



TUESDAY

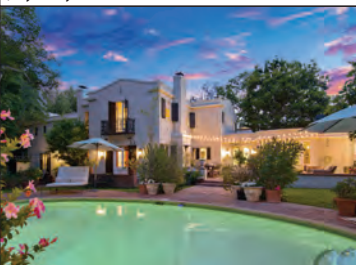
01 Beverly Hills Single Family

1231 LAGO VISTA DR	Open	11-2	NEW
\$43,900,000	7+11		
1231 LAGO VISTA DRIVE, BEVERLY HILLS			
For more information, please visit www.lagovistamodern.com			
			
Drew Fenton HILTON & HYLAND		310.858.5474 Co Listed w/ Aaron Kirmen	

520 N HILLCREST RD	Open	11-2	NEW
\$9,500,000	5+4.5		
520 N HILLCREST ROAD, BEVERLY HILLS			
For more information, please visit www.520hillcrest.com			
			
Drew Fenton & J. Huchel HILTON & HYLAND		310.858.5474 Drewfenton.com	

1003 N BEVERLY DR	Open	11-2	NEW
\$9,250,000	5+5	MODERN	
NEWER BEVERLY HILLS MID CENTURY MODERN			
Complete with all the bells and whistles. Behind gates with a circular driveway for privacy. Features incl. hi-ceilings, an open floor plan, walk-in wet bar + screening room. The fabulous kitchen has a center island, breakfast area and adjacent family room. Fleetwood sliders open to the glistening pool, spa and grill/bar for seamless indoor/outdoor entertaining. A cabana/guesthouse opens to the pool as well. One block from the Beverly Hills Hotel.			
			
Gary Gold HILTON & HYLAND		310.741.0505 Co-Listed w/Matthew Breliant PLG Estates	

718 N ALPINE DR	Lunch	11-2	NEW
\$8,495,000	5+5	2sty-TUDOR	
BEVERLY HILLS FLATS			
THIS IS A MOST DESIRABLE LOCATION and an exciting opportunity to create your own classic beauty in the heart of BEVERLY HILLS FLATS. Two-story Tudor home with character & charm which you can RESTORE, EXPAND OR BUILD a brand new house. The residence sit on a 15,897 sq.ft lot. Perfect for an owner user or developer who appreciates the tremendous potential and knows the value of being surrounded by celebrity owned properties along with the incomparable prestige of living in Beverly Hills, CA.			
			
Lucy F. Kihm JOHN AAROE GROUP		213-200-7701 BBQ, Bit-Ins, Cbl, Dshwshr, Dryer, Other	


1110 BENEDICT CANYON DR	Lunch	11-2	NEW
\$7,995,000	5+6	TRADITIONAL	
STUNNING JOHN WOLF INSPIRED HOME IN PRIME LOCATION!			
Gorgeous classic Traditional nestled behind a gated entry in sought after Beverly Hills. This rare marvel has elements of modern design, classic sophistication & old Hollywood charm. This striking 5bd, 5.5ba home offers enormous bdrms w/ natural light & windows overlooking the enchanting backyard. Find yourself transported to a resort paradise w/ brick patios, outdoor dining, cabana, sparkling pool, mature landscaping, & spaces for entertaining. Relish in the charm of this elegant estate!			
			
Sally Forster Jones JOHN AAROE GROUP		310.691.7888 1110BenedictCanyon.com	

625 N MAPLE DR	Open	11-2	NEW
\$7,995,000	5+4.5	SPANISH	
CLASSIC 90210 HOME ON 16,500+ SQFT LOT ON N. MAPLE DRIVE			
Don't let your clients miss the opportunity to own on this highly sought-after street in the BH Flats! Classic BH Spanish home on 16,500+ sqft lot. 2-story grand entryway, stately formal dining room & living room w/fireplace. Separate breakfast room & family room open to the veranda & offer expansive views of the garden. Picturesque yard w/seating area, grass, pool, spa & cabana w/ ¼ bath. Upstairs master suite, 3 bedrooms & enclosed sun-porch. Maid's quarters downstairs w/full bath. Must see!			
			
Scott Gibson GIBSON INTERNATIONAL		310.622.7401 www.625MapleDrive.com	

928 N BEVERLY DR	Open	11-2	NEW
\$7,849,000	4+4	2sty-SPANISH	
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.			
			
Afa Shafa JOHN AAROE GROUP		310-424-1122 Bit-Ins, Dshwshr, Rng/Ovn, Fridg	

504 WALDEN DR	Refresh.	11-2	NEW
\$5,900,000	4+4.5	TRADITIONAL	
EXCEPTIONAL TRADITIONAL			
Exceptional Traditional home set behind gates in prime BH Flats. Designer details include vaulted wood beam ceilings, fireplaces, hardwood floors, French Doors & luxury finishes. Chef's kitchen features marble countertops & Viking appliances & a bright, open plan w/ den & breakfast nook. Backyard features sparkling pool/spa, patio w/ BBQ & outdoor entertaining areas. 4 bed 4.5 bath home also includes detached guesthouse that features 2 beds 2 baths, a spacious living room w/ fireplace & wetbar.			
			
Neyshia Go/Aaron Kirman JOHN AAROE GROUP		310.882.8357	

434 S RODEO DR	Refresh.	11-2	NEW
\$2,995,000	3+2.5	2sty-SPANISH	
REMODELED SPANISH VILLA!			
Located on one of Beverly Hills most prestigious streets, this classic 1927 Spanish Villa features 3bds, 2.5ba, exquisitely remodeled within the last year. The home boasts a gorgeous living room with beamed ceilings, hardwood floors and a cozy fireplace. Also featured is a large dining room with hardwood floors, an inviting family room, sunny breakfast area and a beautiful chef's kitchen. An enormous master suite hosts its own balcony, walk-in closet and en-suite bath. Nice private back yard.			
			
Pekar/Ellis Real Estate GIBSON INTERNATIONAL		310.496.5955 KING KONE ICE CREAM TRUCK 11AM-2PM	

260 S PALM DR	Open	1-2	NEW
\$2,699,000	4+4	2sty-MEDITERRANEAN	
GORGEOUS 4 + 4 MEDITERRANEAN IN SOUTH BEVERLY HILLS FLATS			
Spectacular 4+4 Mediterranean Beverly Hills home! Romantic front courtyard, Open floor plan featuring large living & dining rooms, a TV den & a gourmet Chef's kitchen w/ a breakfast nook. Off the kitchen, there is a remodeled spacious laundry room w/ a built-in pantry. Upstairs is your dream master suite w/ private balcony, an incredibly massive walk-in closet & spacious bathroom that includes a steam shower & spa tub. Zen backyard features a guest house w/ add'l bath; garden & outdoor hot-tub!			
			
Laura Silver Tony Berns COLDWELL BANKER BH N		310.722.0744 Bit-Ins, Cbl, Dshwshr, Dryer, Frzr, Other	

TUESDAY


1270 SHADOW HILL WAY		Open	11-2	rev
\$29,500,000	7+10	MEDITERRANEAN		
				
SPANISH ESTATE ON PRIVATE PROMONTORY				
Private promontory, breath-taking views from Ocean to Downtown & captures pastoral views of Hills & Franklin Canyon. Finest quality & taste, excellent space & scale, spectacular uses of marble finishes. Master w/ incredible views, sitting rm, dual baths/dressing rms. 3 additional bdrm suites on top floor. Lower level has kitchen w/ eating area, butler's, family rm, formal living & dining rms, study, guest suite & maids. GH w bdrm suite. 3-car garage. Grounds w/ shell shaped pool & decks, w views.				
MLS#16-980079 J.Babajian/S.Strassner 310-623-8800 RODEO REALTY - BH				
www.1270ShadowHillWay.com				


01 Beverly Hills Condo / Co-op

268 S LASKY DR, UNIT 102		Open	11-2	NEW
\$1,399,000	3+2.5	TRADITIONAL		
				
STRIKING BEVERLY HILLS CONDO IN PRIME LOCATION				
Step into the most striking condo in coveted Beverly Hills where sophistication, style, & size blend seamlessly. Entertainers will delight in its bright, open floorplan, anchored by a spacious dining area looking out to the charming balcony. Located in one of the most prestigious full service buildings in Beverly Hills, this spacious 3bd. 2.5ba. unit is flooded w/ light & has fantastic northeast exposure. Incredible opportunity you don't want to miss out on!				
Sally Forster Jones 310.691.7888 JOHN AAROE GROUP				
Lasky102.com				

132 S MAPLE DR #204		Open	11-2	red
\$1,675,000	3+3	CONTEMP MED		
				
NEWER LUXURY LIVING, CENTRALLY LOCATED IN B.H.				
Gorgeous single level masterpiece in Beverly Hills with 3+bonus+3 bathrooms 2,406 sf. of pure luxury. Large living room with high ceiling and corner sculptured marble fireplace and patio welcoming you. Gourmet kitchen with attached breakfast room and butler station. Lush carpeted bedroom flooring. Beautiful flooring provide a great living ambiance. Impressive master suit, walk-in closets and rich master bathroom provide comfort and luxury living you seek.				
Steve Oren 3109808495 KELLER WILLIAMS BEVE				
Bit-Ins,Cbl,Cent Vac,Dshwshr,Dryer,Other				

460 N PALM DR #501		Open	12-2	rev
\$5,395,000	3+4	CONTEMPORARY		
				
LUXURY NEW CONSTRUCTION PENTHOUSE LOCATED IN HEART OF BH				
Penthouse with its own private elevator, features 3 BR and 3.5 BA, open-concept kitchen with the highest quality appliances, motorized shades remotely controlled from anywhere, a security system that starts at your private entry way and continues onto the rooftop deck. It has been upgraded beyond the builders finishes. Expansive private Rooftop Deck features an outdoor kitchen, Spa, dining area, TVs, lounges, cabana and most of all Views. 5 star premium class living. Call for a showing.				
Pate Stevens 310-467-7253 NOURMAND&ASSOCIATES				
Dshwshr,Dryr,Elvtr,Grbg Disp,Micro,Other				

9323 BURTON WAY #A		Open	11-2	rev
\$1,399,000	3+3	ARCHITECTURAL		
				
SPACIOUS & CONTEMPORARY 3BD / 3BA TOWNHOUSE				
State of the art kitchen, sub zero appliances, dishwasher, microwave, stove, washer & dryer, hardwood floors. Big private patio, high ceilings, wet bar & fireplace in living room. Direct entry from garage, central A/C, laundry, hot tub in master bedroom. Faces South, close to Beverly Hills and eateries. Beverly Hills School District.				
Bella Kay 323.972.3408 COLDWELL BANKER HPS				
Bit-Ins,Cbl,Grbg Disp,Hood Fan,Rng/Ovn				

01 Beverly Hills		Lease		
719 N RODEO DR		Refresh.	11-2	NEW
\$15,500	3+3	1sty-SPANISH		
				
IMMACULATE LONG-TERM RENTAL OPPORTUNITY ON MAGICAL RODEO!				
AVAILABLE NOW FOR A HIGHLY QUALIFIED LONG-TERM TENANT! TASTEFULLY UPDATED & CHARMING 1STY SPANISH ON THE MOST DESIROUS 700 BLOCK OF RODEO DRIVE! SPACIOUS SUNLIT RMS W/BEAUT WD FLRS, HI CLNGS, & FRENCH DRS. 3BD + QUAIN DEN + HUGE FAM RM W/FP. DRAMATIC HIGH BEAMED CLNG LIVING RM. BIG MASTER W/FP/LUXE BATH & INNER PATIO ACCESS. OUTDOOR MAID'S QUARTERS + SEPARATE LARGE GUEST HS. LUSHLY LANDSCAPED PRIV GROUND W/ENCHANTING PATIOS/DECKS/LAWNS. LIVE ON THE 'STREET OF DREAMS' IN THE FLATS!				
MLS#16-146322 LIBOW/MEYERS/ABRAMOV 310-989-2217 CBRB/RODEO REALTY				
Bit-Ins				

9550 W OLYMPIC BLV		Open	11-2	NEW
\$4,999	3+2	1sty-MID-CENTURY		
				
PHENOMENALLY UPDATED BEVERLY HILLS TOP FLOOR UNIT				
2180 sqft 3+2 in prime Beverly Hills! Hardwood floors throughout & versatile floor plan. Living room with gas fireplace & bay windows. Dining rm doubles as family rm. Separate breakfast room with Butler's pantry. Extra large gourmet kitchen with brand new stainless steel appliances. Service porch has rear entrance with brand new washer & dryer. Main bath has a make-up table, separate tub and spa shower. Back bedroom has private access to 200+sqft private use patio & separate entrance.				
Jory Burton 310-860-4515 SOTHEBYS INTL REALTY				
www.9550Olympic.com				

02 Beverly Hills Post Office Single Family


72 BEVERLY PAR		Open	11-2	NEW
\$35,995,000	11+18	ARCHITECTURAL		
				
TROPHY CONTEMPORARY BEVERLY PARK MODERN ESTATE				
Landry Design Group Estate sited on the highest elevation in Beverly Park. The free-flowing approx 20,000 sq. ft. estate includes a 6100 sqft. guest house + 1700 sqft. bonus room at basement level, which is connected to the main house by a glass and stainless steel-columned bridge. Total of 11bdrm/18bath on 6.79 acres (over 2 acres level) w/ mountain views & city lights. This private hilltop setting's outdoor amenities include vast pristine lawns, large pool & paddle tennis court with pavilions.				
Josh & Matthew Altman 310.819.3250 DOUGLAS ELLIMAN				
www.TheAltmanBrothers.com				


3096 DEEP CANYON DR		Open	11-2	NEW
\$3,497,000	5+5	CONTEMP MED		
				
FIRST TIME ON THE MARKET IN 19 YEARS				
Prime 5B/5BA BHPO Estate sited on 22,275 sqft lot & 5,830 sqft of living space. Huge master suite w/ fireplace & walk-in closet. Complete maids quarters (ideal for library or private office). Flowing indoor & outdoor living area ideal for entertaining, it has an open floor plan and high vaulted ceiling. Large living room, den, and cook's kitchen with great breakfast room. All opens to private grounds with Pool & Jacuzzi.				
Joshua Halimi (310) 902-2373 NOURMAND&ASSOCIATES				
Dshwshr,Rng/Ovn,Fridg				


9647 HEATHER RD		Open	11-2	NEW
\$3,245,000	5+5	MODERN		
				
RECENTLY UPDATED WITH EXQUISITE TASTE				
Recently updated with exquisite taste. The over-sized windows, and strategically placed skylights shower the home with natural light. Completely remodeled large kitchen opens to breakfast area and family room with fireplace and to formal dining and living rooms. This home features five en-suite bedrooms with customized finished closets. Also, there is a wooden deck with grassy area with plenty of room for a pool with views.				
Farrah Aldjufrie 310-467-9542 THE AGENCY				
Cbl,Dshwshr,Frzr,Grbg Disp,Micro,Other				


TUESDAY

9730 ELDERIDGE DR Refresh. 11-2 \$2,795,000 3+3 2sty-CONTEMPORARY NEW	
	
ENTERTAINER'S PARADISE PRIVATE CUL DE SAC LOWER SAN YSIDRO Two story contemporary Hollywood Regency style home, located in coveted lower San Ysidro area on quiet cul de sac street. Large 12 ft ceilings, ideal for entertaining. French doors open to private yard with dining area and custom built in BBQ and fire pit. Wood burning fireplace in living room. Top of the line kitchen appliances, marble counter tops. Large master bedroom with beautiful bathroom and dream closet! 2 additional bedrooms/office with bath. Gorgeous private retreat in Beverly Hills.	
MLS#16-162922 Layne Herrmann 310.991.7173 LAYNE JOY HERMAN, BR BBQ,Dshwshr,Grbg Disp,Micro,Rng/Ovn	

1500 SEABRIGHT PL Open 11-2 \$29,950,000 7+8 MEDITERRANEAN rev	
	
THE BARRYMORE ESTATE, OWN A PIECE OF HOLLYWOOD HISTORY Built by architect John Byers for famed Director King Vidor & sold 2 yrs later to John Barrymore, one of the greatest actors of the time. From the cross-cut redwood floor, to the library w/an open-beamed ceiling, to a resplendent carved stone fireplace, The Barrymore Estate represents sumptuous luxury that cannot be duplicated in today's homes. Perfect for that discriminating buyer who is seeking a unique investment in a history & provenance that cannot be replicated.	
MLS#16-129014 David Kramer 310.691.2400 HILTON & HYLAND Valet Provided	


1207 SHADYBROOK DR Open 11-2 \$2,749,000 4+4 SPANISH NEW	
	
MAJOR PRICE REDUCTION! 4BD+4BA IN BHPO! ** Major Price Reduction**4 bedroom , 4 bath one level house in great Beverly Hills Post Office area close to Sunset Blvd. Hardwood floors, skylights, large kitchen with breakfast area, laundry room and spacious back yard.Located minutes from high end shopping and restaurants.	
MLS#16-153798 Sam Solaimani 310-422-6026 COLDWELL BANKER BHN Dshwshr,Dryer,Grbg Disp,Fridg,Wshr	

12055 SUMMIT CIRCLE Refresh. 11-2 \$10,250,000 7+8 CONTEMPORARY rev	
	
7BR, 8BA "SUMMIT" ESTATE PRICED TO SELL! REDUCED \$500,000! Reconstructed, expanded and professionally designed gated Estate in the exclusive community "The Summit". 7BD + 8BA including magnificent Master Suite with dual baths, his & her closets. Gourmet kitchen w/Viking appliances opens to family room, home theater w/seating for 20+ guests, private resort-like backyard with pool, spa. Crestron, surveillance cameras and electronic gate for ultimate security.	
MLS#16-129564 Elsa, David & Jennifer 310-663-4100 NELSON SHELTON MAJOR PRICE REDUCTION	

1154 HILARY LN Open 11-2 \$4,995,000 5795000 4+8 MODERN red	
	
\$800,000 REDUCTION NEW PRICE! BEVERLY HILLS SCHOOLS, Gorgeous contemporary Mediterranean seconds North of the Beverly Hills Hotel w/4 bedrooms & 8 bathrooms situated in over 5,000 sq ft of living space. Master retreat on 2nd floor w/his & her bathrooms, gym area, office, & closets. Chef's kitchen that opens to the family room & pool area. Amazing great room w/high ceilings that opens to the large lagoon style pool w/waterfalls & outdoor entertaining area including outdoor kitchen and BBQ. Perfect home for entertaining!	
MLS#16-135780 B.Tenenbaum E. Hassan 310.720.7270 HILTON & HYLAND Hiltonhyland.com	


9621 ARBY DR Open 11-2 \$7,395,000 5+5 ARCHITECTURAL rev	
	
THE PHINEASE RESIDENCE BY SPACE INTERNATIONAL The Phineas Residence by SPACE International and design team Ground Up LA.Come experience ultimate modern luxury which combines luxe materials and sets the tone for a classic indoor/outdoor modernist feel.Elevated ceilings and clerestory windows allow for an abundance of light throughout.Custom milled interior paneling is crafted of grained Machiche wood, as are the exterior fencing, decking and siding.A floating guest house and terrace surround an infinity pool to create a courtyard experience.	
MLS#16-132276 Brian K. Courville (310) 622-0312 JOHN AAROE GROUP www.9621arby.com	

1120 ANGELO DR Refresh. 11-2 \$3,695,000 3995000 3+4 1sty-TRADITIONAL red	
	
REDUCED TO SELL! ENDLESS POSSIBILITIES ON LOWER ANGELO! SECLUDED, WALLED, & GATED 1STY TRADITIONAL RANCH HOME ON THE ULTIMATELY DESIRABLE LOWER SECTION OF ANGELO DRIVE! SUNLIT RMS W/WD FLRS/FRENCH DRs. HI VAULTED BEAMED CEILING LIVING & FAM RMS. 3 BDRMS INCLUDING A LG MASTER SUITE W/ROOM-SIZE WALK-IN CLOSET AND OVERSIZED BA. MANY RMS OPEN TO GLORIOUS LUSH GROUNDS W/POOL/BRICK PATIOS/LAWNS/DECK/MATURE FOLIAGE. SET ON A MOSTLY FLAT LOT WITH OVER 100 FEET OF IMPRESSIVE FRONTAGE AND W/PEEK-A-BOO CANYON & HILLSIDE VUS, THIS IS THE OPPORTUNITY OF THE YEAR!	
MLS#16-154390 MICHAEL J. LIBOW 310-285-7509 CBRB - BH S WWW.1120ANGELO.COM	

9653 OAK PASS RD Open 11-2 \$4,795,000 5+6 CONTEMPORARY rev	
	
BEVERLY HILLS CONTEMPORARY ON GATED ENCLAVE Known for its exclusive privacy, celebrity pedigree, and a family-focused atmosphere, this Contemporary Modern is situated on one of the most highly-desirable gated enclaves in Beverly Hills. Living in over 5700 sqft, 9653 Oak Pass Road offers 5 bedrooms and 6 bathrooms which are designed for a flexible floor-plan. Free-flowing spaces offer spectacular indoor/outdoor living which support entertaining on both a large and intimate scale.	
MLS#16-984399 Eric Lavey 310.908.6800 THE AGENCY BBQ,Dshwshr,Fridg,Wshr	

9757 APRICOT LN Open 11-2 \$3,295,000 3595000 6+6 CONTEMP MED red	
	
IDEAL BEVERLY HILLS POST OFFICE HOME Sited on a private Cul-De-Sac in prime BHPO. Flawlessly remodeled Mediterranean Estate w/ ideal design & function. Grand double-story entry w/ vaulted ceilings, voluminous spaces, abundant natural lighting. Private patio, pool, spa & lounge area are perfect entertainment spaces. Eat-in kitchen, Thermador/Viking appliances. Luxurious master suite w/ mountain views & generous walk-in closet w/ striking lighting & cabinet design. Carrara marble, Caesarstone counter tops, walnut floors.	
MLS#16-136692 Susan Perryman 310.261.1960 HILTON & HYLAND Hiltonhyland.com	

02 Beverly Hills Post Office Lease

10101 SUNBROOK DR Open 11-2 \$10,000 3+3 MID-CENTURY NEW	
	
Owners are not interested in selling. Prime Lower Benedict Canyon. Up a long drive finds a restored mint condition 1 story Mid century with unbelievable unobstructed city lights views. Sun drenched with wall of glass, huge Hockneyesque Pool. Newer landscaping with grassy lawns and PRIVACY. White Kitchen w/new stainless appliances. Copper plumbing, newer central air/heat. Quiet cul-de-sac street. Wonderful hideaway minutes from Downtown BH & Sunset Strip. Bring your Rat pack lovers! Easy to show.	
MLS#16-159618 Ronald Goldhammer 310-276-6601 BERKSHIRE HATHAWAY H Dshwshr,Dryer,Grbg Disp,Alrm System	

TUESDAY

03 Sunset Strip - Hollywood Hills West Single Family

9145 ST IVES DR Open 11-2 \$10,495,000 5+6 MODERN	NEW
<p style="text-align: center;">WELCOME HOME, YOUR PRIVATE ROOFTOP LOUNGE IS NOW OPEN.</p> <p>With a sky deck spanning the entire top story, panoramic views of Los Angeles, an infinity pool that flows beside each room, a private grotto in your master suite and a living room fit for the greatest gatherings, the Hollywood dream is now available for purchase. Each facet is built for the enthusiast: whether the grand art walls, the chef's kitchen, or the fashionista's extensive walk-in closet. Skip the lines and the guest lists, nothing gets more exclusive than this.</p>	
<p>MLS#16-154892 Fitz/Williams/Farrugia 310-691-5935 HILTON&HYLAND/AGENCY BBQ,Blt-Ins,Dshwshr,Frzr,Grbg Disp,Other</p>	

1517 ORIOLE LN Open 11-2 \$8,500,000 3+4 2sty-ARCHITECTURAL	NEW
<p style="text-align: center;">STUNNING ARCHITECTURAL- JETLINER VIEWS/BIRD STREETS!</p> <p>Stunning Architectural with Jetliner views from century city to the ocean, overlooking zero edge infinity pool! 2.5 million dollar remodel just completed by Darryl Wilson Design Inc. This is a turnkey property with the finest of everything.</p>	
<p>MLS#16-160856 Darryl Wilson RODEO REALTY - BEVER Cbl,Dshwshr,Dryer,Grbg Disp,Hood</p>	

7225 OUTPOST COVE DR Open 11-2 \$6,945,000 4+4 MEDITERRANEAN	NEW
<p style="text-align: center;">OUTPOST COMPOUND ON 1/2 ACRE</p> <p>FIRST TIME ON THE MARKET IN OVER 30 YEARS. PRIME CUL-DE-SAC. A COMPLETELY PRIVATE ESTATE ON ALMOST 1/2 ACRE FLAT. ENTER UP A LONG DRIVEWAY THROUGH GATES TO A HUGE MOTOR CRT. HEAD-ON CITY VIEWS. THIS LARGE MEDIT HOME HAS AN OPEN FLOW FROM ROOM TO ROOM. HUGE GOURMET KITCHEN RECENTLY REMODELED WITH CENTER ISLAND PLUS BREAKFAST ROOM. TREMENDOUS FAMILY ROOM WITH WET BAR. THE MASTER SUITE HAS 2 LRG WALK-IN CLOSETS. HUGE SWIMMER'S POOL SURROUNDED BY RESORT-LIKE GROUNDS. A CELEBRITY LIFESTYLE.</p>	
<p>MLS#16-159812 Neal Baddin 323-793-7405 COLDWELL BANKER RESI Blt-Ins,Frzr,Rng/Ovn,Fridg</p>	

2649 LA CUESTA DR Open 11-2 593C2 \$3,995,000 4+6 MODERN	NEW
<p style="text-align: center;">ENTERTAINER'S MODERN DREAM HOME</p> <p>Modern gated masterpiece built w/industrial materials & positioned to take advantage of jetliner views from every rm. Top flr features European kitchen w/marble counters, wine cooler & SS appliances. Double-sided FP connects DR to the open LR. 2nd flr boasts large master w/walk-in closet & spa bath & an add'l 3 en-suite bdrms. 3rd flr offers add'l entertaining space open to Canyons, full kitchen w/BBQ, pool/spa, sand area, sauna & ¼ bath. Hardwood/concrete flrs, multi zone heat & A/C, 4-car grg.</p>	
<p>MLS#16-160680 Josh & Matthew Altman 310.819.3250 DOUGLAS ELLIMAN www.TheAltmanBrothers.com</p>	

2673 ZORADA DR Open 11-2 \$3,695,000 5+7 CONTEMPORARY	NEW
<p style="text-align: center;">2673 ZORADA DR</p> <p>A light-filled, 2 story foyer with soaring ceilings welcomes you to this beautifully remodeled contemporary jewel in the Hollywood Hills with beautiful views! Abundant natural light floors the home through oversized windows, while the open-concept great room on the main level flows to spacious terraces, outdoor barbeque and pool capturing sweeping canyon views.</p>	
<p>MLS#16-162564 Valerie Fitzgerald 310-285-7515 COLDWELL BANKER BHN BBQ,Blt-Ins,Dshwshr,Dryer,Frzr,Other</p>	

1325 LONDONDERRY PL Open 11-2 \$2,899,000 3+4 TRADITIONAL	NEW
<p style="text-align: center;">PRIME LOCATION! SUNSET STRIP HOME</p> <p>Located on prestigious Londonderry Pl, the property is minutes away from Sunset Plaza, shopping, nightlife, and some of the best restaurants Los Angeles has to offer. Newly remodeled master bath,guest bath and kitchen with updated appliances. Beautiful and private backyard with pool makes the home perfect for entertaining and allows one to experience the best of the indoor/outdoor lifestyle that Southern California has to offer.</p>	
<p>MLS#16-162724 Danelle Lavin 310.367.7533 HILTON & HYLAND Hiltonhyland.com</p>	

7255 CAVERNA DR Open 11-1 \$1,199,500 3+3 MID-CENTURY	NEW
<p style="text-align: center;">RARE MID-CENTURY MODERN</p> <p>This RARE Mid-Century modern has been given a fresh look & has clean arch lines throughout. LR, DR, kitch & outdoor deck face city light views of the Valley & mts. Recently updated, featuring a chef's kitch, tankless WH, new HVAC & security systems. Main living areas boast maple hwood flrs, a gas fpl & stylish built-ins. Spacious master offers hotel-like amenities, 2nd fpl & leads out to a lg deck. 3 BRs & 3 luxurious tiled BA's, one w/ a steam shower. Lovely landscaping & attached 2-car garage.</p>	
<p>MLS#16-161954 Thomas Davila 310.432.6492 KELLER WILLIAMS BEVE Blt-Ins,Dshwshr,Dryer,Frzr,Wshr</p>	


2344 SUNSET HEIGHTS DR Open 11-2 \$1,195,000 3+2 MID-CENTURY	NEW
<p style="text-align: center;">1958 MID-CENTURY TREEHOUSE NESTLED IN LAUREL CANYON</p> <p>On a quiet dead end street with Sweeping canyon views to the North. Multiple balconies surrounded by mature trees this is a true artists hideaway. The property is on a desirable downslope lot w/ the kitchen/dining/living room & den/office plus a bedroom & bath on the main level & two additional bedrooms each with their own bathrooms on the lower level. Floor to ceiling windows in the living room with a fireplace and wrap around balcony to the upper bedroom. True California indoor/outdoor living.</p>	
<p>MLS#16-159764 Brian Ades 310-503-8080 SOTHEBY'S Blt-Ins,Dshwshr,Dryer</p>	

9200 SWALLOW DR Open 11-2 \$16,995,000 7+8 CONTEMPORARY	NEW
<p style="text-align: center;">NEWLY CONSTRUCTED DOHENY ESTATES CONTEMPORARY</p> <p>Newly constructed Doheny Estates Contemporary. 8,332 SQFT, 7BD/8BA radiates w/exceptional design, quality materials & remarkable features. Soaring ceilings & walls of glass open to jetliner views of the ocean, canyons, & city lights below. Master suite, den & LR w/Fleetwood drs that disappear, opening to expansive outdoor entertainment areas: in/outdoor bar, lounge area, BBQ, infinity pool/spa & 37' fire feature. Poliform kitchen, Vantage smart-home, theater, maid's quarters, wine cellar, 3 bars</p>	
<p>MLS#16-135308 J. Altman & S. Chen 310-819-3250 DOUGLAS ELLIMAN www.TheAltmanBrothers.com</p>	

1616 RISING GLEN RD Open 11-2 \$5,799,000 5995000 5+5 MID-CENTURY	NEW
<p style="text-align: center;">SUNSET STRIP MID-CENTURY ON A FLAT PAD WITH VIEWS!</p> <p>Rare Mid-Century view property located on a flat pad less than 1 minute from Sunset Plaza. Passing through the exterior gates, stunning city views framed by floor-to-ceiling glass amaze you before you even step inside. With 5 bedrooms and over 4,000 sf this home affords both a spacious and functional quality of life, and was built for entertaining. Completing this quintessential California jewel is the large and flat backyard floating over the city with plenty of grass, hardscaping, and pool.</p>	
<p>MLS#16-119594 E Lavey I F Aldjufrie 424-233-0920 THE AGENCY Rng/Ovn</p>	

TUESDAY

7026 LA PRESA DR	Open	11-2	red
\$2,675,000	2775000	4+5	




Spectacular 20's Spanish w/direct downtown views; classic architectural integrity & boasting updates. Classic gated courtyard entry. Public living areas on one level. Living rm, dining & renovated kit all situated to take advantage of the city views. The kit has eat-in area, center island, s/s appl. Spacious outdoor garden, perfect for entertaining, w/ built-in seating. 3+3 up, all w/views & ensuite baths, incl a master w/walk-in closet. 2 more bdrms & office w/full bath on lowest level.

MLS#16-149046
 Carrie Berkman Lewis
 PARTNERS TRUST BH

www.7026LaPresa.com

2170 MOUNT OLYMPUS DR	Open	11-2	rev
\$3,799,000	4+4	CONTEMPORARY	



SLEEK CONTEMPORARY "LOFT-LIKE" 4BD/4BA HOME W/ POOL & VIEWS

Sleek Contemporary 4BD/4BA "loft-like" entertainer's home w/ pool & views in LA's coveted Mount Olympus above the Sunset Strip. Seamless open floor plan & completely remodeled w/ wide oak plank floors, sliding glass doors, high ceilings, Chef's kitchen w/ separate walk-in pantry, & resort-like outdoor spaces w/ BBQ, fire pit & pool. Master suite features head-on views, pvt patio & large spa-like bathroom. 3 guest bedrooms & lofted office/den complete this dream home.

MLS#16-155488
 STJAMES+CANTER FARAHMAND 310.291.1029
 BERKSHIRE HATHAWAY

www.2170MTOLYMPUS.COM

8584 FRANKLIN AVE	Open	11-2	red
\$2,450,000	4+4	CONTEMPORARY	



CHIC SUNSET STRIP VIEW HOME

Walled courtyard entry leads to smartly styled and newly remodeled home. Open farm kitchen with beamed ceilings. Fantastic outdoor terrace with built in fire pit and head-on city views. Sophisticated living room with wood-burning fireplace, custom cabinetry, paned windows and French doors. Wonderful master suite with sitting area, newly remodeled Hampton's style bath and walk-in closet. There are two additional bedrooms. Stunning city views from most rooms.

MLS#16-138592
 Steve Frankel 310-281-3981
 COLDWELL BANKER RESI

www.stevfrankel.com

1968 HILLCREST RD	Open	11-2	rev
\$3,550,000	3+3	TRADITIONAL	




MINI HOLLYWOOD COMPOUND

This Modern Farm House has been remodeled into a modern farmhouse for the lifestyles of today. Main level is a 2 bedroom 2 bath home with open kitchen family room. French doors lead to patio decks for entertaining, pool, spa & garden pathways. Below is a separate guest suite w/ its own kitchen, living room & separate entry. 2 more 1 bedroom guest units each w/own kitchens that can be rented out or kept as 1 whole compound. Close to the heart of Hollywood & walking distance to the Hollywood Bowl.

MLS#16-159492
 Susan Smith 310.415.5175
 HILTON & HYLAND

www.1968hillcrestla.com

1590 SUNSET PLAZA DR	Open	11-2	red
\$2,250,000	4+3	MODERN	



SUNSET PLAZA MODERN MASTERPIECE

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. En suite Master Bathroom features a Jacuzzi tub equipped with over 30 massage jets. The second level offers a private entrance enabling tremendous versatility and utility.

MLS#16-147000
 J. Altman & K. Litinsky 310-819-3250
 DOUGLAS ELLIMAN

www.TheAltmanBrothers.com

3548 1/2 MULTIVIEW DR	Open	11-2	rev
\$3,275,000	3+4	2sty-MODERN	




NEW CONSTRUCTION! GORGEOUS HOLLYWOOD HILLS VIEW HOUSE

Gated Brand New Home with Expansive Views built in a Modern Style. Fabulous Kitchen with Corian Counters and Viking Appliances. The Beautiful Views are enjoyed from every room and the Gorgeous Travertine Tiled Deck that surrounds the Salt Water Pool and Spa. Exquisite Master Bedroom. Large 2 Car Garage plus additional parking. This is a Smart House with all Hi- Tech Amenities.

MLS#16-129900
 Michael Dickson 310 918-5383
 NELSON SHELTON REAL

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

2451 E HORSE SHOE CANYON RD	Open	11-2	red
\$1,250,000	1295000	3+2	




NEW PRICE! MID-CENTURY POST AND BEAM IN WONDERLAND SCHOOL

Kick off your shoes and relax in your Laurel Canyon Mid-Century oasis, near the end of a quiet cul-de-sac just blocks from the highly rated Wonderland Avenue School. This Celebrity-owned home has a bright, open floorplan that includes a 2-story glass entryway, wood-beamed ceilings, 3 bedrooms, 2 baths, a den or office space, floor-to-ceiling windows, and hardwood floors throughout. The expansive chef's kitchen includes a built-in breakfast nook, stainless appliances, and new marble countertops.

MLS#16-138622
 Kevin Keyser/ Jodi Rubin 323-877-2040
 SOTHEBY'S

2451HorseShoe.com

2256 NICHOLS CANYON RD	Open	11-2	rev
\$2,695,000	4+4	2sty-MODERN	




ARCHITECTURAL - MEGA MODERN LIVE/WORK LOFT STYLE - WITH VIEW

Designed by Youssef H. Amin AIA. Level 1 - gallery entertaining area, fireplace, conference room, studio office, plus attached guest apartment with full bath, kitchen/living room & bedroom. Level 2 - open plan dining room/lounge, kitchen, and 3 bedrooms including the master suite with fireplace, master bath, & walk-in closet. Rooftop - live/work space, with 270' canyon views. 3 minute drive to Hollywood Blvd. The perfect downtown loft alternative, without HOA fees - Offers many possibilities...

MLS#16-131736
 Francis Gargani 310-684-2558
 JOHN AAROE GROUP

Elevator, 3 Fireplaces


1568 SUNSET PLAZA DR	Open	11-2	red
\$1,225,000	1375000	2+1	



Reduced by \$150K! Super Charming Sunset Strip traditional. The least expensive property in the desirable lower Sunset Plaza. 1940's character in tact - including original tiled kitchen and bath, wainscoting, and wood floors. A step-down living room with coved ceiling. A formal dining. Plus upgrades including a newer roof, HVAC, tankless water heater, and refinished wood floors. Just a short distance to the Sunset Strip dining, shops, and nightlife.

MLS#16-136610
 MarkMeyerEstates.com 3103658565
 KELLER WILLIAMS

2768 STONE VIEW CT	Open	11-2	rev
\$1,848,888	5+4	MEDITERRANEAN	



TUSCANY IN THE HOLLYWOOD HILLS


Come see our NEW LOOK! Light & bright OPEN FLOOR PLAN. Located on a cul-de-sac in the gated enclave of "Beau Monde" off the Mulholland Scenic Corridor. This spacious Mediterranean w/city light views of downtown/ HOLLYWOOD sign/Observatory! This newer 5 bdrm 4 bth home incl. a form. liv. rm., family rm.,form. dining, gourmet kit., mstr. ste.,custom patio w/built-in BBQ & grassy yard. Amenities incl. community pool, spa & park. Only a short distance to the Hollywood Bowl & Runyon Canyon.

MLS#16-116300
 Stacy Blair Young (424) 202-3254
 TELES PROPERTIES

2768stoneviewcourt.com

TUESDAY

8284 HOLLYWOOD	Open	11-2	rev
\$1,650,000	3+4	ARCHITECTURAL	



ARCHITECTURAL GEM ABOVE CHATEAU MARMONT

Stunning hillside property with detached guest suite above the Sunset Strip. Panoramic views from the ocean to downtown. Main house 2bd/2.5bth, hardwood flooring, professional grade appliances, wood burning fireplace, wrap around deck, large hot tub, two 1-bd suites with built-in cabinetry/bathrooms with imported tile. Detached garage & separate 1-bd guest suite on lower street. New paint inside/out and new carpet. A truly fantastic private retreat in a prime and highly desirable location.

MLS#16-157698
Steven Pittenger 714-501-0430
LUCID WEST REALTY

11531 ORUM RD	Open	11-2	red
\$6,495,000	6+7	MEDITERRANEAN	



BEL AIR ESTATE ON ALMOST 4 ACRES

In a wonderfully private Bel Air location, a long gated driveway leads to a stately Mediterranean villa, completely hidden from the street. Featuring high ceilings, windows & crown molding, the grand interiors are bright & airy. With 6 bedrooms plus bonus rooms for offices or gym, the floorplan is flexible. The lush backyard has a pool/spa, a flat grassy lawn & breathtaking views. Enjoy a gracious & tranquil lifestyle now, or redevelop into a world-class estate.

MLS#16-110402
Juliette Hohnen 323.422.7147
DOUGLAS ELLIMAN

Co-listed w/Edward Fitz 310.650.0052

03 Sunset Strip - Hollywood Hills West Income

2069 PARAMOUNT DR	Open	11-2	NEW
\$1,865,000	Triplex		



HOLLYWOOD HILLS TRIPLEX, VIEWS & POOL

Beautifully Hollywood Hills triplex offering two 3 bedroom/3 bath units, one 1 bedroom/1 bath unit, spectacular views and a glistening pool. Both three bedroom units will be delivered vacant, and the one bedroom unit is currently rented at \$1,900/month. The property also features a three car garage and on-site laundry. Bring your 1031 Exchange buyers, great owner occupancy situation. Two of the three units will be open for Broker's open.

Todd Henricks 310-913-3470
BERKSHIRE HATHAWAY

pool w/solar heater, all appliances

1349 CASIANO RD	Refresh.	11-2	red
\$2,250,000	2395000	4+4	



NEW PRICE. BEST DEAL IN BEL-AIR


Remodeled Bel-Air Mid Century. Reminiscent of Neutra's Kaufmann House. The pattern & spirit of the house is an indoor/outdoor design with a minimalist aesthetic. Original white terrazzo floors formalize the central area for family living, dining & entertaining. Large Fleetwood sliding-glass doors connect the indoors with the boulder laden spray pool & sunbathing deck. The extensive remodel was executed with the research & guidance of Central Office of Architecture (COA) and Hub of the House.

MLS#16-128666
Geoffrey Lands 310-339-5757
BHHS BH

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

04 Bel Air - Holmby Hills Single Family

214 ASHDALE PL	Lunch	11-2	NEW
\$9,395,000	6+10	3sty-MEDITERRANEAN	



WALLED & GATED PANORAMIC VIEW ESTATE

WALLED & GATED CUSTOM MEDITERRANEAN MASTERWORK OF OVER 10,000 SQ FT (PER TAX ROLLS) WITH EXPLOSIVE PANORAMIC CITY VIEWS FROM THE WILSHIRE CORRIDOR TO DOWNTOWN LOS ANGELES! 2009 BUILT W/ATTENTION TO DETAIL COUPLED WITH "SMART" HOME TECHNOLOGY. SUNLIT RMS W/DARK WD & STONE FLRS, BEAMS, WALLS OF GLASS, HI CLNGS. ELEVATOR. CHARMING CENTRAL ENTRY COURTYARD. MAMMOTH MASTER W/SIT RM/FP/VU BALCONY/DUAL BAS/HUGE WALK-IN. 3 OTHER BD SUITES UP. 2 ATTACHED GUEST SUITES/CASITAS REAR YARD W/PATIOS/PL/SPA/VUS!

MLS#16-163012
MICHAEL J. LIBOW 310-285-7509
CBRB - BH S

WWW.214ASHDALE.COM

2944 BOTTLEBRUSH DR	Open	11-2	red
\$1,649,000	4+4	TRADITIONAL	



REDUCED! CHARMING TRADITIONAL ON HUGE LOT IN BEL AIR

Located on a large, quiet street, this Bel Air home offers the utmost in privacy. Relish in everything this neighborhood has to offer w/ security patrol, tennis courts, pools, clubhouse, gym, & more! Recently updated, this 4bd+ 3.5ba home offers new wood floors, fresh carpet & has been fully painted. Perfect for relaxing or entertaining, the secluded yard highlights a sparkling pool, BBQ, expansive covered brick patio, & countless fruit trees. Great opportunity!

MLS#16-145686
Sally Forster Jones 310-691-7888
JOHN AAROE GROUP

2944Bottlebrush.com

2728 ANGELO DR	Open	11-2	NEW
\$1,550,000	4+2.5	2sty-TRADITIONAL	



SWEEPING MTN, HILLSIDE & CITY VIEWS

Bel Air Glen Traditional-style home with more than 2,700 square feet. Gated entry leads to a charming and private brick courtyard. Large living and dining rooms with hardwood floors are wonderful for entertaining. Bright kitchen opens to patio with sweeping views. Upstairs features four bedroom, including a beautiful master suite complete with fireplace, deck and luxurious bath with spa tub and steam shower.

Michael Edlen 310.230.7373
CB-PACIFIC PALISADES

1940 BEL AIR RD	Open	11-2	rev
\$32,500,000	8+15	CONTEMP MED	



A lavish new private villa has laid claim to its rarest, most tranquil vista in Bel Air: a long, end-to-end view of the glistening waters of Stone Canyon Reservoir. Set atop more than half an acre promontory at the end of a cul-de-sac, Casa Lago pays homage to the villas of Italy's Lake District. Its gardens are chiseled into the hillside with magnificent terraces & loggias that command breathtaking views.

MLS#16-157092
Aaron Kirman 424-249-7162
JOHN AAROE GROUP

BBQ,Blt-Ins,Cling Fan,Dshwshr,Dryer,Other

10343 OLETHA LN	Open	11-2	NEW
\$989,000	2+3	OTHER	




ONE OF THE LEAST EXPENSIVE HOMES IN ROSCOMARE SCHOOL DISTRICT

One of the lowest priced homes in highly sought after Roscomare Road School District. Private hideaway set back from the street w/open, versatile floor plan. Stunning high-beamed ceilings, gmt tiled kitchen, informal DR area, office/library area & lrg patio. Sumptuous master w/high-beamed ceilings, lrg bath w/Dutch door opening to the landscaped patio & huge walk-in closet. Lush gardens & patio. Enormous guest suite w/over-sized LR & gorgeous bath. Hardwood floors, windows & skylights throughout

MLS#16-161860
Mark Goldsmith (310)200-6697
COLDWELL BANKER RESI

Artist's retreat, private & serene

1345 MORAGA DR	Open	11-2	rev
\$9,889,000	7+9	CONTEMP MED	




Moraga Estates is one of the most exclusive private gated enclaves in all of Los Angeles. This extraordinary home sits on just over 1.5 acres of land and offers complete privacy. With seven bedrooms and nine bathrooms, the design and layout of this 9,500 square foot estate feels warm and inviting as well as a grand property for entertaining.

MLS#16-128036
Lindsay Rae Galbraith
SOTHEBY'S INTERNATIO

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

TUESDAY

1341 LINDA FLORA DR	Open	11-2	rev
\$3,395,000	2+3	OTHER	



INCREDIBLE DEVELOPMENT OPPORTUNITY

Incredible development opportunity situated in prestigious Bel-Air. Over 180 degree views of the entire Los Angeles basin, ocean, and beautiful pastoral views of the canyon. Plans and permits are completed, approved and paid for a chic state of the art 6000sqft contemporary home with 6 bdrms & 7 bthms. The proposed home features great volume, and plenty of window space to brilliant capture the sites amazing views with style with incredible style and satisfaction.

MLS#16-154282
J.Babaj/A.Soume/R.Harel 310-623-8800
RODEO REALTY - BH

<http://www.1341lindaflora.com>

240 S BENTLEY AVE	Open	11-2	red
\$2,995,000	5+4	2sty-MODERN	



MODERN MINIMALIST LOFT-STYLE LIVING

This Architectural home has an abundance of natural light in an open floor plan. Featuring airy spaces w/ high ceilings, polished concrete flooring, an abundance of glass & vast, uninterrupted spaces. Expansive great room w/ formal dining area opening to large cook's kitchen. This expanse opens to the backyard garden. Formal living room w/ fireplace. Two bedrooms share a full hall bath. A third bedroom w/ bath off a large laundry area. Upstairs a dramatic master suite + studio w/ bath.

MLS#16-147958
Larry Young 310-777-2879
BERKSHIRE HATHAWAY

www.240Bentley.com

04 Bel Air - Holmby Hills Land

1116 CHANTILLY RD	Open	11-2	red
\$3,695,000	Land		



JUST REDUCED PERMIT READY DEVELOPMENT WITH HUGE FLAT PAD

Rare opportunity to acquire approximately 2/3 of an acre development site in prime Bel Air with park-like grounds. This exceptional lot has an amazing frontage of over 170 ft and huge flat pad. The trees and wooded area are majestic and tranquil. This is one of a kind lot. Accessible through the prestigious East and West gate with convenient proximity to the Bel Air Hotel & Bel Air Country Club. Permits are pending and will be approved in weeks. Must see to appreciate!

MLS#16-145666
Marcus Kassin 310-948-1915
COLDWELL BANKER RESI

05 Westwood - Century City Condo / Co-op

2105 CENTURY WOODS WAY #3	Open	11-2	NEW
\$2,449,000	2+4	1sty-MEDITERRANEAN	



EXQUISITE CENTURY WOODS CONDO


Prestigious Century Woods forest-like setting w/ the amenities of a fine resort. Spacious & elegant 1st floor unit w/ 3 fireplaces. Over 4000sq ft: 2 bed, 4 bath + office. 3 outdoor terraces, the largest runs the length of the expansive living room. Large kitchen, completely remodeled w/ Miele appliances throughout. Community amenities include 24-hour gated security, fitness center, 2 pools & spas tennis court, and a large, club house complete w/ catering kitchen. Side-by-side secure pkg.

MLS#16-156018
Tory Herald 3109852719
SOTHEBY'S INTERNATIO

Bit-Ins,Dshwshr,Dryer,,Grbg Disp,Other

05 Westwood - Century City Single Family

10501 EASTBORNE AVE	Lunch	11-2	NEW
\$3,248,000	5+5.5	2sty-MODERN	



JOIN US FOR TACO TUESDAY!

This modern construction sets the standard in this highly desirable Westwood location. 5bd, 5.5ba & an open fl plan w/high ceilings make this home a great space for gathering w/friends & family. Perfectly prepare your meals to enjoy al-fresco in your gourmet kitch, outfitted w/top of the line Thermador appliances. The ma retreat is a relaxing atmosphere w/a private balcony overlooking the backyard. The outdoor space is outfitted with a 400+ sq/ft covered terrace wired for outdoor entertaining.

Smith & Berg 310.500.3931
PARTNERS TRUST BH

10501eastborne.com

10450 WILSHIRE #9J	Open	11-2	NEW
\$1,050,000	2+3	MID-CENTURY	



CRISP & BRIGHT, CORNER CONDO IN THE CHURCHILL

Crisp & bright, corner condo in The Churchill, a classic mid-century tower on the Wilshire Corridor. Oversized 2 bd + den, 2.5 ba unit features a lovely formal entry opening to a sprawling, open plan lv/dining room w/wide-open northerly views of Westwood Hills through full-glass doors & across full length balc. Originally designed as a 3 bd, 2 bdrms are now combined to present an extra-large mastr, w/attached den/sitting rm. Additional features: large 2nd bd & adjacent bath, powder rm...

MLS#16-162764
T. Rustad P. Maurice 310-623-8825
RODEO REALTY - BH

churchill9j.com

11238 HOMEDALE ST	Lunch	11-2	NEW
\$2,089,000	3+3	TRADITIONAL	



ELEGANT TRADITIONAL IN STORYBOOK SETTING

Elegant Traditional in Westwood Hills. Redone w/ fine taste, this sun-filled 3 BD/3 BA home has a sensible floorplan featuring refreshed traditional architectural details incl. hardwood flrs, crown moldings & custom built-ins. Spacious formal living room & den w/ fireplaces. Large formal dining room. Crisp, colorful gourmet kitchen featuring a large center island w/ marble countertops, Bertazzoni Range, skylight & breakfast area opening to a patio. All 3 bedrooms are en suite. Warner Ave School.

Larry Young 310.777.2879
BERKSHIRE HATHAWAY

www.11238Homedale.com

1601 HILTS AVE, UNIT 3	Open	11-2	NEW
\$769,000	2+2.5	CONTEMPORARY	



PRIVATE & TRANQUIL ESCAPE IN THE HEART OF WESTWOOD!

Beautifully updated 2+2.5 condo featuring 1400+sf of interior space, high ceilings, recessed lights, oversized windows, & access to a private balcony. Fully remodeled gourmet kitchen, large formal dining room, living room w/ gas fireplace. Master suite features a large walk-in closet, gorgeous spa-like bath w/ dual vanity & a separate tub & shower. Guest bedroom w/ updated en-suite bath. In-unit laundry; 2 parking spaces. Seconds away from premier shopping, dining, & entertainment attractions.

Jeff & Dave Kaptain 310-432-6508
KELLER WILLIAMS BH

gourmet kohn, in-unit laundry, remodeled

1918 FAIRBURN AVE	Open	11-2	NEW
\$1,299,000	2+1.75	TRADITIONAL	



UPDATED 2 BED/1.75 BA TRADITIONAL W/ EXPANSION POSSIBILITIES

Incredible treetop views, ideal indoor/outdoor flow & natural light throughout. Charming entry w/ closet & window opens to LR w/ coved ceiling, fireplace w/ gray & white quartz finishes. FDR w/ french doors opening to entertainer's patio & spacious grassy private backyard w/ horizontal redwood fencing. Updated open kitchen w/ quartz countertops, subway tile backsplash, stainless steel appliances & sunny breakfast area, all opening to dining room & laundry area w/ backyard access.

MLS#16-162568
Chad Lund / Patty Best 424-202-3295
TELES PROPERTIES

www.1918FairburnAve.com

1882 PANDORA AVE, UNIT 17	Open	11-2	NEW
\$729,000	2+3	CONTEMPORARY	




BEAUTIFULLY MAINTAINED END UNIT TOWNHOME

On a quiet tree lined street a few blocks from Century City & centrally located to Beverly Hills & Westwood. Enter on the main level to the spacious open living room & dining area with fireplace & wet bar which looks out to a front facing patio & tree top view. The kitchen has granite counter tops, an eat in area & laundry cabinet. Downstairs there are 2 lg bdrms & 3 baths with a lg patio off the 2nd bedroom. Building amenities include a spa, elevator & EQ insurance. 2 car side by side parking.

Barbara Marcus 310.466.5676
BERKSHIRE HATHAWAY

TUESDAY

1825 SELBY AVE, UNIT 202		Refresh.	11-2	NEW
\$599,000	2+1	2sty-CONTEMPORARY		




PRIME WESTWOOD - PRICED TO SELL!

Prime Westwood Loft-like Condo! Top-Floor, 1 Bed / 1 Bath + Loft (could be used as 2nd Bedroom). Soaring ceilings & amazing volume brings in an abundance of natural light. Bamboo Floors, Upgraded Kitchen, Washer/Dryer inside unit. Huge, private rooftop patio. Location+++! LOW HOAs! Priced to sell!

Allen Roth 310.387.7087
JOHN AAROE GROUP

www.1825selby202.aaroe.site

466 N CARMELINA AVE		Open	11-2	NEW
\$12,475,000	9+9	SPANISH		



GORGEOUS NEW LOOK - PRIME BRENTWOOD

This custom built gated estate has been published for its achievement in architecture, design, & landscaping. Pristine landscaping w/fountains, conversation areas, large flat yard, 2 BR guest house, pool + spa, & a detached studio w/ French doors. The main house has high vaulted ceilings, a center courtyard w/a wood burning fireplace, & an enormous entertaining kitchen w/breakfast area. Bright glass sunroom & dining rm overlooking the courtyard. Master suite has elegant sitting rm + fireplace.

Richard Ehrlich 310-860-8885
WEA

1 W CENTURY DR #22B		Open	11-1	rev
\$6,350,000	3+3.5	1sty-ARCHITECTURAL		



SOPHISTICATION AT THE CENTURY - PLEASE RSVP TO 310-777-6371

Step into this sensational 3 bedroom unit at The Century with private elevator access to your unit. Luxury Building on nearly 4 acres featuring grand spaces with high ceilings, wood floors, and breathtaking sweeping views from downtown to the ocean. Gourmet kitchen with breakfast bar features stainless appliances and adjacent patio for outdoor dining. The spacious master has a sitting area, marble bath, walk in closet and patio. Two additional bedroom suites complete this fantastic unit!

MLS#16-157860
Jane Siegal 310-777-6371
COLDWELL BANKER RESI

Please RSVP to JSiegal1@yahoo.com

1338 LONGWORTH DR		Open	11-2	NEW
\$6,999,000	6+8	3sty-TRADITIONAL		




STUNNING NEW BRENTWOOD TRADITIONAL

Stunning brand-new traditional designed by Ken Ungar in the heart of Brentwood. The home offers an abundance of natural light throughout and the open floor plan is ideal for entertaining. The main level features the living room, dining room, family room with fireplace and bar. The luxurious master suite is complete with an office, fireplace and a spa-like master bathroom. Other amenities include wine cellar, home theater, game room and gym. Grassy backyard with pool, spa, patios and BBQ station.

Arana/Aldrete/Umansky 424-231-2400
THE AGENCY

10205 CENTURY WOODS		Lunch	10-2	rev
\$5,995,000	4+7	MEDITERRANEAN		




PRIVATE GATED TOWNHOUSE LOCATED AT THE PRESTIGIOUS ENCLAVE

Newly built luxury single family villas located within 24 hour guard gated community. Each luxury town home features living space on ground level opening to a private courtyard. Large kitchen/family room. Staff/guest quarters. Luxurious master suites and two other guest rooms in second level. Third level includes outdoor patio and office or media room. Private elevator. 3 car garage plus additional parking.

MLS#16-152164
Susan Smith 310.415.5175
HILTON & HYLAND

www.theenclavecenturywoods.com

130 S LAYTON DR		Open	11-2	631H2	NEW
\$5,195,000	4+4	2sty-TRADITIONAL			




IMPECCABLE BRENTWOOD RETREAT!

Impeccably maintained, gated & private Brentwood estate. This 4 bed/4 bath home offers the perfect balance between indoor & outdoor living. Extensive use of the highest quality wood, stone, & tile throughout. The lush backyard was made for entertaining, and features a pool & spa, multiple seating areas, plus outdoor fireplace & barbecue. Located within blocks of several of the Westside's top schools plus the Brentwood Village shops & cafes, and offers easy access to the 405 & all points beyond!

MLS#16-160468
Todd Nathanson 310.748.5423
GIBSON INTERNATIONAL

www.SouthLayton.com

10202 CENTURY WOODS DR		Lunch	10-2	rev
\$5,750,000	4+7	MEDITERRANEAN		




PRIVATE GATED TOWNHOUSE LOCATED AT THE PRESTIGIOUS ENCLAVE

Newly built luxury single family villas located within 24 hour guard gated community. Each luxury town home features living space on ground level opening to a private courtyard. Large kitchen/family room. Staff/guest quarters. Luxurious master suites and two other guest rooms in second level. Third level includes outdoor patio and office or media room. Private elevator. 3 car garage plus additional parking.

MLS#16-152150
Susan Smith 310.415.5175
HILTON & HYLAND

www.theenclavecenturywoods.com

2342 CANYONBACK RD		Open	11-2	591E3	red
\$2,475,000	5+7	2sty-TRADITIONAL			



SENSATIONAL VIEW VILLA 5BR, 6.50BA 4440 SQFT

See full page ad. Fabulous Golf Course, City Lights & Mountain Views throughout this luxurious 5BR, 6.50BA Country French Villa ideally located in the park-like enclave of Mountaingate in Brentwood. Big backyard, total privacy, Tremendous scale with a dramatic interior, high ceilings & a great floorplan. 24HR onsite Security.

MLS#16-146630
Tania Ferris 310-713-8234
COLDWELL BANKER

www.2342Canyonback.com

06 Brentwood Single Family

330 N CLIFFWOOD AVE		Open	11-2	NEW
\$12,995,000	6+9	2sty-TRADITIONAL		



JUST COMPLETED MODERN TRADITIONAL IN PRIME BW PARK. SPECIAL!


Exceptionally well-built & designed new 2 sty Modern Trad w/ gorgeous cyn setting N of Sunset in BW Park. Grt architecture, gorgeous gardens, perfect flr plan, wful sense of space & light, beau detailing & every imaginable space/amenity. Fab open kitch/brkfst/fam rm, paneled library, step-down LR, FDR, master w/ dual baths & closets. Lg basement filled w/ light includes sit rm w/ bar, theatre, tiled laundry, maid's, wine cellar & storage. Entertaining patios, lg yard w/ infinity pool/spa & bbq.

MLS#16-162952
David Offer 310-820-9341
BERKSHIRE HATHAWAY

www.330northcliffwood.com

06 Brentwood Condo / Co-op

11687 BELLAGIO RD, UNIT 14		Open	11-2	631H1	NEW
\$825,000	1+1.75	CONTEMPORARY			




STUNNING ONE LEVEL CONDO

Stunning, Top Floor End Unit located near the Getty Center. This is a delightful 1 Bd + Den condo with a beautiful hardwood floor entry. This could easily become a 2 BD unit. The master bedroom is complete with a walk in closet, a lovely bath with separate tub & shower. The building is unique as it has a pool, beautiful gardens, & a tennis court. Located close to BW & the beaches of SM as well as easy access to BH & other parts of the city. There is also side by side parking & add'l storage.

Janie Peet-Thompson 310.820.9344
BERKSHIRE HATHAWAY

TUESDAY

410 S BARRINGTON AVE #109 Open 11-2		red
\$849,900	2+3 CONTEMPORARY	
		
<p>RARE OFFERING IN THE REGENCY ROYALE</p> <p>Spacious, Zen condo w/double door entry, neutral ceramic tiles & custom plantation shutters. The living rm has a fireplace & patio. Cooks kitchen w/granite counters & breakfast nook. Master suite has huge walk-in closet. 2nd bedroom w/private bath, ample closets & bamboo flooring. There's also a powder & laundry rm & in the garage a large storage unit. Fantastic amenities - daytime concierge, pool, spa., gym, conference & rec rooms. The gated garage also has 12 guest spaces & EQ insurance.</p>		
MLS#16-147512		
Alexis Thom 310-926-8949		Rng/Ovn
VERDE REALTY, INC.		

07 West L.A. Single Family

2701 STONER AVE Open 11-2 672-B1		NEW
\$1,050,000	2+2 1sty-TRADITIONAL	
		
<p>HIP 2BEDROOM/2BATH+DEN TRADITIONAL WITH CONTEMPORARY FLAIR.</p> <p>Well-situated on a corner lot w/ terrific curb appeal, this is where classic charm meets modern style. Bright & breezy living rm w/ bay window & fireplace. Inviting dining rm. Redone kitchen w/ stainless steel appliances. Bathrooms renovated w/ designer details. Enclosed den is perfect office or 3rd bedrm. Hrdwd flrs & warm color palette throughout. New paint, dual windows, newer roof & H2O heater. Private yard w/ patio & turf area. Close to Whole Foods & Starbucks, parks, freeways, & Expo Line.</p>		
MLS#16-162420		
Pete Castro 310-482-2100		www.2701stoner.com
KELLER WILLIAMS		

07 West L.A. Condo / Co-op

1717 S BARRINGTON AVE, UNIT 104 Open 11-2		NEW
\$1,049,000	4+3.5 CONTEMPORARY	
		
<p>HUGE END-UNIT TOWN HOME WITH ROOF DECK!</p> <p>Luxurious end-unit Town Home w/privacy in a quiet building. Enter into the dramatic two-story living room w/hardwood floors + fireplace which flows into the dining area. Gourmet cook's kitchen w/custom cabinets, granite counters & Viking appliances. 4BD incl. the master suite w/high ceilings, fireplace, walk-in closet & bath w/separate shower. Large loft w/built-ins & an unbelievable roof top deck w/panoramic views. Private 2-car garage w/direct access. Nothing like it on the Westside!</p>		
Grant Linscott 323-333-6222		stove, microwave, dishwasher
KELLER WILLIAMS RLTY		

2559 STONER AVE #5 Open 11-2		NEW
\$779,000	2+3 2sty-TRADITIONAL	
		
<p>LOCATION, LOCATION, LOCATION!</p> <p>This townhome feels like a single family home with only one common wall & a private direct access garage. Nestled well off the street & towards the back of the building you'll enjoy, space, privacy & loads of natural sunlight. The living rm has a wood burning fireplace & opens to the dining rm. The cook's kitchen has new appliances & new paint. Upstairs the bathrooms are en suite. The impressive master boasts vaulted ceilings with his and her closets. Once you see it you will want to own it.</p>		
MLS#16-161556		
Sherri Noel 310-994-8721		Dshwshr,Washer,Dryer,Micro,Rng/Ovn,Fridg
KELLER WILLIAMS-SM		

1253 GRANVILLE AVE #105 Open 11-2		rev
\$1,179,000	4+4 CONTEMPORARY	
		
<p>DESIGNED TO DELIVER.</p> <p>This 4 bed, 3.5 bath condo w/a private garage is light & bright throughout. Walk through the front door & become enchanted by the spacious rooms & the sunbeams that seem to dance through the windows. The lg living rm leads into the dining room & kitchen w/custom built ins & granite counter tops. Walk upstairs to the loft & onto the deck w/west views. The large master suite w/fireplace, walk in closet, a recently renovated bathroom & private balcony are sure to astound.</p>		
MLS#16-160490		
Smith & Berg 310.500.3931		1253granville105.com
PARTNERS TRUST BH		

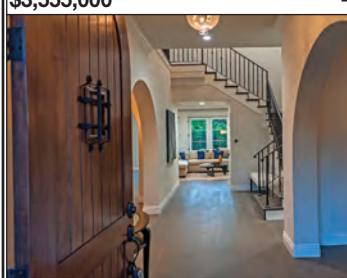
07 West L.A. Income

2518 WELLESLEY AVE Open 11-2		NEW
\$1,095,000	TRADITIONAL	
		
<p>WEST LA INCOME PROPERTY/ INVESTMENT OPPORTUNITY</p> <p>2518 Wellesley is a wonderfully upgraded and maintained home in a quiet neighborhood of West Los Angeles. It is close to Ocean Park Blvd and Santa Monica Airport. There are 2 bedrooms including a lovely master suite. The kitchen great room has been updated. The garage is being utilized as a wonderful indoor/outdoor media room and there is a large backyard and covered patio. Property delivered with tenant (seller) paying \$5,000 per month for 4 years from close of sale.</p>		
MLS#16-161550		
Richard Stearns 310-500-1301		Blt-Ins,Cbl,Dshwshr,Grbg Disp,Hood Fan,
PARTNERS TRUST BW		

08 Cheviot Hills - Rancho Park Single Family

2775 MOTOR AVE Refresh. 11-2		NEW
\$3,575,000	6+6 3sty-SPANISH	
		
<p>DON'T MISS IT ! THE ONE & ONLY SPANISH RESORT-STYLE W/ POOL</p> <p>Gorgeous Resort-Style authentic 1930's Spanish oasis ! Freshly repainted, this family home boasts 4 beds & 4 baths in the main house + 2 guest suites outside w/ 2 baths & separate entrance from the street. Spacious dining room, office, huge living room w/ fireplace & family room. Gourmet kitchen, w/ Breakfast room. Master suite w/ sitting area. Wine cellar, outside party room, jacuzzi, pool & private patio. Vast Parking space. Brilliantly located - Cheviot Hills gem not to be missed !</p>		
MLS#16-162766		
Stephan Sean Illouz 424-279-2477		Blt-Ins,Dshwshr,Fridg
COLDWELL BANKER RESI		

2763 MCCONNELL DR Open 11-2		NEW
\$1,995,000	4+3 COTTAGE	
		
<p>CLASSIC IN CHEVIOT HILLS</p> <p>A classic in Old Cheviot's most sought after location. Close to Hillcrest with city views. Restore, reconfigure or build new. Great curb appeal. Living room with cathedral vaulted ceiling. Formal dining room. 3 bedrooms, study and den, 3 bathrooms. Your architect will know exactly what to do. Sale is subject to court confirmation, currently pending. Call listing agent for clarification if needed. Sale will not require further court approval or overbid after court date scheduled for late October.</p>		
MLS#16-162886		
Ron Wynn 310-963-9944		Dshwshr,Rng/Ovn
COLDWELL BANKER RESI		

2607 PATRICIA AVE Open 11-2		rev
\$3,555,000	4+5 SPANISH	
		
<p>ENTER NEW SPANISH</p> <p>Best new construction in, Best custom luxury Spanish home, Casa de Patricia, by the acclaimed Stewart-Gulrajani Design Team, overlooks the golf course. Cool ocean breezes, chirping birds, & timeless beauty are abundantly experienced here. Wonderful mature landscaping creates multiple private outdoor lifestyle experiences in the two wonderful yards. Gorgeous home with high ceilings & amazing spacious floor plan.</p>		
MLS#16-139900		
Paul Wylie 323-515-9585		Blt-Ins,Dshwshr,Hood Fan,Micro,Fridg
LAMERICA REAL ESTATE		

10300 NORTHVALE RD Lunch 11-2		rev
\$1,700,000	3+3 CONTEMPORARY	
		
<p>CHEVIOT HILL CONTEMPORARY</p> <p>Beautifully updated one story contemporary home sited on a large corner lot in prime Cheviot Hills. The open floor plan and high ceilings provide the home with a spacious feeling. The chef's kitchen flows seamlessly into the dining and family rooms. The backyard is designed for California living with an outdoor kitchen, fire-pit and luxurious stone patio perfect for dining al fresco. The large flat private back yard has room for a pool. The two car garage provides convenient direct access.</p>		
MLS#16-154906		
Patricia Reilly Tercek 310 721 7600		BBQ,Dshwshr,Grbg Disp,Hood Fan,Fridg
JOHN AAROE GROUP		

TUESDAY

09 Beverlywood Vicinity Single Family

9726 ALCOTT ST	Open	11-2	NEW
\$1,695,000	3+2.5	1sty-CONTEMPORARY	



MLS#16-161878
Meir Kroll
THE AGENCY 3106581288

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

Charming three-bedroom, two-and-a-half-bathroom home features an open floorplan. Custom kitchen was recently remodeled and features custom cabinets and a large center island with breakfast bar. Master bedroom has its own en-suite bathroom, massive shower with his and hers sides and multiple closets. Two other generous sized bedrooms share a full bath connected by a private hallway. Backyard is private and features a concrete patio area and separate grass yard area large enough for a pool.

6068 PICKFORD ST	Lunch	11-2	NEW
\$1,089,000	4+3	3sty-MODERN	



8 NEW MODERN HOMES WITH ROOFTOP TERRACES!

Style & sophistication abound at Pickford Court, which includes 8 NEW Modern single family homes. Crafted to entertain, the open floor plan w/designer done kitchens w/ center island that flows to the dining & living rooms. Huge private roof top terraces w/views from DTLA to the Westside. Master suite w/walk-in closet, beautifully tiled bath & dual sinks. Controlled access & private garages w/direct entry. Minutes from the Grove, Farmer's Market, Beverly Hills & freeway to Downtown or the Beach.

MLS#16-161730
Grant Linscott
KELLER WILLIAMS RLTY 323-333-6222

fridge, dishwasher, stove, microwave

9121 W 25TH ST	Open	11-2	NEW
\$839,000	2+1	TRADITIONAL	



READY FOR RENOVATION IN BEVERLYWOOD

Major fixer, remodel candidate, or new home site located in the Beverlywood adjacent neighborhood. Built in 1927 and still has original floor plan with a small entry, living room with fireplace, dining area, two bedrooms, and one bath. Detached garage and small storage room. Sold in "as-is" condition.

MLS#16-162580
Dannie Cavanaugh
CAVANAUGH REALTORS 310-837-7161

Rng/Ovn

1110 S SWALL DR	Open	11-2	rev
\$2,295,000	5+6	2sty-CONTEMPORARY	



STUNNING NEW CONSTRUCTION BEVERLY HILLS ADJACENT

Stunning new custom built modern contemporary home bordering Beverly Hills featuring 5 BR,5.5 BA in main house and a fully permitted guest unit.Just completed with the highest quality,craftsmanship & utmost attention to details. There are 4 spacious master suites w/fabulous full BA and designer high end finishes & fixtures & walk-in closets. Gracious formal dining, wet bar,fabulous kitchen w/center island,3 separate sinks,2 dishwashers. Romantic luxurious master suite with fabulous spa-like bath

MLS#16-133580
Michael Mikail
RODEO- BEVERLY HILLS (310) 617-6272

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

09 Beverlywood Vicinity Condo / Co-op

1100 S CLARK DR, UNIT 101	Open	11-2	NEW
\$799,000	2+3	CONTEMPORARY	



STEPS FROM ROBERTSON AND BEVERLY HILLS

Newer two-bedroom and two-and-a-half-bathroom unit just one block from the uber trendy Robertson Blvd and Beverly Hills without any shared walls. This updated residence is freshly painted and features a bright living room with fireplace that opens seamlessly to a giant outside terrace, contemporary kitchen with stainless appliances, high ceilings, dual master bedrooms with walk-in closet and additional guest/powder room. Other amenities include, laundry in-unit, 2 car parking, and a rooftop deck

MLS#16-133572
Ben Belack
THE AGENCY 310.497.6789

10 West Hollywood Vicinity Single Family

9031 DORRINGTON AVE	Open	11-2	NEW
\$3,975,000	2+2	1sty-COUNTRY FRENCH	




DISCOVER NEW ORLEANS IN THE CITY!

One-of-a-kind rare offering in prime West Hollywood on Double Lot w/ Total Privacy remodeled in the style of a New Orleans Creole Cottage! This home epitomizes & exudes the spirit of an Aristocratic Southern retreat providing an oasis from the busy urban life! Two bedroom suites; a gourmet granite kitchen w/ eat-in brkfst bar; 3 FP's; a secret attic room; Magical garden w/ 68 foot saltwater luxury pool with gazebo & outdoor gas brick fireplace, & much more! This is truly Paradise in the City!

MLS#16-162314
James Hancock
COLDWELL BANKER RESI (310)777-6351

Don't Miss this Special Preview!

740 N SIERRA BONITA AVE	Open	11-2	NEW
\$1,699,000	3+2	1sty-TRADITIONAL	



SOPHISTICATED MODERN BUNGALOW

Updated with a crisp modern edge. Inside, original charm is intact w/ wood floors, French doors & casement windows but the striking kitchen, master bath & lighting bring a modern sophistication. The most notable feature of the property is the expansive master addition with its high ceilings, fireplace, walk-in closet & beautiful bath. A spacious deck flows around the home & offers a wonderful outdoor flow surrounded in mature landscaping. Gated drive, alarm syst, outdoor spa, music wired in/out.

MLS#16-161730
Galich and Calder
RODEO REALTY -SUNSET (310)461-0468

www.740SierraBonita.com

938 N GENESEE AVE	Open	11-2	NEW
\$1,598,000	3+2	1sty-CALIFORNIA BUNGALOW	



LOVELY HOME ON RARE WDR3 ZONE LOT

Charming 3 BR + 2 Bth California Bungalow in coveted north of Melrose WEHO location., WDR3 zoning makes this an ideal opportunity to develop, or live in as is. Per assessor, lot is 6500SF. There are two newer exterior studies/offices with many built in bookshelves. Property is gated, with drought tolerant landscaping. Hardwood floors, formal dining room. Outdoor patios for entertaining. Carport.

MLS#16-162580
Melissa Alt
TELES PROPERTIES 424-2023232

A/C, patio, gated

7362 WARING AVE	Open	11-2	NEW
\$1,349,000	3+2	SPANISH	



CUSTOM BUILT MODERN SPANISH IN MELROSE VILLAGE

Modern Character Spanish in coveted Melrose Village built from the ground up in 2008 w/the highest quality details. This gated & romantic property features an open plan living room w/9" ceilings, top of the line cooks kitchen w/Wolf & SubZero appliances, gas fireplace w/custom copper hearth, 3 spacious bedrooms w/built out wood closets & master w/ en-suite bath. Expansive 2 car garage w/high ceilings has been built out so it can be a flexible space. Back area w/ hardscape, great for entertaining.

MLS#16-133572
GREG HARRIS
COMPASS 323-356-8024

www.7362WaringAve.com

10 West Hollywood Vicinity Single Family

755 N LAUREL AVE	Open	11-2	rev
\$1,748,000	3+2	1sty-TRADITIONAL	



UNIQUE OPPORTUNITY TO BUY 2 HOMES ON A SINGLE FAMILY R1 LOT

Income from onsite Guest House could reduce monthly costs below those of a conventional \$1.4M SFR. 1926 character lovingly preserved with archways, moldings, built-ins, and Batchelder fireplace intact. Seller upgraded kitchen floors, cabinetry, appliances, HVAC, solar. Garage. Entirely separate, private 1BR 1BA Spanish cottage with den and full kitchen. Discreet entry and secluded rear yard area. Excellent LA permit parking. Walkscore 92. Cross-listed as income property MLS# 16-134000.

MLS#16-133572
Erik Lerner
KELLER WILLIAMS BH (310) 734-8120

755laurel.com

TUESDAY

7614 WILLOUGHBY AVE	Open	11-2	rev
\$1,390,000	3+2	SPANISH	



PRIVATE SPANISH COMPOUND BEHIND HIGH HEDGES!

"This hedged two story Spanish compound features three bedrooms including an expansive and private master suite which encompasses the entire second floor including a large walk-in closet, shower, soaking tub, dual sinks and a separate reading room. An upgraded chef's kitchen with island workplace featuring striking countertops and cabinets and stainless steel appliances flows seamlessly into the dining and living area for great entertaining. The rooms feature manicured garden views.

MLS#16-142786
Tom Scrocco/Randy Isaacs 310-890-2220
COLDWELL BANKER BHS
www.TomAndRandyProperties.com

855 N CROFT AVE #109	Open	11-2	593A6	NEW
\$1,195,000	2+3	MODERN		



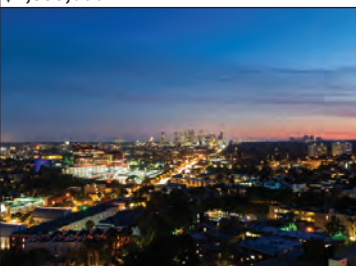
MODERN ARCHITECTURAL WEST HOLLYWOOD CONDO W PATIO!

Designed By Zoltan Pali, FAIA, Completed in 2010. A True Rare Opportunity To Own One Of The Most Coveted Units In This Highly Sought After Building. This Incredible Unit Features Stunning Open Concept Living That Seamlessly and Intelligently Blends The Amazing and Lush Private Outdoor Patio Space and Covered Lounge Area with its Quintessential California Luxury Interiors. Blocks to LA's hottest retail like Alfred's Coffee & Tea, Nobu, Fig & Olive, Ago & Sunday Farmers Market on Melrose Place!

MLS#16-162188
Jason Reitz 323-656-1800
ROCK REALTY GROUP
www.855CroftAve.com

10 West Hollywood Vicinity *Condo / Co-op*

1100 ALTA LOMA RD #1405	Refresh.	12-2	NEW
\$2,895,000	2+3	CONTEMPORARY	




FULL SERVICE EMPIRE WEST REDONE CONDO WITH THE PRIME VIEWS

EMPIRE WEST CORNER UNIT WITH THE BEST VIEWS THIS PRESTIGIOUS BUILDING OFFERS. COMPLETELY REDONE WITH 2 MASTER SUITES AND SPA LIKE BATHS & 3 HUGE WALK IN CLOSETS. VIEWS SPAN EAST FROM THE HOLLYWOOD HILLS TO DOWNTOWN LA AND SOUTH TO CATALINA ISLAND. BEDROOMS HAVE NO SHARED WALLS WITH NEIGHBORS. OPEN KITCHEN WITH TOP OF THE LINE APPLIANCES. NEW FLOOR TO CEILING WINDOWS THROUGHOUT TO ENJOY THE SPECTACULAR VIEWS LEADING TO A BALCONY ON THE EAST SIDE AND HUGE ENTERTAINING TERRACE ON THE SOUTH SIDE.

MLS#16-160622
Guy Fedele 310-770-4444
GOLD STAR REALTY
Blt-Ins,Cbl,Dshwshr,Frzr,Grbg Disp,Other

8839 CYNTHIA ST #10	Open	11-2	NEW
\$995,000	2+3	4sty-CONTEMPORARY	



NORMA TRIANGLE TOWNHOME!!!

Contemporary Townhome in prime, prime WeHo! 2 bedroom, 2.5 bath. Enormous patio!! Beautiful hardwood floors throughout living area. Kitchen w/stainless steel appliances, European cabinetry & stone countertops. 2 master suites each with remodeled bathrooms and great closet space. Additional upper level with loft/office that opens to Rooftop deck. 2 car Side by Side parking with direct access to lower laundry/storage room. Home is completely wired and has Bose speakers in every room and patio.

MLS#16-162780
Lee Ziff 310-945-7752
KELLER WILLIAMS BH
CIng Fan,Dshwshr,Dryer,Hood Fan,Rng/Ovn

1100 ALTA LOMA RD #604	Open	11-2	NEW
\$1,999,999	2+3	ARCHITECTURAL	




CELEBRITY OWNED TURN KEY CONDO

Gorgeous roof top pool and clubhouse with amazing city views, valet parking, 24 hour concierge service, gym and tennis court all at your fingertips. Live in the unit where The Hills has shot many episodes. Set in the heart of West Hollywood this open floor plan unit boasts the biggest kitchen in the building and features top of the line appliances and hardwood floors. 2 bedrooms and 3 bathrooms completed with the finest finishes, the master includes a spa tub and enormous walk in closet.

MLS#16-160950
Kelly Sutherland 310-281-4397
COLDWELL BANKER
Dshwshr,Elvtr,Grbg Disp,Hood Fan,Micro

930 N DOHENY DR #205	Open	11-2	NEW
\$895,000	2+2.5	TRADITIONAL	




ONE OF A KIND REMODELED SINGLE STORY CONDO W/190SF PATIO

One of a kind remodeled 2 bed 2.5 bath in the highly sought after Doheny Terrace. One of West Hollywood's premier buildings. Unit boasts largest balcony in the boutique 41 unit complex, perfect for entertaining, marble tiled entryway with hardwood floors throughout the open floor plan, fireplace in living room & updated kitchen w/ Caesar stone counter tops. Building services include 24 hr Doorman side by side parking with extra storage, gym, sauna, community room & sparkling pool/spa.

MLS#16-160886
Ryan Sokolowski 3103440898
BERKSHIRE HATHAWAY
coastalluxeliving.com

818 N DOHENY DR, UNIT 708	Open	11-2	NEW
\$1,399,000	2+2	CONTEMPORARY	



SPECTACULAR VIEWS IN DOHENY PLAZA

Stunning and Sophisticated renovated unit in Doheny Plaza-full service building. South facing 2 bedroom/2 bath condo w/ expansive views. Beautiful hardwood floors, custom built ins, floor to ceiling windows that flood the unit with natural light. Open & inviting living space with separate dining area overlooking jetliner views. Clean, ContempORIZED kitchen w/ state of the art finishes including stainless steel farm sink, Miele appliances, wine refrigerator and customized storage.

MLS#16-161814
Lisa Kirshner Elkin 3107708066
PARTNERS TRUST BW
Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

1424 N CRESCENT HEIGHTS #47	Open	11-2	NEW
\$815,000	1+1	FRENCH NORMANDY	



LELAND BRYANT ARCHITECT CIRCA 1930

Great opportunity in historical and architecturally significant Granville. Built in 1930 by Leland Bryant, this building brings old world charm and celebrity cachet. Enter this light-filled unit with crown moldings, archways, high ceilings and wood floors, to find an entryway leading to a beautifully grand living room, cozy den, large master, bath, kitchen, and formal dining room w/ signature murals. Almost every room has iconic city and hill views and overlooks The Granville's luscious gardens.

MLS#16-161814
Rory Barish (310) 502-8797
KELLER WILLIAMS BH
Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

1200 N SWEETZER AVE #1	Open	11-2	NEW
\$1,250,000	3+3	ARCHITECTURAL	




SITUATED IN THE HEART OF WEST HOLLYWOOD

Situated in the heart of West Hollywood this rare three-bedroom, two-and-a-half bathroom town home is arguably in one of the best locations. Central to all that the vibrant city has to offer, the innovative architectural design by Aleks Istanbulu is one of a kind for the neighborhood and captures the spirit of urban community living. One of ten distinctly different loft homes around a central entrance courtyard, this two story space is designed to feel like a stand alone home.

MLS#16-161944
Paul Lester AileenComora (310) 488-5962
THE AGENCY
Blt-Ins

1129 LARRABEE ST, UNIT 11	Lunch	11-2	NEW
\$815,000	2+2	CONTEMPORARY	




BRIGHT AND SPACIOUS 2+2 ABOVE THE SUNSET STRIP

Bright and spac 2+2 unit north of Sunset just a couple of blocks from Sunset Plaza and the Sunset Strip! Lrg LR and dining area featuring wet bar, newer engineered wood floors, FP, and floor to ceiling sliding glass doors that open up to a lrg wrap around balcony with peek-a-boo city views. Lrg updt kit with eat-in area. MBR with FP, walk-in closet and private bath with soaking tub and sep shower. Washer/dryer in unit. Comes with 2 SxS parking spots. Bldg has EQ insurance and sec cameras.

MLS#16-161944
Miriam Williams 323-646-3971
BERKSHIRE HATHAWAY
Dishwasher, Range/Oven, Washer/Dryer

TUESDAY

8455 FOUNTAIN AVE, UNIT 301 Open 11-2 \$749,900 2+2	NEW
	LARGE 2+2 SOUTH FACING UNIT WITH VIEWS. IN THE HEART OF WEHO Elegant formal entry w/ hardwood flrs lead to living room w/ gas burning fireplace that overlooks the balcony w/ treetop and Downtown views. Eat-in kitchen w/ granite countertops. Large master BR features an en-suite BA w/ oversized shower and giant soaking tub. Xilo tile by Walker Zanger, White Thassos Marble and glass mosaic tile. Walk-in closet. Newer interior doors w/ light frosted glass and brushed nickel handles. Side by side parking. Building features resort like pool.
Adam Sires 310.498.1024 NOURMAND&ASSOCIATES	

530 N HAYWORTH AVE Open 11-2 \$2,143,000 SPANISH	rev
	ENCHANTED HACIENDA Emotional Spanish Tri-Plex. Hacienda Style Enclave, Two Bedroom One Bath Units in Front and Two Bedroom, Two Bath Casita Style Unit above the Rear Garage. Interior Amenities include Hardwood Floors in the Main Living Areas and Bedrooms, Fully Appointed Kitchens and Individual Laundry. Details abound with Coved Ceilings, Built-Ins, Wall Sconces, Tiled Baths, Pedestal Sinks and Soaking Tubs. Ample Off-Street Parking. The Enchanted Gardens of the Opportunity Beckon your Buyer with Possibilities.
MLS#16-157160 Scottman Wall 310-780-8001 KELLER WILLIAMS HOLL	Blt-Ins,Cbl,Clng Fan,Dryer,Fridge

1131 ALTA LOMA RD, UNIT 518 Open 11-2 \$615,000 1+1.5	NEW
	CONDO LOCATED AT PARK WELLINGTON A Rarely available top floor unit with a brand new cosmetic renovation including beautiful new flooring throughout. The open floorplan boasts a breakfast bar, dining area, private balcony, powder room, and a master bedroom with full bathroom. Located in the heart of West Hollywood in the luxurious Park Wellington with amenities including a secured-gated garage, 24 hour security & concierge, guest parking, resort-style pool, spa, sauna, cabanas, tennis court, and fitness center.
Michael LaMontagna 310.925.9826 HILTON & HYLAND	Hiltonhyland.com


755 N LAUREL AVE Open 11-2 \$1,748,000 1sty-TRADITIONAL	rev
	ONE LOT, TWO HOUSES Ideal as Owner-User home with detached rental/granny flat/office. Two separate houses, separate addresses, separate amenities, separate yards on spacious corner lot, Walkscore 92. 1926 character lovingly preserved with upgraded systems. 755 N Laurel: Hardwood floors and Batchelder fireplace. Bright sunroom, formal dining room, dine-in kitchen, three outdoor areas. 8062 Waring: Fully private 1BR Spanish cottage, with south-facing den, full kitchen, washer-dryer. Cross-listed as SFR MLS#16-133572.
MLS#16-134000 Erik Lerner (310) 734-8120 KELLER WILLIAMS BH	755laurel.com

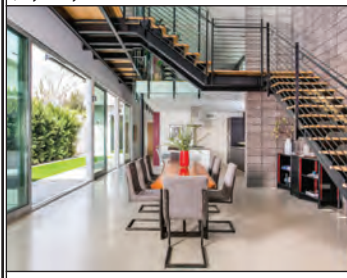
1203 N SWEETZER AVE #114 Open 11-2 \$499,000 1+1 CONTEMP MED	NEW
	REMODELED SINGLE LEVEL CONDOMINIUM IN WEHO Remodeled, spacious & light 1 bed & 1 bath condo in the coveted WEHO complex. Villa Las Brisas. Lrg open living rm & dining area w/ private balcony. Remodeled eat-in-kitchen w/ stainless appliances, granite counter tops, & ample custom cabinets. Master bedrm w/ walk in closet & remodeled bath w/ double sinks & custom wood cabinets. Courtyard building w/ pool & patio area, BBQ, lounging space & work-out rm. High walk score location to enjoy all the fun that Santa Monica Blvd & WEHO offer.
MLS#16-162696 Laura Barton Nancy Ross 310-500-3985 PT BEVERLY HILLS	Blt-Ins,Dshwshr,Frzr,Grbg Disp,Rng/Ovn

11 Venice Single Family	
X 665 MILWOOD AVE Lunch 11-2 \$4,985,000 5+5 ARCHITECTURAL	NEW
	SOPHISTICATED RESORT LIVING, A RARE OFFERING BY KIM GORDON This tropical infused dwelling can be described as simply breathtaking. Reflecting a resort paradise unlike anything else in town, this residence celebrates a Venice beach vibe w/lush trees viewed through floor to ceiling steel windows, an open & airy European kitchen w/full pantry, a double volume living area, uniquely styled marble baths, luxurious limestone heated floors, compelling indoor/outdoor moments & an Escheresque staircase. 5 beds & 5 baths w/ separate guest unit provide flexibility.
Tamra (Tami) Pardee 310.907.6517 HALTON PARDEE	

1424 N CRESCENT HTS BLVD #27 Open 11-2 \$825,000 2+1 1sty-FRENCH NORMANDY	rev
	LAVINTAGEHOMES.COM: OPEN 11-2 PM TUES SEPT 20TH 2016 Don't miss this wonderful opportunity to live in a Celebrity enclave: Former Unit of Producer/Writer from ABC TV's "Fresh of The Boat" The Granville Towers. 1930 French Normandy style by architect Leland Bryant, 40-unit property has been a magnet for Hollywood Luminaries. David Bowie & Marilyn Monroe have called it home. Lovely condo unit with 2 bedrooms and 1 bath. 24-hour doorman, Beautiful gardens in the rear & steps away from fine dining, shops and gyms. MILLS ACT PROPERTY TAXES SO LOW
MLS#16-147352 Laura & Brian V Moore 310-849-4990 SOTHEBY'S REALTY	Kitchen appliances.

10 West Hollywood Vicinity Income

9053 HARLAND AVE Open 11-2 \$1,445,000 1495000	red
	NORMA TRIANGLE, 2 HOUSES ON A LOT! Two houses on a lot! The main home is a beautiful Mediterranean 2 bed / 1 bath with charming entry garden behind mature hedges and gate. Enjoy your tranquil oasis with private garden views and great southern sun exposure from your living room with gas fireplace. The living room seamlessly flows to your chef's kitchen with eat-in bar, ample storage with stainless steel appliances plus dining room. Two bedrooms including the larger bedroom with French doors that lead to an outdoor sitting area.
MLS#16-152320 Tom Scrocco/Randy Isaacs 310-890-2220 COLDWELL BANKER BHS	www.TomAndRandyProperties.com

555 SAN JUAN AVE Refresh. 11-2 \$4,225,000 4+4.5 ARCHITECTURAL	NEW
	LIGHT-INFUSED BILL ADAMS-DESIGNED MARVEL Light-infused architectural designed by famous architect Bill Adams awaits you steps from chic Abbot Kinney. The intriguing facade - a beautiful mixture of glass and concrete - draws you in, while the interior stone walls nicely accent the dramatic living space. Two-story ceilings capture natural light inside, while the cascading sliding doors open up to create a seamless transition between the kitchen and dining areas and the back courtyard.
Tamra (Tami) Pardee 310-907-6517 HALTON PARDEE	www.HaltonPardee.com

39 28TH AVE Refresh. 11-2 \$3,695,000 5+6 4sty-TRADITIONAL	NEW
	VENICE BEACH STEPS TO THE SAND Exquisite Venice Beach walk street, built new in 1999 and immaculately maintained. Everything you desire for living at the beach including 3 parking spaces and ocean view roof deck with spa. Park on 27th court.
MLS#16-162950 Melissa Macfadyen 3106638061 TELES PROPERTIES, BW	Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other

TUESDAY

230 CARROLL CANAL	Open	11-2	NEW
\$3,650,000	3+3		



VENICE CANALS JUST 2 BLOCKS FROM THE BEACH & BOARDWALK

Charming Venice Canals Home. 3 bedrooms, 3 bath, with fantastic open floor plan and spacious, voluminous rooms. Plenty of natural light makes for inspiration Venice sunrises and sunsets.

Zach Goldsmith 310.908.6860
HILTON & HYLAND

More Information Vist ZachGoldsmith.com

659 BROADWAY ST	Refresh.	11-2	red
\$2,650,000	2750000	3+3 3sty-ARCHITECTURAL	




REDUCED STUNNING ARCHITECTURAL

If you thought the incredibly spacious comfort of loft living meant moving to the Factory District & giving up all the joys of near-beach residency, you are in for a pleasant surprise. Five minutes from Abbot Kinney & only a bit more from the ocean is a just completed, architecturally-striking, yet fairly priced, 2950 SF 3 BR loft-rivaling the best of Soho or Tribeca. 14' plus ceilings, strikingly wood-worked Great Room, chef-level kitchen a large media/playroom, and 750 SF roof terrace.

MLS#16-138196
Tamra (Tami) Pardee 310-907-6517
HALTON PARDEE AND PA

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

2502 WILSON AVE	Refresh.	11-2	NEW
\$1,688,000	2+3	3sty-ARCHITECTURAL	



LUX VENICE LIVING

Newly constructed Architectural home in the Silver Triangle designed by acclaimed William Adams Architects. 2 bedrooms, 2.5 bath, polished concrete, white oak flooring & natural light flowing in every room. Enjoy dual sinks & Carrara marble in the master bath. Upstairs, the kitchen & dining area opens up to private patio space through the floor-to-ceiling disappearing patio door. Perfect for entertaining, the kitchens come equipped with Viking appliances & a striking butcher-block breakfast bar.

MLS#16-162456
Tamra (Tami) Pardee 310-907-6517
HALTON PARDEE

Blt-Ins,Rng/Ovn,Fridg

11 Venice	<i>Lease</i>		
432 HOWLAND CANAL	Open	11-2	NEW
\$14,000	4+3	CRAFTSMAN	



DESIGNER REMODELED VENICE CANAL LEASE!

Completely remodeled & immaculate designer furnished lease on the exclusive Venice Canals! Gracious living & dining room with fireplace opens to a canal front deck with outdoor dining area. Chef's kitchen with stainless appliances, breakfast bar and large center island. Canal front Master suite with private balcony and beautiful master bathroom w/ double sinks, walk-in closet, steam shower & separate tub with water views.Two other bedrooms upstairs each w/ private balconies + 4th bedroom/office.

MLS#16-161592
Sandro Dazzan 310-317-9348
COLDWELL BANKER RESI

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

618 6TH AVE	Open	11-2	REDUCED!	red
\$3,695,000	3895000	4+4	2sty-ARCHITECTURAL	



BRAND NEW PRICE - MOTIVATED SELLER!

BIG REDUCTION! The best of Venice is defined with this luxurious Industrial-Chic residence. Wrapped in wood reclaimed from century old Midwest barns and framed by steel doors and windows, this home exudes character. Open and airy floor plan with a 15' disappearing glass wall calls for true indoor/outdoor living. The sleek chef's kitchen is the home's centerpiece, showcasing the finest materials. This is Venice living at its best, just steps to shopping, dining and the beach.

MLS#16-158882
Aram Afshar 310-702-0583
Q ESTATES LA

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

12 Marina Del Rey	<i>Condo / Co-op</i>		
4778 LA VILLA MARINA #J	Refresh.	11-2	rev
\$879,500	2+2.5	TRADITIONAL	



CLASSIC TOWNHOME IN THE MARINA


In this 3 story townhome 2 beds/2.5 baths set the foundation for relaxing living in the marina community. A corner unit, 1932 sq ft and includes a brick-walled patio.The split level living room creates a loft kitchen/dining area. Wood paneled cabinetry is nostalgic of rustic design, but brought up to date with stainless steel appliances built in.The master bathroom features a dual vanity and mirrored closet doors. Centrally located to the walkable Chase Park, Marina shops and dining.

MLS#16-155174
Tami Pardee 310-907-6517
HALTON PARDEE

Blt-Ins,Rng/Ovn

11 Venice *Condo / Co-op*

512 BROOKS AVE, UNIT 3	Open	11-2	NEW
\$1,800,000	3+2.5	3sty-ARCHITECTURAL	



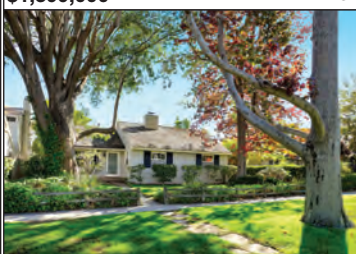
ARCHITECTURAL TOWNHOUSE IN THE HEART OF VENICE

Architectural townhouse in the heart of Venice. 3 blocks to Abbot Kinney and a short walk to the beach. Open living space flooded with natural light. Bonus room with rolling glass door opening to a patio. French oak wood floors. Viking kitchen appliances and custom walnut cabinetry. Sprawling master suite with balcony, fireplace, jetted soaking tub, and expansive walk-in closet. Private direct access two-car garage and ample guest parking. Garden courtyard with a barbecue and outdoor fireplace.

Michael Grady 424-354-2929
THE AGENCY

13 Palms - Mar Vista *Single Family*

3339 MCLAUGHLIN AVE	Open	11-2	NEW
\$1,399,000	3+2	1sty-TRADITIONAL	



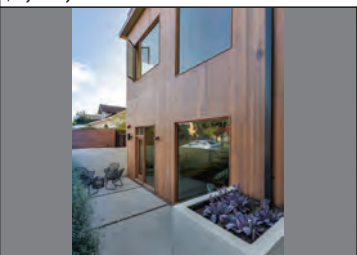
IDYLLIC HOME IN A FABULOUS NEIGHBORHOOD!

Nestled under a towering shade tree, this lovely home sits far off the street and has a wonderful presence. Enter to find a warm & inviting great rm w/wood burning fireplace & views to an impressive backyard and deck. The kitchen has been updated with new cabinets, white counters and trendy gold accents. The well landscaped & oversized grounds are terrific for entertaining family and friends.Not just a home, but a great way of life.

MLS#16-161614
Sherri Noel 310.994.8721
KELLER WILLIAMS-SANT

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

661 BROADWAY ST	Refresh.	11-2	red
\$2,850,000	2950000	4+4 3sty-ARCHITECTURAL	



ROBERT THIBODEAU STUNNING ARCHITECTURAL

Tastefully enclosed in a Redwood & stucco designed by famed Robert Thibodeau, this amazing 3150 Sq. Ft. dwelling is aptly described as Abbot Kinney meets Soho. Spacious, & great for entertaining, w/wide open wall space for showing off art. Steel beams span the wood-trimmed 1300+ Sq. Ft. light, airy Great Room has 14'6" ceilings & floor plan which allows for multiple commodious seating. The custom built Euro-style kitchen, of quality, is a chef's dream, 3 ovens, 48" stove w/a vented grill.

MLS#16-141702
Tamra (Tami) Pardee 310-907-6517
HALTON PARDEE AND PA

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

3215 VETERAN AVE	Open	11-2	NEW
\$1,395,000	4+3	SPANISH	



CHARMING WESTSIDE VILLAGE HOME

This move in ready gem is located in the coveted Clover Elementary School District. Spacious 4 bedroom/3 bathroom home with two master suites with a huge walk in closet. Great size living room with fireplace, family room, dining room and recently remodeled kitchen. Sunroom which can be used as fitness room, reading area and plenty more. The large backyard is wonderful for entertaining. Perfect for an owner user. You don't want to miss this!

MLS#16-162790
Ron Wynn 310-488-4410
COLDWELL BANKER RESI

Dryer,Hood Fan,Rng/Ovn,Fridg,Wshr

TUESDAY

X 12476 GREENE AVE		Lunch	11-2	NEW
\$1,243,000	3+3	TRADITIONAL		



AMAZING GEM IN THE HEART OF THE DEL REY!

Beautiful recently remodeled 2bd, 2ba traditional complete w/bamboo flooring throughout, sun drenched rooms w/ character & spa like baths. The large master includes 2 closets & master bath w/double sinks & glass walk-in shower. Stainless steel kitchen fit for the finest of home chefs! Newly remodeled back building w/additional 1,200sf perfect for those who desire a live home work area, additional entertaining or living space. Complete w/stunning cherrywood flooring, recessed lights, & powder rm.

Tamra (Tami) Pardee 310.907.6517
HALTON PARDEE

3658 MILITARY AVE		Open	11-2	NEW
\$1,195,000	4+3	CONTEMPORARY		



WESTSIDE VILLAGE REMODELED GEM

2568 square feet with 4 bedrooms, family room and 3 full bathrooms. You won't find a brighter, cleaner, more move in ready gem and the backyard is really special with a patio and Jacuzzi. Green/sustainable kitchen just redone. You'll love the spacious open floor plan, upbeat feeling and versatility. Split level with a great studio/family room/in-law guest spot. Home is architecturally designed for a roof top patio that is not completed.

MLS#16-162864
Ron Wynn 310-621-1772
COLDWELL BANKER RESI

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

3025 BARRY AVE		Open	11-2	rev
\$1,695,000	4+3	MID-CENTURY		



MID CENTURY HOME IN WESTDALE TROUSDALE

Surprise! This isn't what you think it is. Located in the much desired Westdale-Trousdale area, this is a custom built, one owner mid century style home of approximately 2900 square feet. The orientation of the house is to the outdoor entertaining space. Walk into a huge beautiful living room/dining room which overlooks the pool and entertaining courtyard. Central air conditioning. Also, a rear yard with fruit bearing trees. Add your personal touches and make this home "yours".

MLS#16-160480
Ron Wynn 310-621-1772
COLDWELL BANKER RESI

Blt-Ins,Dshwshr,Dryer,Rng/Ovn,Fridg,Othr

13 Palms - Mar Vista Condo / Co-op

3530 CLARINGTON AVE, UNIT 108		Open	11-2	NEW
\$829,000	3+2.5	3sty-CONTEMPORARY		



WWW.3530CLARINGTON.COM


Imaculate 3 bedroom 2.5 bath townhome with private attached 2 car garage. Light and bright living room has hardwood floors. Kitchen has stainless steel appliances and granite counter tops. Wonderful private master retreat with private sundeck. Walking distance to downtown Culver City and 1 block from the new Palms Expo line station!

Greg Davis/Judy Cycon 310-503-4161
RODEO REALTY - BH

Dishwasher/washer/dryer/range/oven/micro

13 Palms - Mar Vista Lease

11938 COURTLEIGH DR, UNIT 8		Open	11-2	NEW
\$3,950	2+2	2sty-CONTEMPORARY		




MODERN 2½ STORY PENTHOUSE WITH PRIVATE ROOFTOP DECK

Bright & open floor plan w/ large living, dining & fireplace situated under soaring vaulted ceilings. Gourmet kitchen w/ quartz counters, custom cabinets & stainless steel appliances. 2 Beds+Loft+2 Full Baths. Master bath has skylight, granite counters & ample closet space. Loft can be a 3rd bedroom or home office. Hardwood flooring, recessed lighting & double paned windows throughout. Central heat/air with newer (2013) HVAC unit. Subterranean gated parking includes 2 reserved spaces.

Jeffrey Shore 310.770.7179
SOTHEBY'S

14 Santa Monica Single Family

215 21ST PL		Open	11-2	NEW
\$4,695,000	5+4.5	2sty-SPANISH		




CLASSIC MEDITERRANEAN SPANISH

Classic Mediterranean Spanish approx. 4,600 sq ft on 50x152 lot. Built in 1998, 5bd+4ba+guest room above garage. Perfect floor plan. Sweeping staircase w/skylight leads to 4 graceful bedrooms upstairs. One bedroom w/full bath downstairs. Features beamed ceil, custom wallpaper, stone & hardwd flrs. FDR w/climate controlled wine cellar. Fabulous kitchen w/center island, Wolf range, Subzero fridge, breakfast area. Spacious family, lovely patio & backyrd, luxurious master. Franklin School Dist.

MLS#16-163034
John Hathorn 310-458-4024
PARTNERS TRUST SM

Built-ins

609 HIGHTREE RD		Open	11-2	NEW
\$3,250,000	3+3.5	MID-CENTURY		




CLASSIC MID-CENTURY IN RUSTIC CANYON

Classic, original Mid Century Modern in the heart of Rustic Canyon. The expansive lush yard with pool and outdoor fireplace is the perfect setting for noteworthy entertaining. Open living room with walls of glass. Terrazzo floors. Close to Rustic Canyon Park, Canyon Charter School, restaurants and the beach.

Isabelle Mizrahi 310-230-3720
BERKSHIRE HATHAWAY

1347 HILL ST		Open	11-2	NEW
\$1,995,000	3+3	TRADITIONAL		



ENCHANTING CALIFORNIA INSPIRED FARMHOUSE

Beautiful home with an open and flowing floor plan. Spacious living room, family style gourmet kitchen and den all with custom built-ins. Relish in the ocean breeze on the private balcony of the serene master suite. Enjoy a quiet moment nestled amongst the native fruit trees; get active on the sports court or retreat to the detached private studio.

MLS#16-161772
Claire Burns 310-880-5288
COMPASS

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

607 26TH ST		Open	12-2	rev
\$3,950,000	6+7	CONTEMP MED		



607 26TH ST

Newer custom built Mediterranean on the border of Brentwood/Santa Monica with 2 story entry, high ceilings, library office and a very open floor plan. Approximately 5,862 sf with 6 bedrooms and 7 bathrooms hardwood and stone floors, open kitchen, family room with French doors to the pool. Beautifully appointed master with luxurious bath and balcony overlooking yard.

MLS#16-152900
Valerie Fitzgerald 310-285-7515
COLDWELL BANKER RESI

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

14 Santa Monica Condo / Co-op

1012 2ND ST #2		Open	11-2	NEW
\$3,488,000	3+4	ARCHITECTURAL		




BRAND NEW COASTAL CONTEMPORARY TOWNHOUSE

A True labor of love! Direct ocean views from this sleek Architectural 3bd, 3.5ba townhouse. Unmatched attention to detail. Cutting edge design of steel, wood & glass-catwalks, floating walls, cloud drop ceilings, balconies, walls of fluted glass. White water views from Miele adorned open kitchen & great room. Gorgeous master suite w/ open balconies & stunning bath. 2 car SxS parking. New landscaping. A block from Ocean Ave & just moments away from 3rd St Promenade.

MLS#16-162540
Charles Pence 310-458-4024
PARTNERS TRUST SM

Built-ins


TUESDAY

1012 2ND ST #1	Open 11-2	NEW
\$2,895,000	3+3 1sty-CONTEMPORARY	
	Meticulously Restored Victorian Cottage	
Turn-of-the-century Victorian cottage restored into a modern masterpiece. 3bd, plus office & 2.75 ba, w/a sleek contemporary interior. High vaulted ceilings, white matte porcelain tile & open floor plan w/abundance of natural light and fluted glass walls. Miele adorned kitchen w/custom white cabinetry. Master suite w/a large patio & luxurious spa-like bath. Great detail, unmatched craftsmanship & highest quality materials. A block from Ocean Ave & just moments away from 3rd St Promenade.		
MLS#16-162570	Built-ins	
Charles Pence PARTNERS TRUST SM	310-458-4024	

2940 NEILSON WAY #105	Open 11-2	NEW
\$799,000	1+1.5 CONTEMPORARY	
	Amazing Sea Colony II Condo	
Move in ready Sea Colony II condo in amazing location right across from the beach and boardwalk. This stunning corner garden view residence is one of the largest 1 bedroom units you can find in all of Santa Monica. Open floor plan with light filled living spaces that combine living, dining, and kitchen. Newer chef's kitchen with stainless steel appliances, modern backsplash, and cabinets with under-mount led lighting. Large master suite with ample closet space and spa-like bathroom with tub.		
MLS#16-162592	www.2940NeilsonWay.com	
David / Anna Solomon THE AGENCY	424.400.5905	


2506 5TH ST #2	Open 11-2	NEW
\$1,259,000	3+3 CONTEMPORARY	
	Prime 3BR/2.5BA/1,500SF Townhome in Ocean Park, Santa Monica	
Do not miss the opportunity to live just 5 blocks away from the sand. Walking distance to hip Main Street. This unit features an oversized (direct access) private 2-car garage w/ custom storage, in-ceiling lighting, large master w/ balcony and view, 2nd master suite w/ private bathroom), in-unit laundry on bedroom level, high ceilings, formal entry, first level outdoor patio, distressed hardwood floors throughout, stainless appliances, granite countertops, Central A/C & more.		
MLS#16-143902	www.MaserCondoSales.com	
Brian Maser MASER CONDO SALES	310-795-8010	

2045 4TH ST, UNIT 107B	Open 11-2	NEW
\$559,000	1+1 1sty-CONTEMP MED	
	An Absolute Gem of a Condo	
Perfect Santa Monica location, light and bright unit, lovely complex with pool and spa, are just a few of this Ocean Park condo's terrific features. Updated kitchen with newer appliances and a peaceful patio on which you can enjoy a cup of coffee and a nicely-sized bedroom has two walk-in closets. The living room gets great ocean breezes and has an adjacent breakfast/dining area, too. A short walk to the Third Street Promenade, Expo Line, Main Street, and the beach make this one a gem!		
MLS#16-143902		
Anne Burkin THE AGENCY-BRENTWOOD	310.699.5062	

1044 20TH ST, UNIT A	Refresh. 11-2	NEW
\$1,199,000	2+3 2sty-CONTEMPORARY	
	Gracious Charm & Personality Abound! Bright Front Unit!	
Wonderful 2 bedroom + office/3rd bdrm + 2 1/2 bath townhome located in the heart of Santa Monica (N. of Wilshire). You'll love the character of the wood floors, inviting floor plan and the natural flow outdoors to the lovely tiled front and back patios. Large dining room and an updated eat-in kitchen. Huge master suite with vaulted ceiling, plentiful closets and updated master bathroom. Spacious second bedroom. 2-car side-by-side parking. HOA includes Earthquake Insurance. FRANKLIN SCHOOL.		
MLS#16-143902	20thCondo.com	
Mimi and Jon Torp GIBSON INTERNATIONAL	310-622-7496	

101 OCEAN AVE #E502	Open 11-2	rev
\$2,685,000	2+2 1sty-ARCHITECTURAL	
	Stunning Ocean View Condo	
Enjoy whitewater views and remarkable sunsets from this bright, sophisticated 5th floor condo in a unique landmark Santa Monica building. This spacious and airy 2 bedroom, 2 bath unit has walk-in closets and an incredible outdoor patio for relaxing. The complex has a gym, a large beautiful pool and spa, and an entertaining/dining area as well as a 24 hour Concierge. There is easy beach access via the back gate and underground tunnel leading to the sand.		
MLS#16-139618		
Paula Ross Jones SOTHEY'S INT'L RLTY	310-880-9750	Blt-Ins,Cbl,Dshwshr,Grbg Disp,Microwave

502 SAN VICENTE BLV, UNIT 205	Open 11-2 631/C7	NEW
\$1,150,000	2+2 1sty-MEDITERRANEAN	
	Serene, Spacious, Updated	
Updated single level condo in a charming Mediterranean complex. Sunny south facing patio runs almost entire length of unit. Large living room, dining area w/wood floors and fireplace that opens to patio. Plantation shutters, recessed lights, crown moldings. Remodeled eat-in kitchen w/stainless steel appliances, black granite counter tops, custom cabinetry. Master bedroom with remodeled en-suite bath and walk-in closet. Second bath also remodeled. Side-by-side parking. Building has pool/spa.		
MLS#16-153132	stove, refrigerator, central heat/air	
Vicki Driscoll GIBSON INTERNATIONAL	310-622-7420	

1127 6TH ST #104	Refresh. 11-2 671E1	rev
\$1,749,000	2+2.5 3sty-ARCHITECTURAL	
	Location! Location! Location!	
Beautiful,bright architectural townhome built in 2010. Spacious contemporary unit features a creative open floor plan for entertaining,flooded w/light,2 story living room,open kitchen w/ stainless appliances,large dining w/patio,large master suite,good sized 2nd bedroom & bath,large loft w/deck,3 outdoor spaces,sxs parking w/ direct access & more! Great location,blocks from the beach,3rd St. Promenade,Palisades Park,Montana Avenue shops/restaurants & newly completed Expo line.Also for lease \$7000.		
MLS#16-153132		
Linda Semon COLDWELL BANKER SM	310.351.3995	www.11276th.com


922 16TH ST #3	Open 11-2	NEW
\$899,000	3+3 TRADITIONAL	
	Rare, Lovely, Remodeled Single Level Condo!	
RARE! Fantastic 3 bdrm 2.5 bth, remdl, SINGLE LVL condo. Your clients can get 3 bdrms for the price of 2! Many possibilities w/ flex floor plan. Bright, spacious & open w/ hrwd flrs, crwn mldng, recsd lghtng, stnls steel, granite, tile & marble bthrms. Int Laundry, 2 sxs covrd pkg. THE BEST LOCTN: 1.5 blcks to hippest spots of Montana Ave & best SM schools.1 mile to the train station & .75 miles to Pali Bluffs. Well-maintnd, sml cmplex w/ low HOAs. Exclnt invstmnt property too. Options!		
MLS#16-162988	Built-ins	
Laurel Shepard PARTNERS TRUST SM	310-310-4494	

1010 CALIFORNIA AVE #1	Open 11-2 6711E	rev
\$1,149,000	2+2 2sty-CONTEMPORARY	
	Come for Lunch 11-2	
2 Bed / 2 Bath Townhouse style condo - Prime S.M. Location - Light & airy 2-story corner unit. Open floor plan w/ hwdw flooring throughout. Updated kitchen includes stainless steel appliances, 6 burner Viking range & breakfast bar. Expansive living room w/ FP opens to lushly landscaped private patio. Laundry in unit. 2 side x side secure parking spaces. Close proximity to 3rd St. Promenade, beach, restaurants, and more. ***SEE CURBSIDE PARKING ATTENDANT FOR ACCESS TO SUBTERRANEAN PARKING***		
MLS#16-160172		
Gwen Tanguay REDWOOD REALTY	310-390-6655	Blt-Ins,Cbl,Dshwshr,Dryer,Elvtr,Other

TUESDAY

14 Santa Monica Lease

620 ADELAIDE DR	Open	11-2	631C7	NEW
\$20,000	5+5	ARCHITECTURAL		




MLS#16-159362
Wendy Kirshner
RODEO REALTY- BW

FOR LEASE!

Spectacular architectural ocean view property on one of Santa Monica's most historic and coveted streets. Step into this spacious open floor plan and experience the vistas from the beautiful canyons to the glistening pacific ocean. A unique property.

15 Pacific Palisades Single Family

866 MUSKINGUM AVE	Open	11-2	630 J4	NEW
\$6,895,000	5+7	2sty-ARCHITECTURAL		




MLS#16-161086
Laurie Hudson
BERKSHIRE HATHAWAY H

SERENE RETREAT ON A SPECTACULAR LOT!

Beautifully conceived & finished warm architectural offers a serene retreat in a spectacular setting. 18,444 usable lot w/expansive lawns, & lovely gardens. Luxurious & pristine in every detail. Custom designed & completed in 2007, & recently enhanced w/stunning new kitchen, baths, lighting, & landscaping. 4 BR's w/private baths up; an additional BR suite, office, family room, great room, & kitchen down. A peaceful & refined oasis in a premier estate neighborhood minutes to Palisades Village!

649 RESOLANO DR	Open	11-2	630G5	NEW
\$5,495,000	6+9	MEDITERRANEAN		



MLS#16-162464
Tom Hackett
SOTHEBY'S INT REALTY

SPECTACULAR OCEAN VIEWS!

Custom built Mediterranean home w/spectacular vistas of the ocean, coastline, city and mtns. Built w/quality materials and top of the line appliances. The many features includes a cooks kitchen with granite counters, wine cooler and Viking appliances, formal dining room, gorgeous hardwood & tile floors, two romantic master suites, upstairs and downstairs family rooms, elevator and 4 car garage. Great for entertaining with lots of patios and incredible views!

16606 MERRIVALE LN	Open	11-2	630H4	NEW
\$3,795,000	4+2.75	2sty-CONTEMPORARY		




Betty-Jo Tilley
BERKSHIRE HATHAWAY H

60'S PALM SPRINGS STYLE W/BIG WOW OCEAN, MNTN & CANYON VIEWS

Perfect Palisades cul-de-sac lifestyle home to quintessential Calif Mid-Century Modern w/mega views from every major room. Updated contemporary kitchen/sleek European appliances & cabinetry floating above wide-plank walnut floors & monstrous vistas. Partially updated to move right in, while much remains in orig+unspoiled condition. Indoor pool opening to rear decks for year-round swimming. Terraced outdoor areas w/large, multiple flat decks to entertain, play, be one w/nature & relax.

16650 AKRON ST	Open	11-2	NEW
\$2,995,000	4+3.5	1sty-CAPE COD	




ElanaFullmer Cindy Festa
GIBSON INTERNATIONAL

SHUTTERS ON THE BEACH IN PACIFIC PALISADES

Panoramic ocean view beach home, done to perfection. Impressive great room with top of the line gourmet kitchen. Ocean views from the dining, living area, entertaining deck, master suite and spa style bath! Custom cabinets, finishes and fixtures throughout. Abundant natural light with high ceilings and a great flow for entertaining. Large yard with room for pool. Absolutely gorgeous, private and elegant.

545 CATALONIA AVE	Open	11-2	NEW
\$2,895,000	4+5	MODERN	




MLS#16-160058
Richard Stearns
PARTNERS TRUST BRENT

AN ARCHITECTURAL WONDER WITH OCEAN VIEWS

Designed by renowned architect David Kellen, this neo-modern ranch is perched atop the rolling hills of the Palisades. The awe-inspiring residence challenges the human experience, each individual space on the 16k-ft lot contradicting the others in an unforeseen synergy. The home is infused w/ natural light by way of floor-to-ceiling & corner windows, w/ commanding ocean, coastline, city & canyon views. Downstairs, 2 bed suites & a den each open to the pleasant backyard & pool.

1420 CHAUTAUQUA	Open	11-2	631B4	NEW
\$2,750,000	3+2	CONTEMP MED		



MLS#16-150212
McCormick/Closson
BERKSHIRE HATHAWAY

VIEWS OF SUNRISE TO MOONRISE

Move right in to this meticulously renovated home. Sited on the Chautauqua rim overlooking the Santa Monica mountains, the living spaces relate to the view featuring Nature's ever changing art scene; from sunrise and the simple beauty of the native landscape to moonrise and the twinkle of distant city lights, it is a view to inspire. Close to hiking trails and the Pal. Vlg., this elegant Villa speaks to the International sophisticate in you.

741 EL MEDIO AVE	Open	11-2	NEW
\$2,195,000	3+2	1sty-TRADITIONAL	




MLS#16-162836
Ali Rassekhi
COLDWELL BANKER

BEAUTIFULLY REMODELED TRADITIONAL IN THE EL MEDIO BLUFFS

This bright and joyful home offers 3 bedrooms and 2 bathrooms with wonderful finishes throughout, including a living room with crown moldings and fireplace, kitchen with stainless steel appliances and glass tile back splashes, charming formal dining room and a den that opens to the patio deck. The backyard offers a grassy play area and an amazing pergola with built-in BBQ and outdoor dining area. Detached garage may be used as a bonus room. Beautiful hardwood and tile flooring throughout.

1124 LAS PULGAS RD	Refresh.	11-2	NEW
\$1,995,000	3+2	TRADITIONAL	




Lisa Morrin
COLDWELL BANKER-PAC.

OCEAN VIEWS

Magnificent ocean & mountain view property w/ pool! First time on market in 50 years, move in, remodel or build your dream home! Dramatic flowing staircase invites you to the generous front grassy lawn leading to this 3 bedrm & 2 bath family home. The home includes a family room and a large open eat-in kitchen, the living/dining rooms with fireplace have sliding glass doors that open to pool & spa with ocean & mountain views. Master suite with sitting area also enjoys ocean and mountain views.

16045 NORTHFIELD ST	Refresh.	11-2	NEW
\$1,895,000	3+2.5	2sty-TRADITIONAL	



MLS#16-161522
Adam "Aumi" Katz
COLDWELL BANKER-PAC.

FIRST TIME ON THE MARKET IN 50 YRS IN EL MEDIO BLUFFS

This charming 2 story traditional offers an open floor plan with large living room and red brick fireplace, a den area, formal dining room plus one bedroom down and 2 large bedrooms upstairs. Really nice curb appeal with a welcoming porch, extra long driveway, backyard with deck and surrounded by mature trees. Detached 2 car garage. Situated in the desirable El Medio Bluffs neighborhood this home offers a blank canvas for someone to make beautiful or build new.

TUESDAY

3714 MALIBU VISTA DR	Refresh.	11-2	NEW
\$1,685,000	3+2	1sty-MID-CENTURY	



SUNSET MESA MID CENTURY OPPERTUNITY

Classic mid century design with spectacular head on ocean views awaits your personal touch. Great upside potential. Enjoy watching the sunrise over the Santa Monica Bay and the twinkling lights of the Queen's Necklace at nightfall. Living and dining rooms open onto spacious patios for a wonderful indoor/outdoor feeling, perfect for entertaining. Kitchen with breakfast area. En suite master with walk in closet and dressing area. Two car attached garage. This is the one you have been waiting for!

Anne Leeds 310-487-0733

1495 CAPRI DR	Lunch	11-2	red
\$11,189,000	6+9	3sty-CAPE COD	




OCEAN VIEW IN RIVIERA

Stunning brand new Cape Cod in Riviera by Huntington Estate Homes w/6 beds, 9 baths,+ a "secret door" office in 9,800 sqft on an 18,260 sq ft lot. Great views of D'Este & serene greenery. Soaring ceilings, chandelier, floating staircase w/glass wine cellar, formal living & dining rooms. open floor plan between kitchen, fam. room, & patio w/ Fleetwood doors. Master has Ocean view & private patio. Lower level feats theater w/130" screen, gym, guest room, patio & elevator. Perfect for entertaining!

MLS#16-154332
Anthony Marguleas 310-573-4245
AMALFI ESTATES

BBQ,Bit-Ins,Dshwshr,Dryer,Elvtr,Other

761 SWARTHMORE AVE	Open	11-2	red
\$4,750,000	6+5.5	CAPE COD	



VIA BLUFFS CAPE COD - PRICE REDUCED!

PRICE REDUCED! Cape Cod hm w/finished basement. Cust blt in 2009 in the Via Bluffs, 5000+ SF home with 6 BR, 5 1/2 BA, FR, paneled library/dn & a finished basement w/elevator & w/2 BR, media room, & full BA.. Gourmet kit features Viking appliances, granite counters, a center island, breakfast nook & walk-in butler's pantry. The FR w/FP is spacious & opens to a grassy back yd w/BBQ and sports court. Master suite has cathedral ceilings, FP, lg walk-in closet & lg outdoor balc. Lg rooftop dk.

MLS#16-129566
Murray Weisberg 310-481-6260
SOTHEBY'S INTERNATIO

BBQ,Cbl,Dshwshr,Dryer,Elvtr,Other

15 Pacific Palisades Condo / Co-op

830 HAVERFORD AVE, UNIT 1	Open	11-2	NEW
\$1,749,000	2+2.5	2sty-TRADITIONAL	



A SINGULAR OFFERING IN THE HEART OF THE PALISADES...


Stylish, remodeled twnhm w/gracious living spaces and a superb location. Entry level has 2-sty soaring ceilings, LR w/FP, skylit DR, sensational new cook's eat-in kitch + chic powder bath. Overlooking the LR is a den/loft w/French drs opening to lrg sundeck w/mountain & ocean views. Downstairs has a grand master w/sitting area, FP & French drs to private patio, plus a guest & bath. New wide plank oak flring throughout, gourmet appliances + custom lighting fixtures highlight the spaces.

Joan Caplis/Susan Stark 310.748.2208
CB BW / GIBSON

www.830Haverford1.com

15 Pacific Palisades Lease

668 VIA DE LA PAZ	Open	11-2	NEW
\$9,500	5+3.5	2sty-CONTEMP MED	



2 STORY FAMILY HOME

Great family home in ideal Village location, close to restaurants, shops, library and park. 1st level offers entertaining opportunities with living room, dining & kitchen all accessible to back yard and more entertaining areas. Also on 1st level is an en-suite maid's rm, and office/den that can be used as the 5th bedrm. Three spacious, light and airy bedrms include master suite with walk-in closet & bathrm with tub. Also upstairs is a play area/2nd family room. 2-car garage with direct access.

MLS#16-130572
Holly Davis 310.230.7377
COLDWELL BANKER-PAC.

Cbl,Dshwshr,Grbg Disp,Hood Fan

18 Hancock Park-Wilshire Single Family

209 S WILTON PL	Open	11-2	NEW
\$2,265,000	5+3.5	2sty-CRAFTSMAN	



THE "SHELDON-GRAVES HOUSE"

Circa 1912. Sophistication, character and old world charm are manifested in this truly exquisite home. Large foyer entry with generous size living rm, den, formal dining rm and redone eat-in kitchen. Fr doors off the living and dining rooms for easy access to the yard. Upstairs features a generous size master with adjoining exercise room. Large center hall bath plus 3 additional bedrooms and another full bath. Lushly landscaped back yard with 1210 sq ft guest house. A unique property!

Bruce Walker 310-623-8722
RODEO REALTY

Refrigerator, dishwasher

4610 DOCKWEILER ST	Open	11-2	NEW
\$749,000	4+3	TRADITIONAL	



ONE OF A KIND 4BR HOME IN MIDTOWN - PRICED LIKE A CONDO!

This 1900+ Sq. ft. Two-Story Small Lot Home is the type of unique property that may make you completely re-think your home search! Located in uber-trending pocket near Mid-Wilshire, home offers a unique option to buy a home with views, lots of space, and many updates. A great condo or townhome alternative also, and one that will allow you to own your own standalone lot and property with no HOA. Close to many shops and dining at Midtown Crossing, Larchmont Village, and Miracle Mile.

Jerry & Rachel Hsieh 424.242.8856
KW- LOS FELIZ

www.JerryandRachel.com

513 N PLYMOUTH BLVD	Open	11-2	red
\$1,895,000	1999999	4+4 1sty-CALIFORNIA BUNGALOW	




JUST REDUCED!! GORGEOUSLY REMODELED, BRIGHT, STYLISH HOME!!

Perched above the street in Larchmont Village! Flowing floorplan w/formal living rm, gourmet kitchen/dining area w/ large Carrara marble island. Gracious family rm has French drs to yard. Master suite w/high ceiling & French drs to yard. Master bath has Marble & double sinks. Other wing of the home has 2nd suite, 3rd bed, large bath & powder rm. 4th bed can be a great office. Grassy yard w/brick patio, outdoor fpl & an open "cabana" garage. Hrdwd flrs throughout, new windows, main sewer line, etc

MLS#16-133438
Lisa Mansfield 310-481-4313
SOTHEBY'S REALTY

Great Floorplan+ Family Rm+ Chef's Kitch

310 N LUCERNE BLVD	Open	11-2	rev
\$3,099,000	4+5	CONTEMPORARY	



NEW CONSTRUCTION. VERY STYLISH ARCHITECTURAL CONTEMPORARY.

This house offers style, fixtures and finishes that are 3 notches above the competition. The magic starts at the entry where 9 Tom Dixon Copper Shades are suspended from the towering ceilings, and flows into the voluminous great room, large gourmet kitchen, and opens up into the backyard terraces and pool area. Upstairs there are 4 en-suite bedrooms, including a spacious master suite with a large bath and one of the coolest tile floors we've seen. One block from the heart of Larchmont village.

MLS#16-124700
Gary Gold 310.858.5411
HILTON & HYLAND

310LucerneBlvd.com

541 N CAHUENGA BLVD	Open	11-2	rev
\$2,650,000	4+5	2sty-SPANISH	



GREAT NEW PRICE! GORGEOUS SPANISH!

Nestled between the LA Tennis & Wilshire Country Clubs in Hancock Park proper, this 4 bed / 4.5 bath Spanish (2 bed / 2.5 baths down & 2 bed+ office/2 baths up) was gutted w/ new 2nd story expansion + garage. Intimate courtyard w/ fountain off dramatic barrel ceiling living room; luxurious master suite; Formal dining, gourmet kitchen, custom maple cabinets, stainless appliances. 180 ft deep yard with 44 ft long, 9 ft deep black bottom salt water pool+ spa & fire pit. Move right in.

MLS#16-135146
Lisa Hutchins 323-460-7626
COLDWELL BANKER RES.

Dshwshr, Rng/Oven, Washer, Dryer, Refrig

TUESDAY

18 Hancock Park-Wilshire Lease

316 N ROSSMORE AVE #202 Refresh. 11-2	red
\$4,750 5000 2+1 FRENCH NORMANDY	



LIVE IN GRAND STYLE AT THE ELEGANT COUNTRY CLUB MANOR.

Built in 1926, this landmark French Normandy style building retains all the architectural details of the glorious past as well as many modern amenities. Come home to 24 hour doorman & valet parking. Stroll the lushly landscaped grounds or relax in the outdoor spa. This west-facing 2 bedroom, 1 bath unit offers bright, spacious rooms with the warmth of hardwood floors, crown moldings & full length French windows. Located in Hancock Park, just 3 blocks from Larchmont Village.

MLS#16-129492

Loveland Carr Properties (323) 460-7606
COLDWELL BANKER HPN

LovelandCarr.com

19 Beverly Center-Miracle Mile Single Family

439 N VISTA ST Open 11-2	NEW
\$3,995,000 5+5.5 2sty-CAPE COD	



STUNNING CAPE COD NEW CONSTRUCTION WWW.439VISTA.COM

New home w/ intimate & grand living spaces, custom woodwork & exquisite designer finishes. Grey toned hardwood oak flooring, glassed-in wine room, amazing HOME THEATER & Control 4 home automation. 5 BDR's, 5 1/2 Bths, PLUS office/library/gym. Boxed wood ceilings & decorative wainscoting. Chef's kitchen, butler's pantry, 8 burner Wolf range, Subzero, 2nd prep sink. Entertainers covered lanai, swimmer's pool, spa. Master suite w/dual walk-ins, spa style bath, sitting area & private deck. Must see.

MLS#16-162596

Omega Group-Todd Michaud 310.429.8191
KELLER WILLIAMS

www.OmegaGroup.LA

415 N MARTEL AVE Open 11-2	NEW
\$3,275,000 5+6 ARCHITECTURAL	

A magnificent architectural home built for the most discerning buyer. Soaring ceilings, light filled and open floor plan, this home will surely take your breath away.

MLS#16-161774	Simon Beardmore	3108926454	SOTHEY'S INT. RLTY.
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415 N MARTEL AVE Open 11-2	NEW
\$3,275,000 5+6 ARCHITECTURAL	



415 N. MARTEL AVE.

A magnificent architectural home built for the most discerning buyer. Soaring ceilings, light filled and open floor plan, this home will surely take your breath away. Features include a gourmet entertainer's kitchen w state of the art appliances & breakfast bar, sliding walls of glass opening to outdoor patios areas & covered outdoor living room, Brazilian walnut decked backyard w spectacular in ground infinity edge pool, along w a rooftop terrace with views of the Hollywood sign and hills.

MLS#16-161774

Simon Beardmore 3108926454
SOTHEY'S INT. RLTY.

510 N CRESCENT HEIGHTS BLV Open 11-2	NEW
\$1,275,000 3+2 SPANISH	



STYLISH SPANISH IN PRIME BEVERLY GROVE!

This stylish Spanish home features a gorgeous living room with pitched, double-beamed ceiling, picture window, fireplace and open dining room. A generous, center-island kitchen featuring a custom leather banquet with storage leads to the rear bathroom and bedroom (currently used as a den) with French doors leading to a beautifully designed outdoor area with a custom floating wood deck and built-in BBQ. The garage has been nicely finished and serves as a flexible space with its own ductless HVAC.

MLS#16-151940

Ned Brown (310)270-9288
TELES PROPERTIES, IN

Dryer,Rng/Ovn,Fridg

6652 LINDENHURST AVE Open 11-2	red
\$1,595,000 2+2 RANCH	



TRANQUILITY IN THE CITY

Extra large lot with 100 ft frontage. Enter the living room & be greeted by wooden floors, high cathedral exposed wooden beamed ceiling, grand fireplace mantel and a view of the amazing backyard. Updated kitchen with granite counters, stainless steel appliances & cozy breakfast room. Large master suite with wall-to-wall French doors open to lush & private backyard garden. Built-in barbecue to enjoy al fresco dining and entertaining. Ample parking. Garage currently being used as a home office.

MLS#16-133386

Rosalie Klein 323-935-8680
ENGEL & VOLKERS

Dshwshr,Micro,Rng/Ovn,Fridg

618 N GARDNER ST Open 11-2	rev
\$2,595,000 4+5 SPANISH	



ALL IN THE SPANISH DETAILS

Awesome New Spanisj & best value new construction in the Melrose District! Designer home meets stunning classic Spanish architecture while custom tailored to today's homeowners. Perfectly situated close to the popular shops and restaurants on Melrose, this high ceiling and open floor concept home is part of the Stewart-Gulrajani Design Team 2016 collection. Walk past the living and dining room to a new kitchen with statuary marble on the island.

MLS#16-154022

Paul Wylie 323-515-9585
LAMERICA REAL ESTATE

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

831 S DUNSMUIR AVE Open 11-2	rev
\$1,730,000 3+2 1sty-SPANISH	



BACK ON THE MARKET! GREAT HOME IN GREAT AREA!

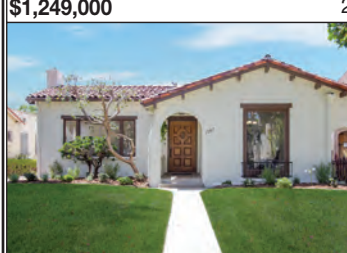
Bright sun lit oasis in most desirable area. This sophisticated home boasts living and dining rooms with dark hardwood floors. Wonderful chefs kitchen with eating area. Master suite opens out to the relaxing patio with pool, spa and cascading fountain. The charming guest house complete with kitchen and bath (no permit) is a secret hideaway. Just bring your rubber duck.

MLS#16-117554

Judy Leach 310-701-0874
COLDWELL BANKER BHN

Other

1067 STEARNS DR Open 11-2	rev
\$1,249,000 2+2 SPANISH	



MID-BLOCK SPANISH CHARMER IN CARTHAY SQUARE!

Charming Spanish w/2 bed/1.5 bath + den (which doubles as 3rd bedroom), mid-block on one of the prettiest tree-lined streets in Carthay. Living room with fireplace, dining room with picture window, large eat-in kitchen with new stainless steel appliances. Tremendous natural light, beautifully refinished hardwood floors, copper plumbing, ABS drain lines, upgraded electrical, new automatic sprinkler system with drip irrigation. Brand new heat and air, new interior/ exterior paint.

MLS#16-151940

Ned Brown (310)270-9288
TELES PROPERTIES, IN

Dryer,Rng/Ovn,Fridg

19 Beverly Center-Miracle Mile Income

6135 LINDENHURST AVE Open 11-2	rev
\$1,895,000 1sty-SPANISH	



RARE HACIENDA 1-STORY DUPLEX

Acclaimed designer Karen Hartman has taken a 1920's period Spanish & designed an amazing villa consisting of 2 separate units. Each unit feat 2 bd + 1.5 ba, exquisite kit,FDR, private deck, & shared backyard. Both units feat wood flooring, custom window work, LR w/FP, & hand-hewn beams. A separate large studio/office/music rm is also included. This is a rare one-story-trophy property oozing character & charm. Location is awesome. Literally moments to Beverly Hills, Whole Foods, and the Grove.

MLS#16-141354

Jan Horn 310-710-3636
PACIFIC SOTHEY'S IN

www.6135Lindenhurst.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

TUESDAY

21 Silver Lake - Echo Park *Single Family*

2424 LAKE VIEW AVE	Open	11-2	594E4	NEW
\$995,000	2+2	ARCHITECTURAL		



ATOMIC RANCH :: MID-CENTURY MODERN BUNGALOW

Original 1940's craftsmanship completely renovated for the new millennium. Open plan with hardwood floors, plaster walls & casement windows, updated with contemporary finishes. Skylights and large sliding doors bathe the interior with natural light, huge outdoor living & dining room. Minimalist and restrained, yet comfortable and accessible. White walls, subway tile, travertine marble, top-of-the-line stainless steel appliances, European cabinets and fixtures throughout. Make your day!

MLS#16-162334
Bill Baker/Brian Linder (310) 867-0847
DEASY PENNER
thevalueofarchitecture.com

2966 SCOTT PL	Open	11-2	NEW
\$739,000	1+1	2sty-COTTAGE	



ADORABLE SILVER LAKE BUNGALOW

Architect-owned c. 1903 cottage nestled on a lush R-2 lot off a modest lane, just west of Silver Lake Blvd., backing up to Westerly Terrace. Who needs a car when you can stroll to LAMILL, L&E, or catch a show at The Satellite? This 1 bed + loft vintage home has a mix of charming period finishes, w/ vintage stove, and modern amenities, such as Nest controlled central heat and A/C, glass French Doors, floating staircase, and tankless water heater, all smartly situated in a Bo-ho stylish package

Peter Tomlinson 323-854-6469
PLG ESTATES EAST
Stove,Dishwasher,W/D,FridgeBuilt-ins

22 Los Feliz *Single Family*

4120 CROMWELL AVE	Lunch	11-2	NEW
\$7,250,000	6+6	2sty-SPANISH	



THE VICTOR SCHERTZINGER RESIDENCE, 1921

A piece of Hollywood history in Los Feliz. Mediterranean Revival estate built in 1921 by notable architect Frank L. Meline, situated on over an acre with panoramic views of L.A. and stunning artistic details intact. The property is comprised of five separate lots with 2 build-able parcels, each with separate APN's which were recently certified by the Dept. of Building and Safety to allow residential building. COME FOR LUNCH --- CACTUS TAQUERIAS & AN ICE CREAM TRUCK!

BRYAN ABRAMS 818-266-4300
JOHN AAROE GROUP
Location * Architecture * Land * Views

5720 VALLEY OAK DR	Open	11-2	NEW
\$6,250,000	4+4	2sty-ARCHITECTURAL	



MAGICAL - ON GATED AND PRIVATE STREET

An exceptional compound inspired by the Great Lakes of Minnesota and the Colorado Rockies. Main house with an open living, dining areas; walls of glass look out to and open to the most magical back yard. Master suite plus 2 additional bedrooms and baths. Full guesthouse. Brazilian walnut floors, redwood exterior, and mature sycamore and oak trees. A truly magical place to call home.

A Comora/P Lester 424-230-3746
THE AGENCY
Built ins

5743 SPRING OAK DR	Open	11-2	NEW
\$2,725,000	4+4	2sty-TRADITIONAL	



TRADITIONAL 4 BED WITH ENTERTAINERS BACKYARD IN THE OAKS

Traditional on an estate like parcel. Upgraded & expanded w most desirable floor plan. Oversized master suite w walk in closet. Custom cabinetry & a bay of original casement windows. Marble Fireplace & French doors open to the great outdoors. Formal dining rm features oak floors, moldings, & wainscoting. French country kitchen w finest Wolf and Traulsen appliances opens to a backyard w/ wet bar. Private swimming pool with peek-a-boo views. Direct access from the 2-car garage and gated entry.

MLS#16-143346
Rogers +Stellini + Ritt 310-888-3377
NOURMAND & ASSOC.
http://www.5743springoak.com/

3827 RONDA VISTA PL	Open	11-2	NEW
\$1,695,000	4+3	3sty-CONTEMPORARY	



STUNNING FRANKLIN HILLS RESIDENCE

Lovely four bedroom, three bathroom Franklin Hills home. Stunning views from this immaculately maintained split level designed house. This impressive residence has been freshly painted boasting an open kitchen design with an nicely sized living room w/ hardwood floors, fireplace, and french doors opening to a deck. Each level of the home offers wonderful expansive rooms with windows throughout. A must see for anyone looking for a move-in Los Feliz residence.

Claudia J. Hipolito 323-697-2360
COLDWELL BANKER LF
Grbg Disp, Range/Oven, Refrigerator

5652 VALLEY OAK DR	Open	11-2	NEW
\$1,198,000	2+1.5	1sty-TRADITIONAL	



LOS FELIZ OAKS TRADITIONAL

This Oaks address is an awe-inspiring retreat from the city & can be found among the most beautifully picturesque homes of Los Feliz and Hollywood. 1940's Traditional. Exuding a welcoming spirit from its casual flow of living spaces, outdoor courtyards, lush landscape. 2 Bdr 1.5 ba, Beautiful hardwood floors, formal dining room, fireplace in living room, Cradled within Los Angeles' largest public Parks; Griffith Park,

MLS#16-162388
Jeffrey Young 213 819.9630
SOTHEBY'S INTERNATIO
Dshwshr,Grbg Disp,Fridg

4335 CEDARHURST CIR	Lunch	11-2	NEW
\$999,999	2+2	2sty-MID-CENTURY	



FIRST TIME ON THE MARKET IN 61 YEARS

First Time on the Market in 61 Years. Original Owner, Street to Street 7,000 SF Lot, 1,440 SF House. 2+2 w/ smaller bonus space under garage. North facing Views of the Los Feliz Hills. Good for smaller scale remodel or large development. Buyer to verify of course. See you there.

Aldo Linares 213-814-9545
KW - LOS FELIZ

5682 HOLLY OAK DR	Refresh.	11-2	rev
\$2,550,000	3+4	3sty-MEDITERRANEAN	



HUGE PRICE REDUCTION! BRING ALL OFFERS!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. Dining room opens to a lush front patio and grill, perfect for entertaining. Custom gourmet kitchen with professional range.

MLS#16-146914
Bryan Miyamoto 3233001188
KW LOS FELIZ
BBQ,Cbl,Dshwshr,Dryer,Grbg Disp,Other

22 Los Feliz *Lease*

1957 LAUGHLIN PARK DR	Open	11-2	NEW
\$15,900	3+4	CONTEMP MED	



SITUATED BEHIND THE DESIRABLE GATES OF LAUGHLIN PARK


In the exclusive Laughlin Park Community sits this elegant 3 bd 4 ba and a media room contemporary Mediterranean villa with park-like grounds and a large sparkling pool with hot tub. Entertainer's gourmet kitchen with top of the line stainless appliances include Sub Zero Pro 48, Thermador range, Bosch dishwasher.Solid walnut flooring throughout the house with Custom mahogany interior doors throughout . Grande living room with stunning fireplace and Large deck with electric awning.

MLS#16-159976
Manvel Tabakian 323-871-2337
SOTHEBY'S LOS FELIZ
Bit-Ins,Dshwshr,Grbg Disp,Hood Fan,Micro

TUESDAY

28 Culver City Condo / Co-op

9900 CULVER BLV, UNIT 3F	Open	11-2	NEW
\$1,250,000	2+2	CONTEMPORARY	



THE BEST OF CONDO LIVING IN THE HEART OF CULVER CITY!

The best of condo living in the heart of Culver City and all it offers. Beautiful open floor plan with views to the hills on the preferred side of the building. This modern two-bedroom, two-bathroom is done with high quality finishes and materials throughout its expansive 1,800 plus SF. Gourmet kitchen with built in stainless steel Bosch appliance and Caesarstone counters overlooking dining area and living room with balcony looking out to the views. Amenities include a gym and roof top deck.


Deedee Howard
THE AGENCY

310-780-7676

www.theagencyre.com/agent/deedee-howard/

30 Hollywood Hills East Single Family

2867 BELDEN DR	Open	11-2	NEW
\$2,495,000	3+2	ARCHITECTURAL	



STUNNING MID-CENTURY MODERN "GLASS HOUSE" BY ED NILES AIA

AWESOME MID-CENTURY MODERN CLASSIC ARCHITECTURAL. RECENT RENOVATIONS INCLUDE A PERIOD STYLE KITCHEN W/ CONCRETE COUNTERS, TOP OF THE LINE APPLIANCES, LIGHTING & POWER SKYLIGHTS, A SOPHISTICATED MASTER BATH W/ A SPA LIKE SOAKING TUB & A LARGE WALK IN SHOWER, UPDATED GUEST BATH W/ BEAUTIFUL GLASS TILE PLUS MANY MORE UPGRADES! STEP INSIDE & EXPERIENCE THE CLASSIC MODERN VIBE & THE FLR TO CEILING WINDOWS W/ EXPLOSIVE VIEWS. DON'T MISS THE OPPORTUNITY TO SEE THIS PROPERTY AT IT'S VERY BEST!

MLS#16-160914

Keven McConnell
TELES PROPERTIES, IN

310.430.2304

www.2867BeldenDrive.com

6248 WINANS DR	Lunch	11-2	NEW
\$2,100,000	3+4	2sty-SPANISH	



COME FOR LUNCH- SERVING FULL PASTA AND SALAD BAR

1930 Spanish Charming. Unassuming from the street, private and bright. Cooks kitchen and large eat in breakfast. Dramatic living room with large outdoor patio for alfresco dining. Upper two bedroom and 2 full baths, lower level en-suite master with enormous walk in closet. Family/ Media room with french doors leading to the skinny dip swimmers pool and on a clear day peek downtown city views. Wonderful flow for entertaining. Additional lower pool house with 3/4 bath in need to TLC.

Kathryn Shafer
REALTYGROUPLA KWBH

323-376-9601

www.6248Winans.com

2209 CREST WAY	Open	11-2	NEW
\$1,649,000	3+3	CONTEMPORARY	



NEWLY REMODELED CHIC HOLLYWOOD DELL BEAUTY

Newly remodeled & designed for entertaining, this chic Hollywood Dell home is one for the books. Walk into a breathtaking marbled foyer that seamlessly flows to the open living & dining room w/ high ceilings, hardwood floors & a dramatic fireplace. Offering 2 spacious bedrooms on the main level, walk upstairs & into the sumptuous master retreat. Tucked away in one of LA's hottest neighborhoods, don't miss out on this incredible opportunity!

MLS#16-161660

Sally Forster Jones
JOHN AAROE GROUP

3106917888

2209CrestWayHome.com

2644 HOLLYRIDGE DR	Lunch	11-2	NEW
\$1,459,000	3+2	2sty-SPANISH	



HOLLYWOODLAND CHARACTER SPANISH C1926 UPDATED W/YARD AND VUS

Hollywoodland character Spanish circa 1926 with flat yard in a magical hilltop setting surrounded by spectacular views! Sunlight floods the stunning living room with fireplace, original hardwood floors, vaulted ceiling and casement windows. Formal dining room with dramatic picture window and hardwood floors leads to newly remodeled eat-in cook's kitchen, Updated baths. Views from every window. Authentic charm with original lighting, floors and 2 viewing balconies. Extraordinary!

MLS#16-162660

Konstantine V/Rick Y.
SOTHEY'S LOS FELIZ

323-270-1725

Authentic Old World Charm!

3040 HOLLYCREST DR	Lunch	11-2	NEW
\$1,399,000	3+3	1sty-MID-CENTURY	



SOPHISTICATED MID-CENTURY IN LAKE HOLLYWOOD- NEW LISTING!

Located in the highly desirable Lake Hollywood Knolls - MID-CENTURY STUNNER WITH INCREDIBLE VIEWS, POOL AND PRIVACY! This 3 Bedroom, 2.5 Bath home has been lovingly remodeled by the owners while maintaining its Mid-Century charm. Gorgeous sunset views from its walls of glass a, private enclave. Updates include new kitchen appliances, wine fridge, remodeled baths with top-of-the-line touches, a heated floor, new windows, remodeled giant master suite with panoramic views, a custom walk-in closet. Hurry

Tom Otero
RODEO REALTY

323-570-0036

Remodeled baths, designer touches!

3200 CRAIG DR	Open	11-2	red
\$995,000	3+2	ARCHITECTURAL	



AMAZING PRICE REDUCTION FOR THIS CLEAN SPACIOUS HH HOME

REDUCED \$100,000!! Wonderful centrally located and private 3 bed updated home close to Hollywood, dntn, Universal City. Great rental home as well. Interior redone including newer kitch with granite counters, tile floors, cherrywood cabs, Stainless Steel appliances, hwdw floors throughout rest of the home, lg bright dining area, beautiful master with walk in closet, separate laundry rm. Large open floor plan with spacious liv rm with vaulted ceilings and custom trim. Sellers are highly motivated.

MLS#16-138710

Robert Glinert
KELLER WILLIAMS BH

310-908-1700

Blt-Ins,Dshwshr,Fridg

2103 ALCYONA DR	Open	11-2	rev
\$1,995,000	5+6	MEDITERRANEAN	



GORGEOUS COURTYARD MEDITERRANEAN VILLA

Gorgeous Courtyard Mediterranean Villa, Custom Cabinetry, Stone Work, Refinished Beam Ceilings, Large Kitchen, Grand Living Room w/ Fireplace, Two Balconies, West Facing with Amazing Views over the Hollywood Hills. Large Master with office or Second Bedroom, Downstairs large Family Room and Two Add'l Bedrooms with In Suite Baths. Above Garage has a Guest House/Studio.

MLS#16-146082


Ladd Jackson
HILTON & HYLAND

310.346.1744

2103alcyona.com

30 Hollywood Hills East Income

3339 PRIMERA AVE	Open	11-2	NEW
\$1,795,000	Units	2sty-MID-CENTURY	



2 SEPERATE STURCTURES - POOL. GREAT OWNER USER OR INVESTER

Mid-Century. Two separate structures. Single family home has 2 bdrm, 2 ba, + den w/ Private Pool. Second structure consists of three 1 bdrm and 1 ba bungalows. Private enclosed patios & parking. Bungalows have lg private one car garages. Main house has covered carport. All units have hardwood floors, washers, dryers, refrigerators, & beam ceilings. Two units have central air and heat and two units and window and wall air and heat. Well maintained. Great for investor or owner user.

Albert McLaughlin
NELSON SHELTON

310-766-4583

31 Playa Del Rey Single Family

8222 DELGANY AVE	Open	11-2	NEW
\$1,399,999	4+3	2sty-TRADITIONAL	



LARGE FAMILY HOME UPDATE OPPORTUNITY

This is IT! The perfect 2 story family home boasting size and location while the beach is around the corner in highly desirable Playa Del Rey. Here is the opportunity to have it all. Just under 3,000 square feet, an excellent layout, large bedrooms located all upstairs, sufficient closets, step-down living room and a formal dining room.

MLS#16-162364

Alex "Zan" Sacker
SACKERLOVELL.COM

310-486-3080

Dshwshr,Dryer,Grbg Disp,FridgTrsh Cmpctr

TUESDAY

33 Malibu *Single Family*

18134 KINGSPOUR DR Open 11-2
\$3,250,000 4+5 CONTEMPORARY **NEW**




Prepare to be amazed. This brand new remodel located in Sunset Mesa has jaw-dropping panoramic whitewater, Queen's necklace, Santa Monica Bay, city lights and mountain views. The contemporary open floor plan invites the perfect entertainment. Everything has been remolded including new electrical and plumbing. Four spacious bedrooms each with four elegant full bathrooms and a powder bathroom.

MLS#16-162320
 Alejandro Aldrete 424-230-3705
 THE AGENCY Dshwshr, Micro, Rng/Ovn, Frigd

41 Park Hills Heights *Single Family*

4104 EDGEHILL DR Open 11-2
\$899,000 3+3 SPANISH **rev**




***OPEN HOUSE DO OVER* LEIMERT PARK SPANISH GEM!**

"La Joya de Leimert" Picture perfect, lovingly cared for & beautifully updated Spanish home in Leimert Park by Architect, Carl Jules Weyl, noted for his cascade of overhanging roof lines. Hard-wood flooring, impressive Douglas-Fir floating staircase, hand hewn beamed ceilings, intimate reading nook, large off-Master flex space & much more charm. Poised perfectly on a slight knoll, this home is one of those Leimert Park Gems you've all been hearing about

MLS#16-160540
 Daniel Signani 310.435.2659
 TELES PROPERTIES WA/DR, DW, Fridge, Range, Spa, & More

42 Downtown L.A. *Condo / Co-op*

1850 INDUSTRIAL ST #710 Open 11-2 634H6
\$1,995,000 1+2 ARCHITECTURAL **NEW**




STUNNING PENTHOUSE LIVE/WORK LOFT

Rare & Historic 2 story View Penthouse Live/Work loft that shows like a model. Designer perfect!! Breath taking downtown hi rise views w/ south western exposure flooded w/ natural light. This uber popular "Mills Act" bldg w/ 24 hr door man/security is modern urban living at its finest. Other features of this pet friendly community include private outdoor patio space, high ceilings, 2 baths, controlled entry for bldg & penthouse level, 2 on site deeded parking, security, bbq, pool, spa, dog walk.

MLS#16-163028
 Richard R.J. Kas 310-488-9826
 COLDWELL BANKER RESI Blt-Ins, Dshwshr, Gr Disp, Hood Fan, Rng/Ovn

53 Woodland Hills *Single Family*

5364 DON PIO DR Open 11-2
\$825,000 4+3 CONTEMPORARY **NEW**




SPACIOUS MODERN HOME IN A DESIRABLE S. OF THE BLVD. LOCATION

South of the boulevard, Woodland Hills location. 2-story house is set back from the street. Downstairs offers a guest bath, a formal dining & living room, remodeled kitchen with granite countertops, dining area & family room. Upstairs, you will find 4 bedrooms (2 of them extra large) and 2 full baths. Covered patio, lushly landscaped private yard & room for a pool. 2 car direct access garage.

MLS#16-158188
 Brian Ades 310-503-8080
 SOTHEBY'S Blt-Ins, Cbl, Dshwshr, Dryer, Grbg Disp

62 Encino *Single Family*

3833 HAYVENHURST DR Open 11-2
\$4,595,000 4+6 2sty-MODERN **NEW**




ARCHITECTURAL MODERN ROYAL OAKS MASTERPIECE

Guard gated architectural modern masterpiece w/ 7k+ sqft of luxury living. Completely redone. Open floor plan w/ tons of natural light from the massive skylights. 2 full master retreats on separate floors each fitted w/ huge double walk in closets, fireplaces, & baths. Modern tour de force features an exquisitely manicured yard shaded by luscious olive trees w/ pool, spa, BBQ, & putting green that is perfect for entertaining. Enjoy ultimate serenity in this 1 of a kind hidden architectural gem.

Josh & Matthew Altman 310.819.3250
 DOUGLAS ELLIMAN www.TheAltmanBrothers.com

16935 STRAWBERRY DR Open 11-2
\$1,495,000 3+3 TRADITIONAL **NEW**



HOME SWEET HOME ON STRAWBERRY

On a quiet street in the Encino Hills, this immaculate and upgraded Traditional offers a warm, relaxed ambience and harmonious flow... so well suited for family-friendly living. The recently updated eat-in kitchen w/granite counters, premium s/s appliances, farm sink, custom cabinetry and slate floors & backsplash flows to the Great Room w/vaulted wood-beam ceiling, 2-story fireplace, hardwood flooring and walls of glass doors framing greenery views.

MLS#16-162450
 Rochelle Maize
 NOURMAND & ASSOCIATE Cbl, CIng Fan, Dshwshr, Dryer, Frzr, Other

18040 MARTHA ST Open 11-2
\$649,000 3+2 TRADITIONAL **NEW**




UPDATED ENCINO PARK HOME ON A QUIET STREET

Property has amazing curb appeal with drought tolerant landscaping and plants. The interior offers a spacious living room, dining area and updated kitchen with newer countertops and appliances. Master bedroom is large and has doors that lead to the spacious backyard great for entertaining, full master bath and large walk-in closet with organizers. Home also offers two additional bedrooms and an updated bathroom. Additional features include a brick patio in the backyard and retractable awnings.

MLS#16-162716
 Steve Sawai/Liz Cappola 310-899-3510
 COLDWELL BANKER RESI Dshwshr, Dryer, Grbg Disp, Hood Fan, Micro

72 Sherman Oaks *Single Family*

3639 WESLIN AVE Open 11-2
\$1,688,000 4+3 MODERN **NEW**



UNIQUE SEDONA STYLE ARCHITECTURAL

Beautiful compound set in the lush hills of Sherman Oaks walled and gated. Spacious common rooms w/ exposed beamed ceilings, skylights, fireplace & views. Master suite w/ fireplace and sitting area. Three additional bedrooms, one may be considered office/studio w/ en suite bathroom and doors to the side patio. Exterior w/ fruit trees, deck, built in BBQ & several sitting areas. Fabulous details, upgrades, serene, secluded, stylish, one-of-a-kind. Buyer to independently verify square footage.

MLS#16-162384
 Sigal Diamant 310 802 9885
 NELSON SHELTON REAL

14526 WEDDINGTON ST #110 Open 11-2
\$699,900 3+3 TRADITIONAL **NEW**



STUNNING HOME IN THE HEART OF SHERMAN OAKS!

Privately Gated and Stunning Home In The Heart Of Sherman Oaks! The Hardwood Floor Foyer Welcomes You Into Your Bright & Spacious Great Room w/Dining & Living Areas That Spill Out To Your Private Backyard w/Water-Saving Synthetic Lawn & Mature Ficus Trees. The Gourmet Kitchen Has Granite Counters, Breakfast Bar, Travertine Backsplash & Stainless Steel Appliances. Ease Your Way Upstairs to the Spacious Master, Complete w/Office Area or could be Turned Into a 4th Bedroom. (OPEN TUE & FRI 11-2)

MLS#16-161952
 Brian Weisberg 310-430-0108
 ROCK REALTY GROUP www.14526Weddington.com

73 Studio City *Single Family*

3469 LAURELVALE DR Open 11-2
\$1,050,000 2+2 RANCH **NEW**



TRADITIONAL WITH A MID-CENTURY TWIST


1950's SoCal Traditional w/ Mid-Century Modern Interiors. Open floor-plan L/R w/double-sided FPL shared w/ F/R & sliding doors to yard. Formal D/R w/ easy access to upgraded KIT & yard. 2 BDs; 2 updated BAs & loft/office/3ed bedroom in approx. 2000 sq. ft. Hardwood floors throughout; central a/c & heat. Quarter-acre lot offers gracious outdoor living areas amid mature landscaping. Located in desirable Carpenter School District & an easy drive to City or Valley shopping. A Truly Unique Property!

MLS#16-162686
 John Steiner/JoanYarfitz 310-666-1454
 KELLER WILLIAMS BEVE Blt-Ins, Grbg Disp, Rng/Ovn

TUESDAY

THURSDAY AND FRIDAY

4456 MORELLA AVE	Open	11-2	rev
\$1,995,000	3+3.5	1sty-COTTAGE	




EXQUISITE MODERN COTTAGE

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.

MLS#16-160872
Jana Duffy & Fred Holley 310-612-0831
COLDWELL BANKER BH-S

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

75 Valley Village	<i>Single Family</i>		
5425 GENTRY AVE	Open	11-2	NEW
\$998,000	3+2	1sty-TRADITIONAL	



LIGHT & BRIGHT VALLEY VILLAGE POOL HOME

Host a BBQ in the expansive back yard with recently upgraded salt water pool. After a hard day, relax in the newly added spa or curl up with a good book by the double-sided fireplace. Recent installations include; copper plumbing, electrical, roof, gutters, heating and a/c (including ducts), kitchen bathroom remodels, tankless water heater, and hardwood floors. Large 9,450 sq.ft. lot offers complete privacy with a newer fence and electric auto gate as well as grassy play areas.

Robert Baer 323-377-5661
CAP EQUITY REALTY

Your Clients Will Thank You!

81 Glendale	<i>Single Family</i>		
1208 PARK AVENUE	Lunch	11-2	NEW
\$695,000	2+1	SPANISH	




STUNNING SPANISH ON ADAM'S HILL

Stunning Spanish gem on one of the most sought after streets on Adam's Hill. The storybook brick walkway leads you to a charming courtyard entry and a beautiful foyer that opens into the office and the formal living room. The rest of the home is comprised of a formal dining room, two generous bedrooms, a full bath, a cook's kitchen, hardwood floors and an enchanting backyard perfect for entertaining. See this one and fall in love!

MLS#16-162912
Vahan Saroians 323-497-6655
COLDWELL BANKER

90 Hidden Hills	<i>Single Family</i>		
5900 CLEAR VALLEY RD	Open	11-2	NEW
\$6,890,000	6+8	CAPE COD	



Situated on a promontory in one of the most exclusive neighborhoods in Southern California, Hidden Hills, lies one of the most prestigious estates in the community. This completely redone estate features the finest of architecture, design and execution with breathtaking views of the valley below. The open floor plan features a grand entry on impressive scale, large formal living/dining rooms and gourmet chef's kitchen with top-of-the-line appliances and great room.

MLS#16-140794
Aaron Kirman 424-249-7162
JOHN AAROE GROUP

Dshwshr,Grbg Disp,Micro,Fridg

92 Sylmar	<i>Income</i>		
14308 SAYRE ST	Open	11-2	NEW
\$539,000		RANCH	




OPEN TUESDAY 11-2PM

Beautiful recently renovated duplex in a sought-after neighborhood on 11,000+ sf lot. Front unit - 1,213sf & rear unit is 816sf and w/2 separate addresses. Front unit, currently rented for \$2,295/mo., 3bd/1.75ba w/water friendly front yd & lg fenced backyard. Hw flrs throughout with fireplace in the living room. Rear unit has 2bd/1ba, fenced with its own garden oasis & covered patio. Both units have W/D hookups. 4 parking spots in the new driveway. Grt investment/income producing or owner user.

MLS#16-161638
Anisa Abji 310-709-6655
COLDWELL BANKER - BW

Clng Fan,Dshwshr,Grbg Disp,Micro

1025 Atwater	<i>Income</i>		
4105 1/2 BRUNSWICK AVE	Lunch	11-2	NEW
\$795,000	Duplex	2sty-SPANISH	




RARE ATWATER VILLAGE TROPHY SPANISH DUPLEX DELIVERED VACANT

Eastside Brokers Join me for a Tomato Pie Pizza Lunch! Welcome to Premium Atwater, this Trophy Spnsh Dplx is close prox to chic shops, eateries, galleries, & music venues. Both units will be vac at close - perfect for owner user. These well maintained units feature 1+1 ea w/tasteful interiors & intge flavors. Flat grassy rear yd offers a tranquil & pvt outdoor respite. As per assessor, there is 1716 total SF for both units. Int features incl hw flr, & period wndw. Sep det 2 -car garage.

MLS#16-163044
Grace Gaerlan 3234289747
COLDWELL BANKER RESI

Rng/Ovn,Fridg

1025 Atwater	<i>Lease</i>		
4071 PERLITA AVE, UNIT A	Lunch	11-2	NEW
\$2,400	2+1	TRADITIONAL	



ATWATER VILLAGE LEASE PLEASE JOIN ME FOR LUNCH!

www.4071Perlita.com New lease at classic 1940's Perlita Gardens Condos in Atwater Village. Ground level unit with 2 bedrooms, 1 bathroom, wood floors, washer & dryer hook ups, fresh interior paint and 1 parking space in a shared, private garage. In close proximity to cool Atwater Village shops & eateries, Griffith Park and freeway access.

Thomas Inatomi 323.671.1249
BERKSHIRE HATHAWAY

Stove

THURSDAY OPEN HOUSES

32 Malibu Beach	<i>Single Family</i>		
26814 MALIBU COVE COLONY DR	Open	9-2	red
\$10,999,000	5+6	ARCHITECTURAL	



OPEN AND SPACIOUS CONTEMPORARY BEACH HOUSE IN MALIBU

Approx. 50 ft of beach with the best coastline views in Malibu. Located at the end of Malibu Cove Colony Dr, this 24 hr guarded cul de sac offers the utmost in privacy and security. Sumptuous master suite, gourmet kitchen, open living room and dining, and several options for guest suites. Walk to Paradise Cove and beyond at low tide and a few hundred yards from the surf. One of the largest and most gorgeous homes on the street

MLS#16-110638
Myra Nourmand 310-888-3333
NOURMAND&ASSOCIATES

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

1025 Atwater	<i>Condo / Co-op</i>		
4071 PERLITA AVE, UNIT A	Lunch	12-3	NEW
\$2,400	2+1	TRADITIONAL	



ATWATER VILLAGE LEASE PLEASE JOIN ME FOR LUNCH!

www.4071Perlita.com New lease at classic 1940's Perlita Gardens Condos in Atwater Village. Ground level unit with 2 bedrooms, 1 bathroom, wood floors, washer & dryer hook ups, fresh interior paint and 1 parking space in a shared, private garage. In close proximity to cool Atwater Village shops & eateries, Griffith Park and freeway access.

Thomas Inatomi 323.671.1249
BERKSHIRE HATHAWAY

Stove

FRIDAY OPEN HOUSES

60 Tarzana	<i>Condo / Co-op</i>		
18135 BURBANK BLVD #13	Open	11-2	NEW
\$599,000	3+3	2sty-VICTORIAN	



GATED VIBRANT VICTORIAN BEST TOWNHOUSE ON MARKET

Beautiful Resort-like Gated Complex. Independently situated at the coveted back-of-Complex NE corner, this 'house' overlooks open space. Lots of windows, natural light. Open floor plan w huge living & dining rms, FR drs, hi ceiling, hdwd flrs, gour kit w granite, newer apps. Den w built-ins. Mstr ste w huge walkin closet plus add'l gen closet, lux bath. 2nd large mstr bdrm. Magnificent complex w lush gardens, mature shade trees, grassy central courtyard, sparkling pool Open Friday & Sunday

MLS#16-162412
Wight/Louvet 310-968-2322
KELLER WILLIAMS BH

www.TheLouvetGroup.com