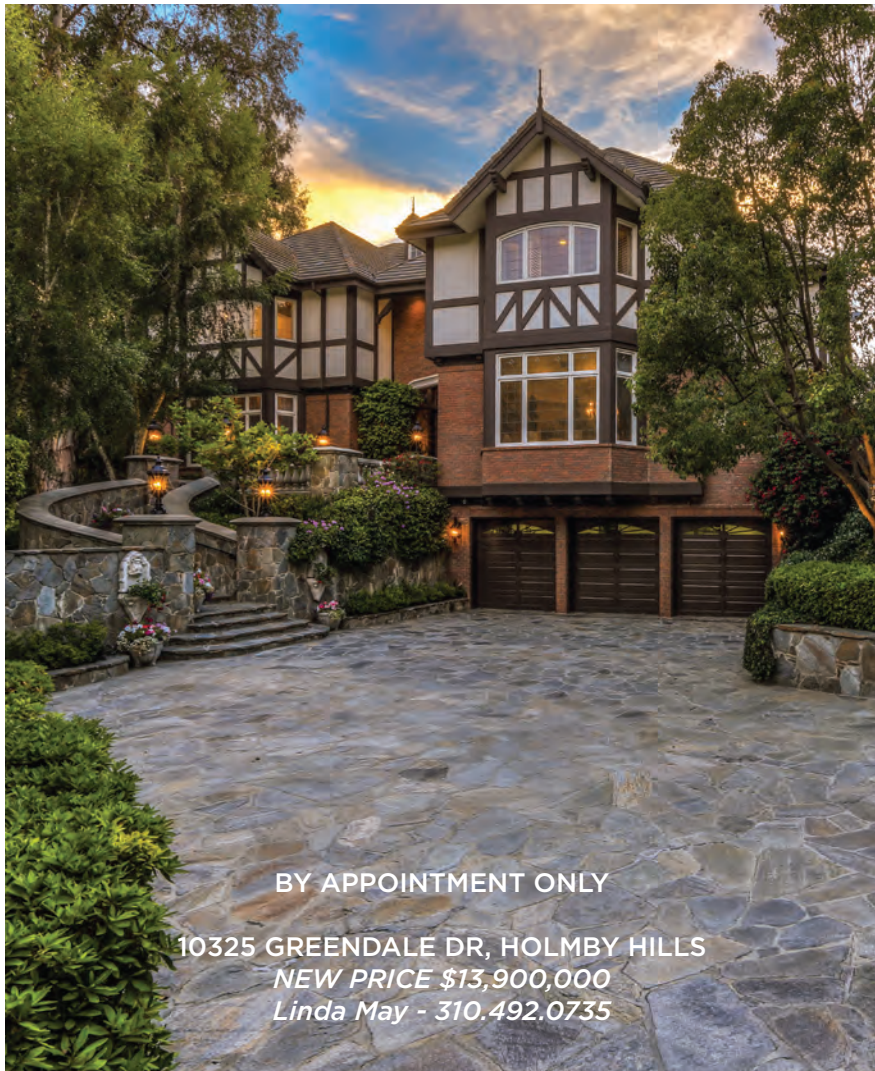


**VALET PROVIDED**

**OPEN TUESDAY 11-2**

**1500 SEABRIGHT PL, BEVERLY HILLS  
\$29,950,000**

**David Kramer, Adam Press - 310.691.2400**



**BY APPOINTMENT ONLY**

**10325 GREENDALE DR, HOLMBY HILLS  
NEW PRICE \$13,900,000  
Linda May - 310.492.0735**

**HILTON & HYLAND**

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

**HILTONHYLAND.COM**

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





1

2

**1. SMITH & WILLIAMS – \$4,300,000 / NEW PRICE!**

**First Offering Since 1968 – Pasadena**

3BR / 3BA one of a kind vintage property retains many original features, including original windows, doors & abundant architectural details

**Henry Blackham**

**2. GEORGE DEUTSCH, DESIGNER – BUILDER, 1963 – \$1,650,000**

**Expressionist Modernism above the Outpost – Los Angeles**

3BRs, 3BAs, outdoor spa surrounded by the green space

**Crosby Doe**

**3. HARWELL HAMILTON HARRIS, F.A.I.A.**

**LELAND EVISION, A.I.A. – \$1,799,000**

**The De Steiguer Residence, 1936 – 1951 – Pasadena**

3BRs & 2BAs Mid Century design residence  
4BRs, 3BAs, Outdoor patios & decks, Landmark & Mills Act approved in 2010.

**Matthew Berkley**



3





4



6



5



7

**4. STUDIO 0.10 ARCHITECTS – \$3,500,000**  
 International jury grand prize winning residence, 2007 – LA  
 3BRs, 5BAs, 2 structures, flexible creative space w/ green & city views  
 Christina Hildebran

**5. BLUE SKY BUILDING SYSTEMS – \$674,000**  
 The Graham Residence, 2011 – Yucca Valley, CA  
 2BRs, 1 BA, affordable architecture design with little  
 disruption to the natural environment  
 Stephen Skuris & Matthew Berkley

**6. MILTON J. BLACK, ARCHITECT – \$1,675,000**  
 Streamline Moderne in Los Feliz  
 4BRs, 4BAs, 2nd story patio off master bedroom,  
 den w/built-in bar  
 Stephen Skuris & Ilana Gafni

**7. MULHOLLAND DRIVE SCENIC CORRIDOR – \$1,298,000 / NEW PRICE!**  
 Canyon & City Light Views – Los Angeles  
 3BRs & 2BAs Mid Century design residence  
 Downstairs den/office, dual-paned windows, fireplace & bamboo floors  
 David Koch

**CROSBY DOE  
 ASSOCIATES**

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



PARTNERS  
*trust*

JOIN US FOR  
TACO TUESDAY  
SEPT. 20TH, 11-2PM

10501 EASTBORNE AVENUE  
LOS ANGELES

*Offered at* \$3,248,000

F. RON SMITH & DAVID BERG

310.500.3931 | [smithandberg@thepartnertrust.com](mailto:smithandberg@thepartnertrust.com)



THEPARTNERTRUST.COM

EXCLUSIVE AFFILIATE OF



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BY  
APPOINTMENT

## 200 TOYOPA DRIVE | PACIFIC PALISADES

*Offered at* \$20,000,000 | 7 BED | 10 BATH | 10,144 S.F. | 34,265 LSZ.

Perched atop the coveted Huntington area of Pacific Palisades, this oceanside manor is nothing short of presidential - a rare composition of remarkable stonework flush with ivy and backlit by the crimson blue of the Pacific. Wrought iron gates and a palatial motor court conceal a medley of impeccably outfitted spaces including a large master suite with a terrace overlooking Santa Monica Beach. A verdant lawn frames the pool and spa terrace, a vast space suited for entertainment or respite. A prestigious edifice amidst the nationally-ranked school district of Huntington Palisades, this home is a bold statement of coastal living at its finest.

### — THE MALIBU LIFE TEAM —

MADISON HILDEBRAND | GINA KIRKPATRICK | JENNIFER CHRISMAN

310.818.5788 | team@themalibulife.com



200TOYOPADR.COM

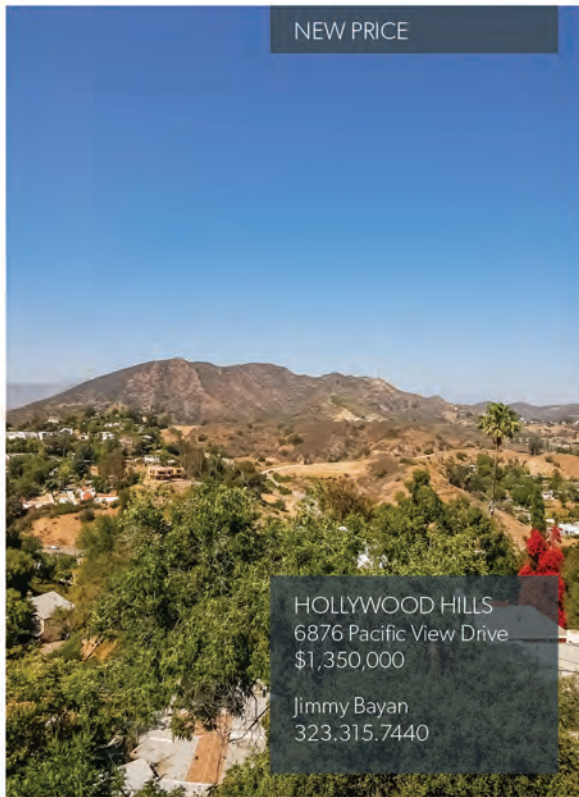
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EXCLUSIVE AFFILIATE OF

 **LEVERAGE**  
GLOBAL PARTNERS



JOHN AAROE GROUP



NEW PRICE

HOLLYWOOD HILLS  
6876 Pacific View Drive  
\$1,350,000  
Jimmy Bayan  
323.315.7440



NEW LISTING

BEVERLY HILLS  
1231 Lago Vista Drive  
\$43,900,000  
Aaron Kirman  
424.249.7162



MT. WASHINGTON  
3630 Tacoma Avenue  
\$1,349,000  
Courville & Fung  
310.622.0312



NEW LISTING

BEVERLY HILLS  
504 Walden Drive  
\$5,900,000  
Aaron Kirman  
424.249.7162  
Neyshia Go  
310.882.8357

aaroe.com

- BEVERLY HILLS
- BRENTWOOD
- SUNSET STRIP
- BALDWIN HILLS
- SHERMAN OAKS
- TOLUCA LAKE
- PASADENA
- DOWNTOWN LA
- STUDIO CITY | FEB '16





**MALIBU**  
 31454 Broad Beach Road  
 \$15,000,000  
 Sally Forster Jones  
 310.691.7888



**OPEN TUESDAY 11-2**  
**CHEVIOT HILLS**  
 10300 Northvale Road  
 \$1,700,000  
 Patricia Reilly Tercek  
 Jane Brill Gavens  
 310.721.7600



**NEW LISTING**  
**SHERMAN OAKS**  
 13352 Valley Vista Blvd  
 \$1,525,000  
 Owen Salkin  
 310.850.0283



**NEW LISTING**  
**BEL-AIR**  
 1655 N. Beverly Glen Blvd  
 \$1,179,000  
 Cliff Weimer  
 323.913.4050



**NEW LISTING**  
**OPEN TUESDAY 11-2**  
**LOS FELIZ**  
 4120 Cromwell Avenue  
 \$7,250,000  
 Bryan Abrams  
 818.266.4300





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

OPEN SUNDAY 9/18 2-5PM

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

JESSICA LOPEZ 310.980.6220  
SCOTT FRIEDMAN 818.317.2011  
jessica@propertiesbyjessica.com scottmfriedman@yahoo.com  
www.7398PYRAMIDPLACE.com



**479 S. HOLT AVENUE, WEST HOLLYWOOD**  
LISTED AT \$3,975,000

BY APPOINTMENT

Minimalistic Contemporary Architectural Designed for the most-discerning of buyers. New construction with Top-of-the-line designer fixtures and finishes. 4 bedrooms and 5 bathrooms. Fleetwood doors to flow outdoors, backyard feature a pool, spa, and outdoor seating area with a fire pit. Outfitted with 100% LED lighting and solar panels. The Crestron smart system. Hedged for privacy, and 2-car attached garage round out the compound factor of the home.

THE SUNSET TEAM - ALEX LOMBARDO 310.274.3900  
www.479HOLT.com info@thesunsetteam.com

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

BY APPOINTMENT

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

CARTER + ORLAND 323.300.1025  
dorothycarter@kw.com





**5682 HOLLY OAK DRIVE, LOS FELIZ**  
LISTED AT \$2,550,000

OPEN TUESDAY 11-2PM

3 Bd+2 Den, 4 baths, 3300 sq ft. With a highly published celebrity past, this Contemporary Mediterranean sits nestled within a majestic canyon view in one of the most exclusive neighborhoods in Los Angeles, The Oaks. Laze in the cathedral ceilinged two-story living room with exposed wood-beams, spacious work loft, or outdoor patio overlooking the serene canyon. Come home to a peaceful and elegantly walled enclave, moments from the heart of Hollywood.

BRYAN MIYAMOTO  
www.BRYANMIYAMOTO.com

323.300.1188  
Miyamoto@kw.com



**3316 PEARL STREET, SANTA MONICA**  
LISTED AT \$1,695,000

BY APPOINTMENT

This gorgeous recently renovated 4 bedroom/2 bath home in a prime school district was meticulously upgraded by the owner. The minute you arrive & see the Mangaris wood deck and LED lighting it will give you a sense of the attention to detail you will discover inside. An open kitchen concept with new cabinets, counters and flooring is perfect for entertaining family & friends. Experience the best that Sunset Park has to offer.

SHERRI NOEL  
www.3316PEARLSTREET.com

310.994.8721  
sherri@sherrinoel.com

**8839 CYNTHIA STREET, WEST HOLLYWOOD**  
LISTED AT \$995,000

OPEN TUESDAY 11-2PM

Norma Triangle Multi-level Townhome! Contemporary 2 bdrm, 2.5 bath in the heart of the city. Beautiful hardwood floors throughout living area. Kitchen w/stainless steel, Euro cabinetry, stone countertops. Third level w/two master suites (one w/steam shower), great closet space, and loft/office that opens to Rooftop deck. 2 car Side by Side parking with direct access to lower laundry/storage room. Enormous private patio with stone flooring, built-in planters, mature trees and bamboo.

LEE ZIFF  
www.LEEZIFF.com

310.432.6511  
lee@leeziff.com





# Sotheby's

INTERNATIONAL REALTY



## MALIBU

La Costa Beach Stunner | **\$15,950,000**

Sophisticated residence on La Costa Beach. Ocean front master bedroom, sitting room/office, home theater, ocean facing dining room. web: 1290321

Malibu - Cross Creek Brokerage  
Mary David 310.433.8862



# THE ART OF LIVING



**BEVERLY HILLS** | Glamorous Mid-Century Modern  
4BD/6BA | web: 0027520 | \$13,000,000  
Beverly Hills Brokerage  
Catherine Marcus 310.795.8521



**BHPO** | Simplicity and Elegance  
5BD/3.5BA | web: 0027562 | \$4,125,000  
Beverly Hills Brokerage  
Jodi Korn Radoff 310.717.9700



**MIRACLE MILE** | Architectural Martel Marvel  
5BD/5.5BA | web: 0355714 | \$3,275,000  
Brentwood Brokerage  
Simon Beardmore 310.892.6454



**HOLLYWOOD HILLS** | 3311 Ledgewood Drive  
4BD/5BA | web: 0286746 | \$2,950,000  
Los Feliz Brokerage  
Mia Coveny 310.871.1607

GREATER LOS ANGELES BROKERAGES | [sothebyshomes.com/socal](http://sothebyshomes.com/socal)  
Beverly Hills | Brentwood | Los Feliz | Malibu | Pacific Palisades | Pasadena | Santa Monica | Sunset Strip  
FRANK SYMONS | Executive Vice President/Chief Operating Officer, Western Region | 310.724.7000

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# A True International Real Estate Brand



**9501 Gloaming Dr · Beverly Hills**  
Tina Eavers  
8 bed · 8 bath · 6,377 sf · 435,600 sf lot

**\$18,995,000**  
310.266.0947



**2121 La Mesa Dr · Santa Monica**  
Sandra Miller  
6 bed · 7 bath · 9,288 sf · 22,881 sf lot

**\$17,800,000**  
310.616.6213



**415 7th St · Santa Monica**  
Sandra Miller  
7 bed · 10 bath · 8,954 sf · 15,000 sf lot

**\$9,998,000**  
310.616.6213



**1106 N Hillcrest Rd · Beverly Hills**  
Y Charlie | K Sanchez | E Peskowitz, F Bernstein, WEA  
4 bed · 4 bath · 4,009 sf · 28,544 sf lot

**\$9,995,000**  
323.547.8900



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DEVELOPMENT

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CHARITY





**801 N Sierra Dr · Beverly Hills** **\$11,990,000**  
 Tina Eavers 310.266.0947  
 7 bed · 8.5 bath · 8,294 sf · 24,967 sf lot



**0 Uphill Dr · Joshua Tree** **\$5,800,000**  
 G. Reid | R. Dominguez | S. Miller 310.699.2601  
 3 bed · 3 bath · 5,450 sf



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



**721 N Vista St · Melrose Village** **\$2,775,000**  
 Rosalie Klein 323.935.8680  
 4 bed · 4.5 bath · 5,585 sf lot



**1007 Ocean Ave #204 · Santa Monica** **\$1,950,000**  
 Sandra Miller 310.616.6213  
 3 bed · 2.75 bath · 2,010 sf



**6652 Lindenhurst Ave · Beverly Grove** **\$1,595,000**  
 Rosalie Klein 323.935.8680  
 2 bed · 2 bath · 7,098 sf lot



**11924 Whalers Ln · Malibu** **\$970,000**  
 Guy Reid | Raphael Barragán 310.699.2601  
 2 bed · 1 bath · 1,044 sf



**348 | 350 N Orange Dr · Los Angeles** **\$5,950/mo & \$6,500/mo**  
 Dominic Wächter | Chelsea Montgomery-Duban 310.433.8009  
 Unit 1 & 2 · 3 bed · 3 bath · 2,500 sf each



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 SantaMonica.EVUSA.com  
 310.460.2525

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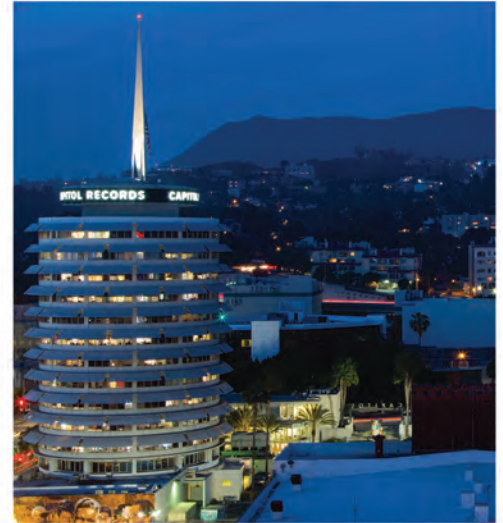
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Hollywood as only a few will ever see it.



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## THE GRIFFITH

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

\$8,950,000 including  
furnishings curated by SFA  
Available 2016  
Exclusive preview in August  
3% to Buyer Agent

**Ron Barnes**  
888.701.8221  
ron@abovethepenthouses.com  
BRE 01731311

**Michelle Montany**  
323.476.1826  
michelle@abovethepenthouses.com  
BRE 01731312



ABOVE THE PENTHOUSES





# Nest Seekers

## INTERNATIONAL



**326 S BUNDY DRIVE - BRENTWOOD, LOS ANGELES**  
 New Construction Modern Cape Cod - \$5,795,000  
 6 BEDS | 8 BATHS | 5936 sq ft | WebID 621976  
 SAM REAL 323.533.1277 SamR@nestseekers.com



**2171 STRATFORD CIRCLE - BEL AIR, LOS ANGELES**  
 Prestigious Bel Air Crest - \$5,999,999  
 6 BEDS | 8 BATHS | 10631 sq ft | WebID 629834  
 SEBASTIAN WOLSKI 818.554.2199 sebastianw@nestseekers.com  
 CHRISTINE LEE 424.610.8502 Christine@nestseekers.com



**1030 SOMERA ROAD - BEL AIR, LOS ANGELES**  
 Prime Bel Air Opportunity - \$5,759,000  
 6 BEDS | 4 BATHS | 3,500 sq ft | WebID 627634  
 MELISSA WALLACE 310.560.5757 melissaw@nestseekers.com



**201 OCEAN AVE UNIT 1903P - SANTA MONICA**  
 Tallest Residential Tower In Santa Monica - \$2,400,000  
 1 BED | 1 BATH | 910 sq ft | WebID 621992  
 SEBASTIAN WOLSKI 818.554.2199 sebastianw@nestseekers.com  
 JERROD JONES 310.795.6855 jerrodj@nestseekers.com



**412 N PALM DR UNIT 301 - BEVERLY HILLS**  
 Live in the heart of Beverly Hills - \$1,165,000  
 2 BEDS | 2 BATHS | 1599 sq ft | WebID 579650  
 IMRA BEHNAM 818.645.9038 ImraB@nestseekers.com



**201 OCEAN AVE UNIT 1703P - SANTA MONICA**  
 Amazing Unit in Santa Monica - \$2,700,000  
 1 BED | 1 BATH | 910 sq ft | WebID 619542  
 SEBASTIAN WOLSKI 818.554.2199 sebastianw@nestseekers.com  
 JERROD JONES 310.795.6855 jerrodj@nestseekers.com



**216 N CARLETON AVE - ANAHEIM, CA**  
 Delightful Cottage In Serene Neighborhood - \$399,900  
 2 BEDS | 1 BATH | 768 sq ft | WebID 635259  
 ANDREW VARGAS 714.371.3692 andrewv@nestseekers.com



**1755 OCEAN AVE UNIT 305 - SANTA MONICA**  
 Stunning Ocean View Condo - \$1,680,000  
 1 BED | 1 BATH | 1054 sq ft | WebID 609021  
 SEBASTIAN WOLSKI 818.554.2199 sebastianw@nestseekers.com



**1456 W LAMBERT RD UNIT 247 - LA HABRA**  
 Condo in La Habra Orange County - \$244,000  
 1 BED | 1 BATH | 660 sq ft | WebID 635891  
 MATTHEW COLEMAN 714.519.8150 MatthewC@nestseekers.com

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

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# PROPERTIES Nest Seekers INTERNATIONAL



**201 OCEAN AVE UNIT 803B - SANTA MONICA**  
 Essence of Luxury Unit with Ocean Views - \$2,200,000  
 1 BED | 1 BATH | 910 sq ft | WebID 617764  
**SEBASTIAN WOLSKI** 818.554.2199 [sebastianw@nestseekers.com](mailto:sebastianw@nestseekers.com)  
**JERROD JONES** 310.795.6855 [jerroddj@nestseekers.com](mailto:jerroddj@nestseekers.com)



**10542 WHIPPLE ST - TOLUCA LAKE**  
 Mediterranean Masterpiece - \$3,499,000  
 7 BEDS | 7 BATHS | 7500 sq ft | WebID 536627  
**JERROD JONES** 310.795.6855 [jerroddj@nestseekers.com](mailto:jerroddj@nestseekers.com)  
**SEBASTIAN WOLSKI** 818.554.2199 [sebastianw@nestseekers.com](mailto:sebastianw@nestseekers.com)



**1026 S BRONSON AVE - HANCOCK PARK**  
 Completely Renovated Craftsman - \$1,200,000  
 3 BEDS | 2 BATHS | 6847 sq ft | WebID 625709  
**SAM REAL** 323.533.1277 [SamR@nestseekers.com](mailto:SamR@nestseekers.com)



**1970 GARFIELD AVE - PASADENA, CA**  
 Aggressive Price Reduction in Pasadena - \$768,888  
 4 BEDS | 3 BATHS | 1882 sq ft | WebID 612689  
**JASON GALARDI** 310.980.1256 [jgalardi@nestseekers.com](mailto:jgalardi@nestseekers.com)



**201 OCEAN AVE UNIT 1904P - SANTA MONICA**  
 Ocean Living In the Tallest Residential Tower On The Coast - \$3,600,000  
 3 BEDS | 3 BATHS | 1675 sq ft | WebID 621998  
**SEBASTIAN WOLSKI** 818.554.2199 [sebastianw@nestseekers.com](mailto:sebastianw@nestseekers.com)  
**JERROD JONES** 310.795.6855 [jerroddj@nestseekers.com](mailto:jerroddj@nestseekers.com)



**201 OCEAN AVE UNIT 1509P - SANTA MONICA**  
 Breathtaking 15th floor Unit with Ocean view - \$3,500,000  
 3 BED | 3 BATH | 1600 sq ft | WebID 556818  
**JERROD JONES** 310.795.6855 [jerroddj@nestseekers.com](mailto:jerroddj@nestseekers.com)  
**SEBASTIAN WOLSKI** 818.554.2199 [sebastianw@nestseekers.com](mailto:sebastianw@nestseekers.com)



**10450 WILSHIRE BLVD UNITS 7E - WESTWOOD**  
 Luxurious Condo in the Heart of Wilshire Corridor - \$949,000  
 2 BEDS + DEN | 2 BATHS | 1882 sq ft | WebID 578578  
**SHAHIN ADIBI** 310.463.2032 [shahina@nestseekers.com](mailto:shahina@nestseekers.com)



**14956 HARTLAND ST - VAN NUYS, CA**  
 Aggressive price reduction in Pasadena - \$460,000  
 2 BEDS | 1 BATH | 891 sq ft | WebID 636132  
**MANDY BENEDICT** 408.316.0709 [MandyB@nestseekers.com](mailto:MandyB@nestseekers.com)



**6250 HOLLYWOOD BLVD UNIT 4G - HOLLYWOOD HILLS EAST**  
 Iconic Designer Unit at The W Residences Hollywood - \$1,265,000  
 2 BEDS | 3 BATHS | 1998 sq ft | WebID 607428  
**SEBASTIAN WOLSKI** 818.554.2199 [sebastianw@nestseekers.com](mailto:sebastianw@nestseekers.com)





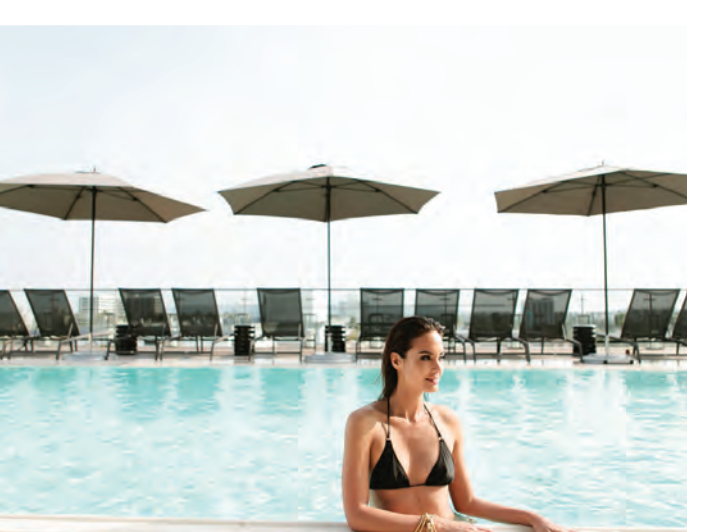
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5250 S. Rainbow Blvd. #1055  
702.602.6637 | SpanishPalmsLV.com

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High-rise living in the **heart of Downtown Las Vegas,** starting from the mid \$300s. Live steps away from the city's best dining, entertainment and cultural center. Offering 5% down mortgages\* VA home loan approved.

150 Las Vegas Blvd. N.  
702.919.0697 | OgdenLV.com

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702.570.8268 | TheOneLV.com



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\*Now accepting 5% and 10% down mortgages exclusively through our preferred lender. Terms and conditions may vary. Subject to underwriting approval. No Federal agency has judged the merits or value, if any, of this property. No statement should be relied upon except as expressly set forth in the Nevada Public Offering Statement. This is neither an offer to sell, nor a solicitation of offers to buy, any condominium units in those states where such offers or solicitations cannot be made. WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. Pricing and locations of units are subject to change without notice. Views and locations of units within the project are not guaranteed and the buyer is responsible for inspecting the unit and its location before signing any agreement with respect thereto. Any square footage numbers are approximate. Unauthorized use of the images, artist renderings, plans or other depictions of the project or units is strictly prohibited. A DK Las Vegas LLC Community. NORTHCAP





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At the end of a long gated driveway behind double gates, composed of 3.6 acres and situated on over a flat acre. Completely secluded one story modern estate completely rebuilt in every detail with architectural perfection and timeless style. Featuring one of the best and most dramatic living/great rooms in Los Angeles, media/screening room, gourmet kitchen, den/library, separate gym/spa, two story car collector's garage with elevated lift and speak easy card room, 5 bedrooms/7 baths. Walls of glass overlook panoramic canyon views, swimming pool, and beautiful grounds, championship sized tennis court. Located atop the famed tennis court row of Benedict Canyon.

[weahomes.com/listing/benedict-cyn](http://weahomes.com/listing/benedict-cyn)



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Only five brand new, move-in ready residences remain! Don't let your client miss this rare opportunity to purchase an elegant, turn-key home in time for the holidays. These luxury homes feature designer selected finishes, quartz countertops, marble, decorative beams and molding on the ceilings, wood floors, Kohler faucets and more. Now selling from the high \$1 millions.

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CITY VENTURES



# VIEW



## FEATURED *Properties*

MALIBU | \$14,950,000

Represented by ELLEN FRANCISCO (310) 589-2464

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**ARCADIA | \$7,988,000**

Santa Anita Oaks | 6BD/9BA | Controlled temp wine room | Gourmet kitchen | Pool house

**GARY LORENZINI (626) 688-1698**



**BEVERLY HILLS | \$8,450,000**

524 N Arden Drive. Impeccable remodel of classic Spanish in the Flats. 5bd+5ba.

**GINGER GLASS (310) 927-9307**



**BEVERLY HILLS | \$5,800,000**

Grand contemporary home rich in luxurious marble & architectural finishes.

**VANGELIS KORASIDIS (310) 247-1500**



**CALABASAS | \$2,850,000**

26885ProvenceDr.com Mont Calabasas upgraded 5+6, 6269sf, theater, wine cellar, Pool, View!

**BARBARA & MISSY ALPERT (310) 801-6619**



**HANCOCK PARK | \$1,699,000**

Elegant 1925 Country English home on a tree-lined block.. Bonus studio space. 3bds+2bas.

**JAMES R HUTCHISON (323) 460-7637**



**LADERA HEIGHTS | \$1,325,000**

Red Oak flrs marble fpl in the living&dining rm island style kitchen w granite counters

**JANET SINGLETON (310) 722-0679**



**LOS FELIZ | \$2,846,000**

www.4342Cedarhurst.com, Exquisite Los Feliz Spanish Colonial Revival, 4 + 4.5, City Views

**CESAR SANCHEZ (323) 356-6618**



**MALIBU | \$15,900,000**

Modern chic farmhouse on 4 acres w/ocean views, 3 houses, tennis court & horse corral.

**DEEDEE CORTESE (310) 200-8262**



**MALIBU | \$14,950,000**

360° Ocean View Lot w/ Plans & Permits ready to go for 12,334± ft² Estate on 29.95± acres.

**ANI DERMENJIAN (310) 317-9382**



**MAR VISTA | \$1,695,000**

3025 Barry Ave | 4BD/2.5BA home with beamed ceilings, open floor plan, pool & fruit trees.

**RON WYNN (310) 963-9944**



**PACIFIC PALISADES | \$1,895,000**

First time on the market in over 35 years. Charming traditional offers open floor plan.

**ADAM KATZ (310) 230-2415**



**PASADENA | \$2,288,000**

Contemporary estate, San Rafael area above Annandale golf course. www.1220chateau.com

**SUSAN LEE (626) 554-8039**



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

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

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

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





**REDONDO BEACH | \$949,999**  
 4BD/2.5BA | Built in 1992 & Kept in Pristine Condition | High Vault Ceilings Throughout  
**RICHARD ELDRED (310) 503-2519**



**SANTA BARBARA | \$11,500,000**  
 HopeRanchElegance.com A fine example of old world charm w/ modern day amenities on 8 acres  
**LORENZEN PARTNERS (805) 886-1842**



**SANTA BARBARA | \$8,950,000**  
 Spectacular gated Mediterranean estate designed for ocean, island & mountain views  
**SUSAN BURNS ASSOCIATES (805) 565-8822**



**SANTA MONICA | \$1,299,000**  
 3bd 2.5ba, 4 level twnhse w/2 fp's, pvt elevator, lg pvt rooftop deck w/ views. Must see!  
**JESSICA CARDONA (424) 245-5157**



**SANTA MONICA | \$689,000**  
 1328 Franklin St #3 | Move-in condition 2BD/2BA condo in gated bldg. with covered parking.  
**ANDREW THURM (310) 345-2661**



**SANTA PAULA | \$1,100,000**  
 Hacienda Living! A very unique property. 5+3.5, approx 149 income producing avocado trees.  
**BETTY FERNANDEZ (805) 648-5051**



**SHERMAN OAKS | \$2,875,000**  
 Gated Mediterranean Estate. 5+5.5, pool, spa, versatile guest house/exercise studio.  
**ERIC DOMEYER (818) 426-0944**



**SOUTH PASADENA | \$1,298,000**  
 Charming English cottage in Marengo estates, 3 Bedrooms 1 Bath. www.1921edgewood.com  
**CAROL MAJORS (626) 399-9665**



**TORRANCE | \$739,000**  
 3BD/1BA | 2 Car Garage | New Furnace | New Electrical Panel | New Paint Inside & Out  
**JENNY DEWALL (310) 602-9500**



**WEST HOLLYWOOD | \$1,400,000**  
 Character duplex in heart of West Hollywood's coveted Design District. Many custom details  
**LISA BRENDE & CHRIS CORKUM (323) 445-1868**



**WESTLAKE VILLAGE | \$685,000**  
 1 sty Lakeshore 2+2, courtyard, LV w/frpl, eat-in kit. Com 3 pools/volleyball/paddle TNS  
**ACKOUREY TEAM (805) 495-1048**



**WOODLAND HILLS | \$2,999,000**  
 Hidden Hills EXPERIENCE-Woodland Hills price c7400sf estate on 1+ acre 23341OstronicDr.com  
**RON PAPILE (818) 415-7966**

Pacific Palisades (310) 454-1111  
 Palos Verdes (310) 378-5201  
 Pasadena (626) 584-0050  
 Playa Vista (310) 862-5777

San Marino (626) 449-5222  
 Santa Barbara (805) 682-2477  
 Santa Monica Montana (310) 458-0091  
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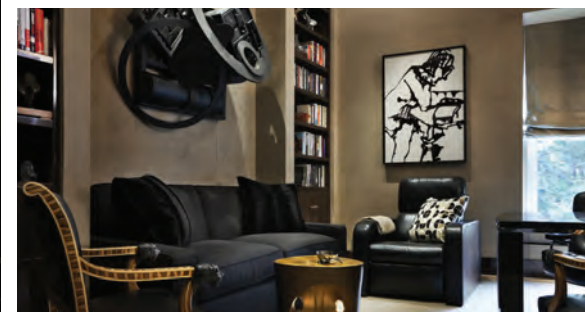
# A&D ARCHITECTURE & DESIGN

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

by Bret Parsons

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

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



## ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: PIERRE BOLDOC



LOS ANGELES | \$6,550,000  
La Bastide - Stunning one of a kind 17th Century French Renaissance Masterpiece. 4+5, Pool  
Scott Friedman & Margie Markus (818) 317-2011

ARCHITECT: H.B. LEYDON FROST



SANTA MONICA | \$3,995,000  
650 Haldeman Rd. 4+4 Craftsman in Rustic Canyon w/2 fam rms, pl, cyn views. Open Sun 2-5.  
Mary Beth Woods (310) 571-1358

ARCHITECT: DANIJELA TRUBINT



HOLLYWOOD HILLS WEST | \$2,950,000  
7668 Woodrow Wilson | Open Sun 2-5 | New Const designed by Danijela Trubint. 4BR, 5BA.  
Eric Lowry & Kirk Frieden (213) 507-0950



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### 418 S. Gretna Green Way

A new construction Traditional in the transitional style with very handsome finishes and great details like shiplap paneling, Marvin windows and designer fixtures. Amazing light filled rooms and gorgeous French oak hardwood floors throughout. A living room with fireplace and a spacious dining room with butler's pantry opens to a gourmet chefs kitchen with top of the line Thermador appliances, a large center island, breakfast room, and built-in office area. The great room with beautiful accordion French doors is completely open to the covered patio, built-in BBQ, grassy yard with plans for a pool, and outdoor casita with fireplace and half bath. Additionally there is a 5th bedroom with ensuite bath, office, and powder room. Upstairs is a spacious master suite with high ceilings, a lovely deck, and large dual walk-in closets and an elegant spa-like bath. Three more generous bedrooms with ensuite baths, a family room, and laundry room complete the upstairs. Close to the farmers market, shops, restaurants, and the coveted Kenter Elementary School.

[www.418gretnagreenway.com](http://www.418gretnagreenway.com)

Offered at: \$4,595,000



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# CELEBRITY TENNIS CACHÉ



*This sprawling country estate welcomes all who enter to enjoy its amazing outdoor features. Play tennis on the court that hosted the Williams sisters, McEnroe and Connors. Take a dip in the sunny pool. Play football on the grassy lawn. A one-story traditional with hardwood floors and vaulted ceilings, it is the center of a recreational lifestyle. Large living room and open kitchen/family room inspires one to unwind and join the fun. Room for all in five bedrooms on a large, gated and private 20,000+ sq.ft. lot. \$5,482,000*

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# IN BRENTWOOD

**11831 CHAPARAL STREET**  
**OPEN TUESDAY 11AM - 2PM**  
**MARY LU TUTHILL**





# Exquisite Modern Cottage



4456 Morella Ave - Studio City

Designed by Gus Duffy, Architect

Open Tuesday 11-2

Down with McMansions! Built with integrity and respect to the neighborhood. Beautifully expanded & redone in a modern cottage style this rare one-story home is located in one of Studio City's most desirable areas - Landale Square. The spacious open floor plan is perfect for entertaining & includes a formal living room, formal dining room & kitchen open to the family room. Features include high vaulted beamed ceilings, wide plank oak floors, 2 fireplaces, sliding barn doors, large gourmet kitchen with beautiful white marble counters, Viking appliances & generous center island. Multiple sets of French doors lead to the inviting backyard with pool/spa, lovely patio areas & grassy yard. There are 3 spacious bedrooms & 3.5 bathrooms including the Master with huge walk-in closet & luxurious bath. 2 car garage can easily be converted to office or playroom. The property is gated and ensconced by manicured hedges and lush mature trees, providing privacy and a peaceful sense of tranquility. A very special opportunity and most graceful place to call home!

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**NEW PRICE  
\$3,695,000**



OPEN TUESDAY 9/20 11AM-2PM AND SUNDAY 9/25 2PM-5PM

618 6TH AVE. | VENICE, CA | 4 BED, 4 BATH

BRAND NEW CONSTRUCTION  
CRESTRON POWERED SMART HOME  
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# 5BR, 6.50BA COUNTRY FRENCH VIEW VILLA 2342 CANYONBACK ROAD, LA 90049 MOUNTAINGATE IN BRENTWOOD

The Westside's park-like enclave  
of luxury residences with 24HR Security Patrol,  
Tennis Courts, Community Pool/Spa

Absolutely sensational Country Club, City and Mountain Views throughout. 4440sqft, 5 fabulous ensuite bedrooms, 6.50 baths. Tremendous interior scale & volume with high 25ft ceilings, expansive rooms, and huge picture windows. Charming large backyard with grassy lawn, entertainers patio and tranquil viewing terrace all overlooking scenic views. Luxurious Master Retreat with big sitting room, 2 spacious baths + walk-in closets. Great Brentwood Value at \$557/sqft



**OPEN TUESDAY, SEPT 20TH  
11AM-2PM**  
**[www.2342Canyonback.com](http://www.2342Canyonback.com)**  
**\$2,475,000**



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



# LA VALENCIA

New Luxury Condominiums

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Commission  
Bonus to  
Buyers  
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Offers Submitted by  
10/31/16



5253 Vantage Avenue, Valley Village

[www.LAVALENCIA18.com](http://www.LAVALENCIA18.com)

Welcome to La Valencia! Eighteen luxury villas located in the exclusive enclave of Valley Village  
3 Bedrooms | Den/Office | Open European Kitchen | Walk-in Closets

Prices starting at \$729,000

**Ziv Gabay**  
818-825-8704  
ziv.gabay@camoves.com  
CalBRE#: 01971047

**Tim & Therese Hyde**  
818-570-1815 | 818-512-0683  
timhyde@coldwellbanker.com  
CalBRE#: 01731653 & 01387864



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## Immaculate Long-term 1story Rental with Stellar Address



### 719 North Rodeo Drive • Beverly Hills

- Beautifully updated & spacious home
- 3 Bedrooms 2.5 Baths
- Separate den and huge family room
- Grand public rooms featuring high ceilings
- Big master w/custom built-ins/FP/courtyard access
- Luxe redone master bath
- Superb granite kitchen
- Outdoor maid's suite
- Separate outdoor guest house w/FP/kitchenette/bath
- Private grounds with mature landscape
- Lush yard including decks, patios, courtyard, lawns
- Perfectly positioned on Beverly Hills' "Street of Dreams"

**Grand Opening Tuesday, September 20<sup>th</sup> • 11-2**

*For lease at \$15,500/month*

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

**Jennifer Meyers**  
RODEO REALTY  
(917) 856-3837

**Monty Abramov**  
RODEO REALTY  
(310) 989-2217





## Walled and Gated 1 story Traditional Ranch



### 1120 Angelo Drive • BHPO

- Immaculate home with tremendous potential
- Most desirable section of lower Angelo Drive
- Sunlit rooms w/wood floors and French doors
- Living & family rooms w/hi vaulted beamed ceilings
- 3 bedrooms 3.5 baths
- Big master with room-size walk-in closet
- Oversized master bath
- Fabulous rear grounds w/peek-a-boo canyon views
- Lawns, brick patios, deck, pool, and mature foliage
- Direct-entry two car garage
- Over 100 feet of impressive frontage
- Trust sale – sold in strictly “as is” condition

Open Tuesday, September 20<sup>th</sup> • 11-2

**Reduced to Sell! \$3,695,000**

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





# Walled and Gated Newer Panoramic View Estate

LUNCH SERVED



## 214 Ashdale Place • Bel Air

- 2009 built three-level masterwork on a ¾ acre view lot
- Over 10,000 square feet of luxurious finishes
- Explosive & sweeping city views to downtown Los Angeles
- Exquisite Mediterranean design with central courtyard entry
- Sunlit rooms with dark wood & stone floors, high ceilings
- Custom woodwork and built-ins throughout
- 4 Bedroom suites upstairs + 2 attached main floor guest suites
- Grand master w/sitting rm, FP, 2 baths, huge walk-in, vu balcony
- Amazing center-isle kitchen with top appliances
- Big family room, separate billiards/bar rm, wine cellar, lg gym
- Lovely library on the main floor
- Fabulous theatre/screening room w/bar
- Large pool, spa, patio space for entertaining
- Fantastic roof deck with views
- Attached 3 car garage and off-street parking galore
- Sited on a most prestigious western Bel Air cul-de-sac



**Grand Opening Tuesday, September 20<sup>th</sup> • 11-2**

**\$9,395,000**

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





# Modern Masterpiece

CATERED OPEN HOUSE: TUESDAY 11AM-2PM & TWILIGHT 6PM-8-PM

**NEW LISTING**

**2738 RINCONIA DRIVE | HOLLYWOOD HILLS EAST**

Impressive, modern, hillside masterpiece designed by acclaimed architect Jay Vanos in the star-studded Hollywood Dell community, meticulously & tastefully remastered and tailored for the most demanding in high quality and design. Take the elevator up to this perfectly appointed 3 bdrm/3 bath, 2800sf Hollywood Hills gem built in 2008 where spectacular custom LED site lighting, beach-style pool & spa with waterfall & lap swim jets greet you complete with outdoor state-of-the-art projector, top-of-the line surround sound system & cabanas. Soaring hi ceilings, walls of glass & exotic stone thruout compliment this magical canyon setting allowing total privacy while being just seconds away from the 101, the studios, & all of Hollywood nightlife. The Boffi kitchen and baths, Dorn Bracht fixtures, shower massage system, entry/security system with cameras, Crestron home control of all systems are just some of the luxury features this home boasts. Enjoy the California lifestyle with spectacular indoor & outdoor entertaining spaces also featuring fire features throughout, multiple waterfalls, art by world-famous Chris Brown & Teddy Kelley.. the list goes on and on. Truly the ultimate home for living the Luxurious Hollywood Hills Lifestyle.

**OFFERED AT \$2,695,000**

**MANUELA VILLA**  
310.880.4828  
MANUELA@MANUELAVILLA.COM  
WWW.MANUELAVILLA.COM  
CALBRE # 01900049





**NEW PRICE: \$2,250,000**

**GEOFFREYLANDS**

310.339.5757

GeoffLands@gmail.com

Bel-AirRealty.com



**OPEN TUESDAY 11-2**

Bel Air | 1349 Casiano Road | \$2,250,000 | 4BD/3½BA | 2,986 sf per assessor | City and Canyon Views

Built in 1961. Reminiscent of Neutra's Kaufmann House. Fleetwood sliding glass doors accentuate the indoor/outdoor design & minimalist aesthetic. Arcadian Terrazzo floors. Remodel by Central Office of Architecture (COA). Kitchen & Baths by Hub of the House.



**CASIANOMIDCENTURY.COM**



**BERKSHIRE HATHAWAY | California Properties  
HomeServices**



# QUALITYAGENTS



\$8,950,000 | 25262 Prado del Grandioso, Cala | 6BD/7½BA  
Marc & Rory Shevin | 818.251.2456/818.251.2476



\$12,250,000 | 1000 Napoli Drive, Pacific Palisades | 6BD/7BA  
Gary Glass | 310.820.9343



**OPEN SUN 1-4**

\$4,675,000 | 700 Romero Canyon Rd, Montecito | 4BD/5½BA  
Nancy Kogevinas | 805.450.6233



\$3,799,000 | 2170 Mount Olympus Dr, Mount Olympus | 4BD/4BA  
St. James + Canter (Co-listed) | 310.291.1029/310.704.4248



\$1,650,000 | 926 Bienvenida Ave, Pacific Palisades | 3BD/2BA  
Katy Kreidler | 310.230.3708



\$2,685,000 | 4238 Murietta Avenue, Sherman Oaks | 5BD/6BA  
Yaniv Horovitz | 818.943.9044



**OPEN SAT/SUN 2-5**

\$799,000 | 5705 Vesper Ave, Sherman Oaks | 3BD/1½BA  
Gail Salem | 818.516.1546

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Pacific Palisades | Pasadena | Santa Barbara | Santa Monica | Sherman Oaks | Studio City | Ventura



# EXTRAORDINARY RESULTS



**OPEN WED 11-2**

\$4,699,000 | 5900 Annie Oakley Road, Hidden Hills | 7BD/7½BA  
Kay Fields (Co-listed) | 818.419.1172



\$4,750,000 | 16760 Bajio Rd, Encino | 6BD/6BA  
Matt Epstein | 818.789.7408



\$1,279,000 | 23110 Canzonet St, Woodland Hills | 4BD/5BA  
Stillman/Kleinman | 818.642.5567/818.448.9577



\$1,159,000 | 3566 Via Dolce, Marina del Rey | 2BD/3BA  
Daniel E. Rinsch | 323.899.7267



**OPEN TUES 11-2**

\$895,000 | 930 N Doheny Dr #205, WeHo | 2BD/2½BA  
Sokolowski/DelPonte | 310.344.0898



\$749,000 | 5333 Abbott Pl, Hancock Park | 2BD/1¾BA  
Judy Oroshnik | 323.671.1248



\$1,795,000 | 1181 Bienvenida Avenue, Pacific Palisades | 3BD/2BA  
Emil Alexander Schneeman | 310.230.3731

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



# 11238 Homedale Street Westwood Hills

## Open House

Tuesday, September 20

11–2 pm

Lunch Served



More information available at  
[11238Homedale.com](http://11238Homedale.com)

Traditional

3 Bedrooms | 3 Bathrooms | 2,403 Sq. Ft. Living | 7,523 Sq. Ft. Lot  
Elegant & Redone with Fine Taste. Living Rooms & Den with fireplaces.  
Formal Dining Room. Gourmet Kitchen. All Bedrooms En Suite.  
Master Suite. Grassy Yard. Warner Avenue Elementary.

**\$2,089,000**

property  
Information



## Larry Young

Luxury Properties Director

(310) 777-2879

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

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



**BERKSHIRE HATHAWAY**  
HomeServices  
California Properties



## Incredible Architectural Modern • 16998 Encino Hills Drive, Encino



**Broker's Open House September 20th 11am-2pm With Gourmet Coffee Bar**



Located on an expansive corner lot with explosive jet liner views, this fabulous 5 bedroom 4.5 bath residence showcases architectural continuity and a strong modern design. Structured for entertaining, the home offers an open concept floor plan with bold clean lines, Cerused Oak flooring, high ceilings, a stylized floating staircase and custom nesting doors that reveal the stunning city light views. The gourmet all Viking kitchen features an 8 foot by 4 foot honed marble island, marble mosaic back splash, custom cabinetry and opens to the adjacent great room. The upscale aesthetic is continued on the second floor where a huge bonus room with balcony is ideal as both an in home theatre or game lounge. The spacious master suite has phenomenal views, a sitting area, dual walk-in closets and an impressive bath with dramatic soaking tub and multi-head shower. The epitome of an outdoor "California lifestyle", the lush grounds are enhanced by a built-in barbeque, sparkling swimmer's pool, with water feature, covered patio, raised built-in patio seating, manicured lawn and the same million dollar views that make this house so special. Other amenities include a 3 car garage, security cameras, in ceiling speakers, high end fixtures, custom lighting, and easy Westside access.

**OFFERED AT \$2,849,000**



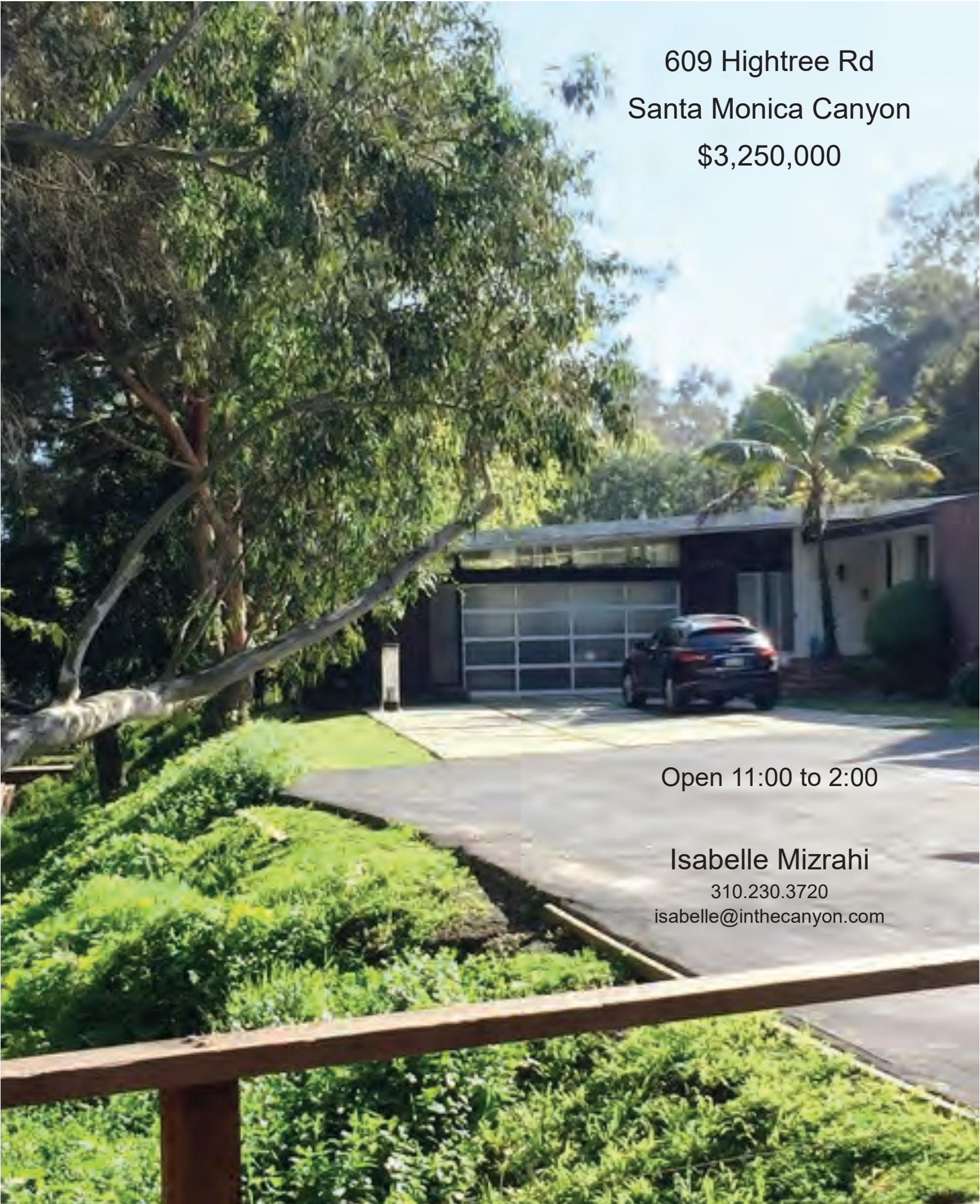
Harriet Cameron  
818-380-2151  
Harriet@HarrietCameron.com  
CalBRE# 00675971



Andrew Spitz  
818.817.4284  
Andrew@AndrewSpitz.com  
CalBRE# 00924610

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609 Hightree Rd  
Santa Monica Canyon  
\$3,250,000

Open 11:00 to 2:00

Isabelle Mizrahi  
310.230.3720  
isabelle@inthecanyon.com





THE OPPENHEIM GROUP  
REAL ESTATE

## TRIBECA CONDO ON COVETED CHAMBERS ST.

Featuring one of the largest private terraces in the building, apartment 8D is a corner 2 bed / 2 bath condo on coveted 200 Chambers St. There are approximately 1,400 interior square feet and an additional 890 square feet of private outdoor space. The chef's kitchen, with Bosch, Sub Zero, and Miele appliances, is surrounded by windows with an open view over Chambers Street and the Hudson River.



TRIBECA, NEW YORK

200 CHAMBERS ST. 8D

\$3,495,000 | 2<sup>BED</sup> 2<sup>BTH</sup> 1,400 SQ. FT.

BY APPOINTMENT ONLY

200CHAMBERS8D.COM

JASON OPPENHEIM, ESQ.  
BROKER / PRESIDENT

jason@ogroup.com | 310.990.6656

OGROUP.COM

8606 Sunset Blvd. | West Hollywood, CA 90069





# RE/MAX<sup>®</sup> ESTATE PROPERTIES



## A Christian Audigier Collection Home in Hancock Park

359 S. Orange Drive, Los Angeles

4 bedrooms | 4 bathrooms | 2,131 sf living | 6,759 sf lot | Offered for \$1,679,000

Represented by Rory Posin and Kristian Bonk

Rory and Kristian can be reached in the Beverly Hills Office or direct at (310) 839-8500

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Children's Miracle Network of Hospitals Supporter • #27 RIS Media Top 500 Power Broker

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— Sophisticated Resort Living, A Rare Offering by Kim Gordon —

# A VENICE CELEBRATION

PART OF A REMARKABLE 3 HOME SERIES



**OPEN TUESDAY, SEPTEMBER 20**

**11AM - 2PM + TWILIGHT PREVIEW 6PM - 10PM**

**665 Milwood Avenue, Venice | Listed at \$4,985,000**

haltonpardee.com | 310.907.6517 | justin@haltonpardee.com

BRE# 01858429



# *625 N. Maple Drive*



## *Beverly Hills*

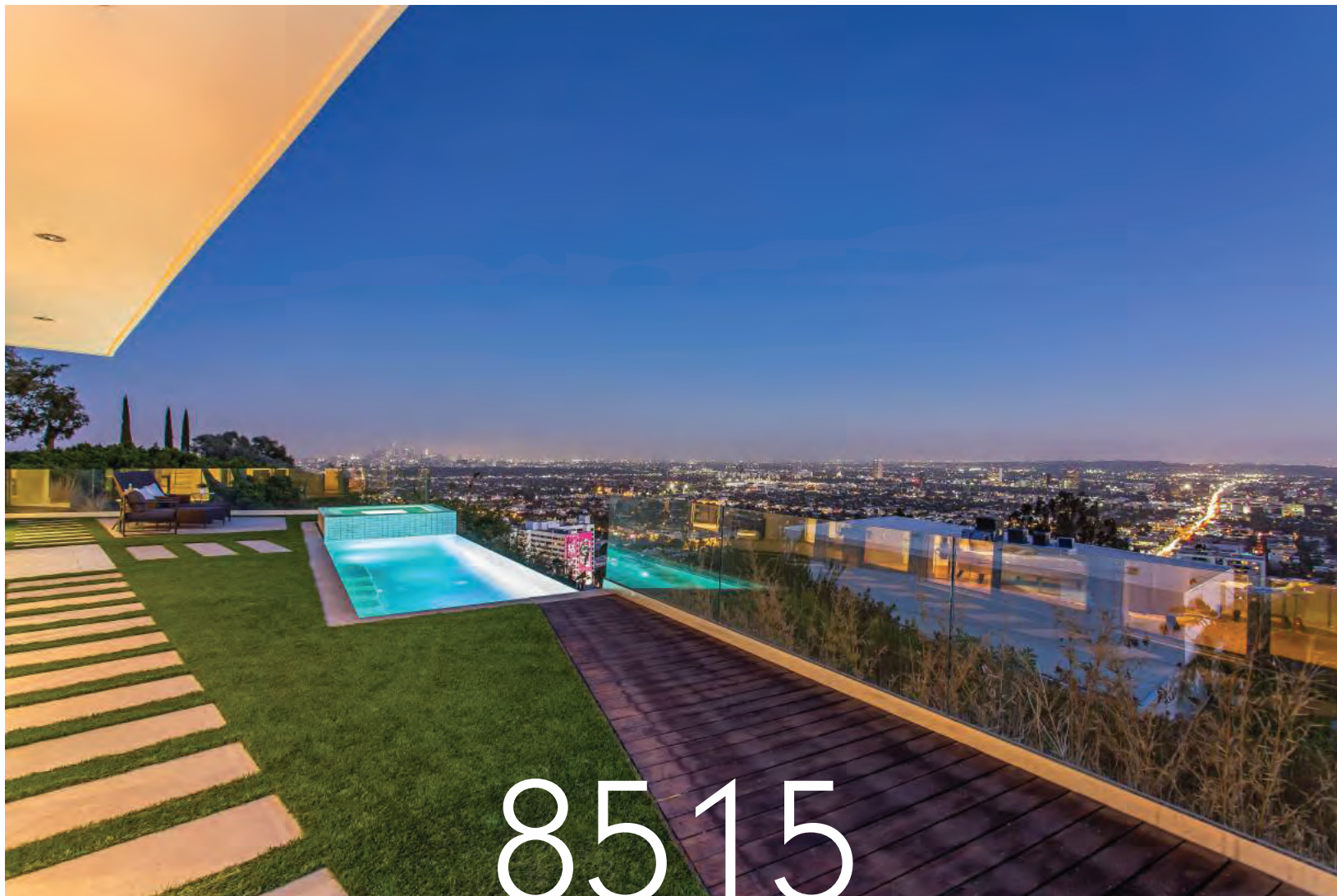
OPEN TUESDAY 11-2

\$7,995,000 | [www.625maple.com](http://www.625maple.com)

Scott Gibson 310.857.8736 | Pat Heller 310.210.0911







**HEDGES WAY, LOS ANGELES**

**\$4,899,000**

The quintessential Hollywood Hills digs. Offering matchless explosive panoramic unobstructed city to ocean views.

Comfortable open floor plan with living, dining area, office/bonus room. Private with room to convert additional rooms into office/parking/or bedrooms if desired.

EXCLUSIVE REPRESENTATION BY

**DUSTIN NICHOLAS**

R.E. LICENSE # 01385049

310.770.1847







## OPEN TUESDAY 11-2

8455 FOUNTAIN AVE. #301, WEST HOLLYWOOD

Large 2+2 South facing unit in the heart of West Hollywood. Elegant formal entry with hardwood floors welcomes you into a large sun filled living room with gas burning fireplace that overlooks the balcony with treetop and Downtown views. Eat-in kitchen with granite countertops. Large master bedroom features an en-suite bathroom with an oversized shower and giant soaking tub. Xilo tile by Walker Zanger, White Thassos Marble and glass mosaic tile. Walk-in closet. Newer interior doors with light frosted glass and brushed nickel handles. Side by side parking. Building features a resort like pool. Central location to some of the best restaurants, shops and entertainment in West Hollywood. Would make a wonderful place to call home.

Proudly Offered at \$749,900



Adam Sires  
asires@nourmand.com  
office: 310.888.3314  
cell: 310.498.1024  
bre #: 01399199



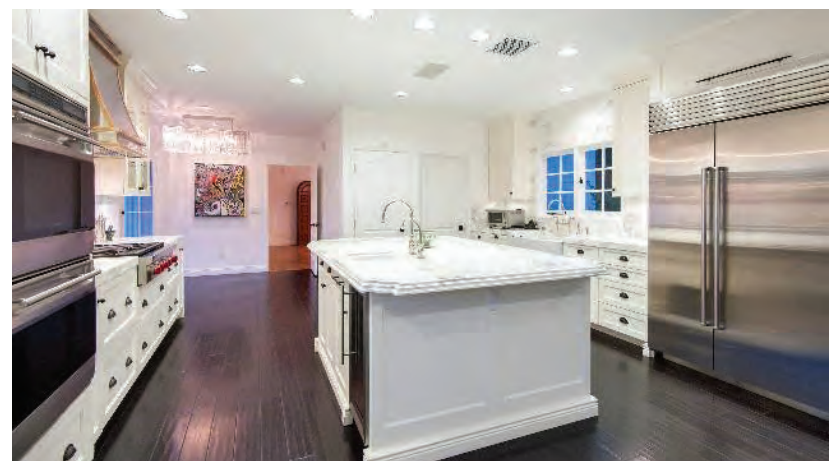
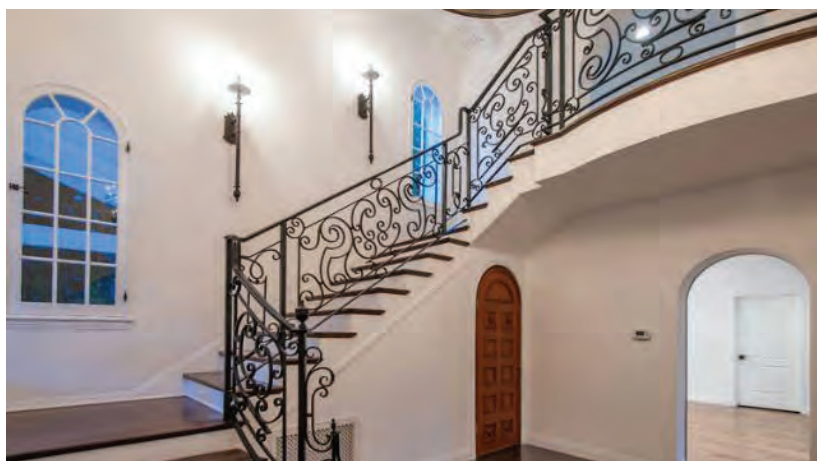
Michael Nourmand  
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cell: 310.666.3294  
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# OPEN TUESDAY 11-2PM | LUNCH SERVED UPDATED SPANISH HOME IN PRIME BEVERLY HILLS



928 North Beverly Drive, Beverly Hills

Offered at \$7,849,000

Updated Spanish home tucked on a park-like, private grounds with a sparkling pool is a perfect house for California indoor, outdoor living just minutes from dining and shopping. The grand living room with fire place and French windows opens to the backyard. Cozy up by the second fireplace in the den or dinners in the spacious dining area. Large kitchen with center island and breakfast area. second floor has a large master suit with his and hers baths and 2 spacious kid's bedrooms. A family room upstairs completes this wonderful house. [www.928beverly.aaroe.site](http://www.928beverly.aaroe.site)



**AFA SHAFa**  
Director, Aaroe Estates  
The Brill Group  
310.748.8050 call or text  
afashafa@gmail.com  
aaroe.com/afashafa

**JOHN AAROE GROUP**

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AARON KIRMAN  
President, Aaroe Estates

424.249.7162  
aaronkirman.com

NEYSHIA GO  
Director, Aaroe Estates

310.882.8357  
neyshiago.com



OPEN  
TUE 11-2



JOHN AAROE GROUP



504 N. WALDEN DRIVE  
Beverly Hills

\$5,900,000 | 504walden.com



# Casa Lago

OF BEL-AIR

Open Tuesday, September 20<sup>th</sup> from 11-2pm

1940 Bel Air Road | \$32,500,000  
casalagobelair.com



JOHN AAROE GROUP



WILLIAMS & WILLIAMS  
BRANDEN WILLIAMS & RAYNI WILLIAMS  
310.691.5935 | thewilliamsstates.com



SHAHRZAD ARDALAN  
ASSOCIATE PARTNER  
310.367.9600 | shahrzad@hbcrealtyteam.com



AARON KIRMAN  
PRESIDENT, AAROE ESTATES  
424.249.7162 | aaronkirman.com





**BRYAN ABRAMS**

**DIRECTOR, AAROE ESTATES**

818.266.4300 | [bryan@bryanabrams.com](mailto:bryan@bryanabrams.com) | [bryanabrams.com](http://bryanabrams.com)







OPEN  
TUE 11-2

4120 Cromwell Avenue, Loz Feliz | Offered at \$7,250,000  
Lunch provided by Cactus Taqueria | Ice Cream truck on site

JOHN AAROE GROUP







## 26814 MALIBU COVE COLONY | \$10,999,000

MAJOR PRICE REDUCTION | OPEN THURS 9-12 | OMELET BAR & MIMOSAS SERVED

Open and spacious contemporary 5+6 home with 50ft of beach and the best coastline views in Malibu. Sumptuous master suite, gourmet kitchen, open living room and dining.





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nicole.contreras777@gmail.com  
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bre#:01512844

MYRA NOURMAND  
myranourmand@nourmand.com  
office: 310.888.3333  
bre#:00983509





# GLOBAL VISION. LOCAL EXPERTISE.



## BEL AIR | PRICE REDUCTION

11531 Orum Road | 6 Bedrooms | 7 Baths | \$6,495,000  
Juliette Hohnen 323.422.7147



## BEVERLY HILLS

1288 Angelo Drive | 3 Bedrooms | 5 Baths | \$15,950,000 | 1288Angelo.com  
Jim Crane 310.855.4595 | Connie Blankenship 310.994.6451 | Michelle Oliver 310.500.6111



## BEVERLY HILLS

200 S. Swall Drive | 4 Bedrooms | 3 Baths | \$2,395,000  
Marshall Peck 310.497.3279



## BEVERLY HILLS | NEW LEASE

1235 Tower Road | 6 Bedrooms | 7 Baths | Lease \$55,000/month  
Dena Luciano 310.600.3848



## BEVERLY HILLS POST OFFICE | NEW LISTING

72 Beverly Park | 11 Bedrooms | 18 Baths | \$35,995,000 or Lease \$150,000/month  
Josh Altman 310.819.3250 | Matthew Altman 323.791.9398 | 72BeverlyPark.com



## BEVERLY HILLS POST OFFICE

9720 Moorgate Road | 5 Bedrooms | 5 Baths | \$2,795,000  
Marshall Peck 310.497.3279

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FOR A COMPLETE LIST OF PROPERTIES, VISIT [ELLIMAN.COM/CALIFORNIA](http://ELLIMAN.COM/CALIFORNIA)





**CENTURY CITY**

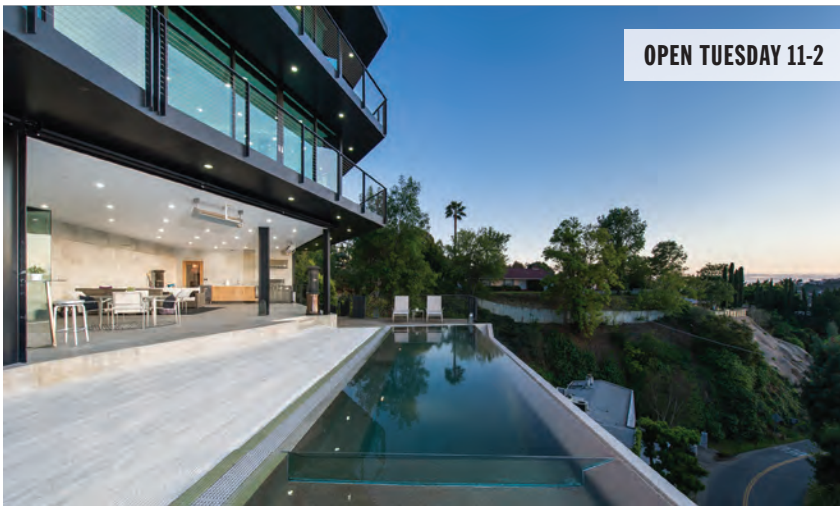
1 W Century Drive #28A | 3 Bedrooms | 5 Baths | \$12,750,000  
Michelle Oliver 310.500.6111



**OPEN TUESDAY 11-2**

**ENCINO | NEW LISTING**

3383 Hayvenhurst Drive | 4 Bedrooms | 6 Baths | \$4,595,000  
Josh Altman 310.819.3250 | Matthew Altman 323.791.9398



**OPEN TUESDAY 11-2**

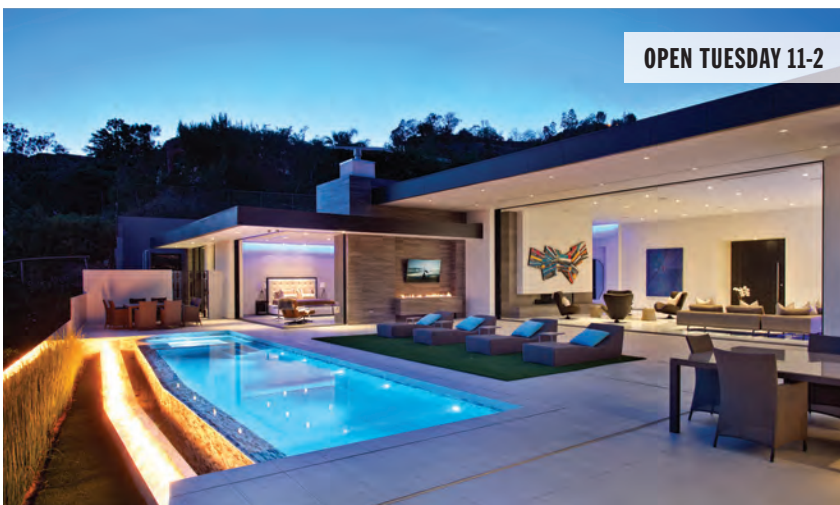
**HOLLYWOOD HILLS | NEW LISTING**

2649 La Cuesta Drive | 4 Bedrooms | 6 Baths | \$3,995,000  
Josh Altman 310.819.3250 | Matthew Altman 323.791.9398 | 2649LaCuesta.com



**SANTA MONICA | NEW LEASE**

152 Wadsworth Avenue | 4 Bedrooms | 4 Baths | Lease \$15,000/month  
Juliette Hohnen 323.422.7147



**OPEN TUESDAY 11-2**

**SUNSET STRIP | DOHENY ESTATES | MAJOR PRICE REDUCTION**

9200 Swallow Drive | 7 Bedrooms | 8 Baths | \$16,995,000  
Josh Altman 310.819.3250 | Matthew Altman 323.791.9398 | 9200Swallow.com



**OPEN TUESDAY 11-2**

**SUNSET STRIP | MAJOR PRICE REDUCTION**

1590 Sunset Plaza Drive | 4 Bedrooms | 3 Baths | \$2,250,000  
Josh Altman 310.819.3250 | Matthew Altman 323.791.9398 | 1590SunsetPlaza.com



# THE ALTMAN BROTHERS



OPEN TUESDAY 11-2PM

**72 Beverly Park | Beverly Hills | 11 Bedrooms | 18 Baths | \$35,995,000 or Lease \$150,000/month | 72BeverlyParkDrive.com** | Trophy contemporary estate by the Landry Design Group sited on the highest elevation in Beverly Park. The free-flowing approx 20,000 sq. ft. estate includes a 6,100 sq. ft. guest house + 1,700 sq. ft. bonus room at basement level, which is connected to the main house by a glass and stainless steel-columned bridge. There is a total of 11bdrm/18bath on 6.79 acres (over 2 acres level) with mountain views and city lights. This private hilltop setting's outdoor amenities include vast pristine lawns, large pool and paddle tennis court with pavilions.

**JOSH ALTMAN**

**C: 310.819.3250**

**JOSH@THEALTMANBROTHERS.COM**

**THEALTMANBROTHERS.COM**

**MATTHEW ALTMAN**

**C: 323.791.9398**

**MATTHEW@THEALTMANBROTHERS.COM**

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**AB** THE ALTMAN BROTHERS

**Douglas Elliman** EST. 1911  
REAL ESTATE

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# THE ALTMAN BROTHERS



## MAJOR PRICE REDUCTION | OPEN TUESDAY 11-2PM

**9200 Swallow Drive | Sunset Strip | Doheny Estates | 6 Bedrooms | 8 Baths | \$16,995,000 | 9200Swallow.com** | Newly constructed, this 8,332 SQFT contemporary masterpiece radiates exceptional design, quality materials and remarkable features. Soaring ceilings and walls of glass open up to jetliner views of the ocean, canyons, and city lights below. The master retreat, den and living rooms are equipped with Fleetwood doors that disappear, opening to stylish and expansive outdoor entertainment areas including an indoor/outdoor bar, lounge area with TV, built-in barbecue, infinity pool, spa and a 37' fire feature. The gourmet Poliform kitchen blends aesthetic vision and functionally, equipped with Wolf/Sub-Zero appliances and center island. A state-of-the-art Vantage system controls every aspect of the home. Includes a home theater, maids quarters, 3 bars, two waterfalls, sleek temperature-controlled wine cellar, steam shower, 4-car garage and RGB color wall wash creating various moods for entertaining.

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**3383 Hayvenhurst Drive | Encino | 4 Bedrooms | 6 Baths | \$4,595,000** | Set behind the private guard gates of the extremely rare and coveted Royal Oaks Colony, this architectural modern masterpiece boasts over 7,000 square feet of luxury living. Completely redone with the utmost attention to detail. Incredible open floor plan filled with copious amounts of natural light from massive skylights. Two full master retreats on separate floors each fitted with huge double walk-in closets, fireplaces, and baths. This modern tour-de-force features an exquisitely manicured yard shaded by luscious olive trees with pool, spa, built-in barbecue, and putting green that is perfect for entertaining. Chef's kitchen is complete with quartz countertops and SS Viking appliances. Additional features include movie theater, office/den, wine closet, study nook, 4-zone HVAC, central vacuum, security system and 3-car garage. Enjoy ultimate serenity in this one of a kind hidden architectural gem.

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**AB** THE ALTMAN BROTHERS

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OPEN TUESDAY 11-2PM

**2649 La Cuesta Drive | Hollywood Hills | 4 Bedrooms | 6 Baths | \$3,995,000 | 2649LaCuesta.com** | Completely custom from inception, this home is positioned to take advantage of vast views of the canyon from every point of the residence. Constructed with industrial materials to form an unparalleled modern masterpiece with an open floor plan allowing light to flow through the steel, concrete and glass structure. No detail has been overlooked in this 5,800 sq ft gated compound. Top floor features European Chef's kitchen with marble counters, wine cooler, top-of-the-line SS appliances and custom cabinetry, which flows nicely into dining area with double sided FP and open living room. The 2nd floor boasts an expansive master suite with large walk-in closet and European bathroom with spa tub and large glass shower and an additional 3 en-suite bedrooms. Third level offers additional entertaining space open to the canyons, full kitchen with barbecue, decks, sand area, pool/spa, sauna and 3/4 bath. Hardwood and concrete floors, multi zone heat and A/C, security system with cameras and 4-car showcase garage.

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## MAJOR PRICE REDUCTION | OPEN TUESDAY 11-2PM

**1590 Sunset Plaza Drive | Sunset Strip | 4 Bedrooms | 3 Baths | \$2,250,000 | 1590SunsetPlaza.com** | Sunset Plaza modern masterpiece featuring jetliner city views. Completely remodeled, upgrades include state-of-the-art elevator with glass walls, heated floors in the kitchen and bathrooms, new hardwood floors, completely remodeled bathrooms, and a new roof. Top floor boasts an open floor plan with wall-to-wall glass sliders. Ensuite Master bathroom features a Jacuzzi tub equipped with over 30 massage jets. The second level offers a private entrance enabling tremendous versatility and utility.

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