

Delightful Family Home

AREA
1

BEVERLY HILLS



475 S PECK DR
Open Tuesday 11-2

Located on serene Peck Drive in Beverly Hills, this charming POOL home boasts 4 beds / 3 baths in 2,429 sf.. There are 3 bedrooms + 1 full bath downstairs. Upstairs features a private master-suite + full bath. The sunken, sun-lit family room is the center

of the home with high ceilings, skylights and palm tree top views. Roomy kitchen off pool, features stainless apps, beautiful tile backsplash. Formal DR and LR. Converted garage off pool w/ own entrance could be nanny apt, in-law, guest, etc.

Offered At **\$2,175,000**



Jack Turturici Jr.
310-291-1517

433 N. Camden Drive Ste.600
Beverly Hills CA 90210

All material presented in this ad is intended for informational purposes only and subject to errors, omissions, and withdrawal without notice. All square footage numbers are approximate. Buyers are encouraged to conduct their own due diligence. Equal Housing Opportunity. CABRE 01265515



AREA
1
BEVERLY HILLS

SENSATIONAL LOWER DUPLEX FOR LEASE

454 SOUTH BEDFORD DRIVE | BEVERLY HILLS | \$5,250/MONTH

OPEN 11-1
TUE 9.22



BD | BA
3+3

SQ FT
2,373



LEAH STEUER
Director, Aaroe Estates

310.729.3999 mobile
leahsteuer1@gmail.com
aaroe.com/leahsteuer

Sensational lower duplex on one of the best streets in Beverly Hills. 3 large bedrooms, formal dining room, separate breakfast room, large living room with fireplace and gleaming hardwood floors, updated beautiful kitchen with stove, dishwasher, disposal, refrigerator, washer and dryer in laundry room, loads of cabinets throughout the duplex and light and bright interior. This duplex feels like a private home. 2 car garage for the sole purpose of storage for tenant, parking in driveway. Great floor plan. Easy to show. 3 year lease!

JOHN AAROE GROUP

John Aaroe Group does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records and other sources and the buyer is advised to independently verify the accuracy of that information. CalBRE 0771256.





AREA
1

BEVERLY HILLS

BACK ON MARKET | OPEN HOUSE TUESDAY 11-2

155 S ELM DRIVE #101 | BEVERLY HILLS | 4 BEDROOMS | 3.5 BATHS | \$1,349,000

SPACIOUS BOUTIQUE CONDO

Location, location, location. Boutique condo building just a stone's throw from Beverly Vista School and a short walk to all Beverly Hills has to offer. 2-story front facing unit with an abundance of natural light and a fantastic open floor plan. Step down oversized living room with 2 seating areas, plantation shutters and exceptional scale. Formal dining room sits separately off well-equipped galley kitchen with newer stainless steel appliances, including washer & dryer. Large master suite with his & hers closets and extra storage. There are two nice sized bedrooms and shared bath on same level. Downstairs level has a very large bedroom, full bath and a bonus room. This will go quickly!

TORI BARNAO

323.633.1878
tori.barnao@elliman.com

JEED O'REILLY

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GERSH GERSHUNOFF

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gersh.gershunoff@elliman.com

ELLIMAN.COM/CALIFORNIA

 **Douglas Elliman** EST. 1911
REAL ESTATE

AREA

1

BEVERLY HILLS



NEW PRICE IN BEVERLY HILLS



OPEN TUES 9/22 11-2

344 N PALM DR #302 | \$100,000 REDUCTION!

Location, location, location! Clean 2 Bed + 2 Bath condo on tree lined street in Beverly Hills. High ceilings and recessed lighting throughout, the living room and den combo offer the perfect space for entertaining. Additional features include a large master suite with abundant closet space, a secondary ensuite bedroom and two subterranean parking spaces to complete this light and bright condominium.

Offered at \$1,095,000 | www.344NPalm.com

Rochelle Atlas Maize

rochelle@rochellemaize.com

Office: 310.888.3367

Cell: 310.968.8828

BRE#:01365331

Gayle Weiss

weisshouse4@aol.com

Office: 310.274.4000

Cell: 310.880.7948

BRE#:01050268



FANTASTIC CONTEMPORARY TRADITIONAL IN BEVERLY HILLS



**224 S. Stanley Dr., Beverly Hills | www.224Stanley.com
Offered at \$2,750,000**



JULIET ZACARIAS
(310) 766-7600
Juliet@JulietZ.com
CalBRE#: 01336650

- 4 bedrooms + 4 bathrooms
- Spacious 3,603 sq. ft. (approx.)
- Huge open kitchen with large eat-in dining area, opens out to yard
- Formal dining room
- Bright den opens to charming front courtyard
- Spacious living room with bar and fireplace opens to outdoor patio
- Gracious master suite with attached office, opens to huge fabulous balcony
- Lovely yard with room for pool
- Home is in great condition or could be easily contemporized to maximize it's great potential

SUNSET STRIP BROKERAGE | 310.205.0305
9255 Sunset Blvd., Mezzanine, Los Angeles, CA 90069
sothebyshomes.com/losangeles

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- NEW Add to Portal Feature



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310-358-1833 or 760-459-8712

THE
MLS[™]
.COM

Open Tuesday 11am-2pm



1584 Benedict Canyon Drive, Beverly Hills Post Office
Newly Reduced \$1,925,000



Linda May
310.777.6247
Linda@LindaMay.com
LindaMay.com
CalBRE #00475038

Guy Levy
310.777.6225
Guy@LindaMay.com
LindaMay.com
CalBRE #01374536



Open Tuesday 11am-2pm

CLASSIC 1930'S SPANISH HOME IN BHPO

Nestled in lower Benedict Canyon, rests a 1930's romantic Spanish 2,600+ sf home with charming details and beautiful canyon views. This 3 bedroom/3 bathroom+ maid's, renovated in 1990, features red Spanish Saltillo tile, Brazilian walnut peg and groove hardwood floors, wrought iron, classic tiling and exposed wood beams throughout that truly echoes from another era. The formal living room with high ceilings, natural light and brass adorned fireplace, opens graciously through a bank of French doors and spills into a center rock filled court yard that feels like being in Provence in the South of France. Adjacent to the living room is a cozy step down library with an ornamental tiled fire place and built-in book shelves. The center hallway leads to an airy light filled dining room, which opens to a renovated bright kitchen and breakfast area with cherry cabinetry and white tiled counters. The luxurious master suite features an original tile bathroom, walk-in closet and private outdoor patio leading to the garden. The home also boasts two full sized guest bedrooms. Amenities include: linear water fountain expanse and waterfall, garden like grounds with 100+ year old Elm trees, two car garage/storage and motor court/turn-around, maid's room with bathroom, laundry room. Just minutes away from Beverly Hills, posh restaurants, entertainment hot-spots and trendy shopping areas, this home provides an escape from city life, but close enough to hit the town.

1584BenedictCanyon.com

Newly Reduced \$1,925,000



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AREA

2

BEVERLY HILLS POST OFFICE



Unbelievable Price On Large Flat Lot! OPEN TUES. 9/22 11-2PM



3030 Deep Canyon Drive, BHPO

Wonderful family home and first time on the market in 36 years! Set back from the street with good curb appeal. **Great spacious flat backyard on 18, 311 sq.ft. lot with 50 foot swimmers pool.** Terrific floorplan with large living and dining rooms. **Updated kitchen** opens to family room all opening to the backyard with pool/spa and firepit and oversized loggia. 4 Bedrooms up including wonderful oversized master with his and her baths and closets. 5th Bedroom down. Extraordinary **pride of ownership.** 3-Car garage. Warner Avenue Elementary.

Offered at ~~\$2,995,000~~ Reduced to \$2,595,000!



Ginger Glass

Broker • Agent • Attorney

CalBRE #01478465

310.927.9307

ginger@gingerglass.com



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AREA
3

SUNSET STRIP -
HOLLYWOOD HILLS WEST



SECLUDED PRIVATE OASIS
ON PRESTIGIOUS MULHOLLAND



COREY WEISS
Realtor®

310.420.8101 call or text
coreyweiss@aaroe.com
aaroe.com/coreyweiss

7484 Mulholland Drive, Hollywood

\$1,799,000

Open Tuesday, September 22, 11-2PM

Open Sunday, September 27, 2-5PM

A true oasis in the heart of the city. Everywhere you look from the beautifully manicured gardens with lush tropical plantings, to the decks, stone pavers and wonderful stacked stone outdoor fireplace. This home exudes elegance combining the highest quality finishes with top-of-the-line fixtures. The thoughtful floorplan takes full advantage of this setting with nearly every room, including the kitchen, opening out to create the ultimate indoor/outdoor lifestyle. Additional amenities include integrated music system in and out, security, cameras and controlled access. Must be seen to fully appreciate this magical setting. www.7484mulholland.aaroehomes.com



JOHN AAROE GROUP

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AREA
3SUNSET STRIP –
HOLLYWOOD HILLS WEST**RARE**
PROPERTIES**RARE** SUNSET SQUARE MEDITERRANEAN

Broker's Open on Tuesday 9/22 11am-2pm
Open House on Sunday 9/27 2pm-5pm

1516 N GENESEE AVE., LOS ANGELES, CA 90046

4 bed + 3 bath
4th bed could be office/studio
Large backyard
Private & gated
Prime Sunset Square location

Set in the highly desirable Sunset Square, this captivating Mediterranean boasts an exceptional floor plan with high ceilings and large rooms. Set behind gates, this home is quite private yet inviting with beautiful foliage decorating the front courtyard. Upon entering the main living area you'll find a spacious living room, dining room,

adjacent kitchen and family room. The living room and family room feature a unique dual-facing fireplace, gorgeous tile and French doors bathing the space in light. The recently renovated kitchen has built-ins and large center island/breakfast bar. From the family room you can open three sets of doors that lead to the manicured backyard with large grassy area, mature foliage, fruit trees and patios perfect for entertaining. Three of the bedrooms are en-suite with lovely bathrooms and the 4th bedroom is on a private upper level that could be a studio or office space if desired. Located in prime Sunset Square, this RARE home is close to the best shops and restaurants the Sunset Strip has to offer.

KENNON EARL
TOM DAVILA
310.432.6492

showings@rarepropertiesinc.com

Listed at \$2,750,000 or \$10,500/mo | www.1516NGenesee.com

KW BEVERLY HILLS
KELLERWILLIAMS REALTY

Agent doesn't guarantee the accuracy of square footage, lot size or other info concerning the condition or features of the property provided by the seller or obtained from public records or other sources. Buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals. Call BRE #01394743, #01725619

AREA
4

BEL AIR – HOLMBY HILLS



OPEN TUESDAY, SEPTEMBER 22ND, 12-2PM

14380 Mulholland Drive, Bel Air

New Price \$2,695,000

Amazing Tuscan style home, built to share the magnificent views of the city lights, the breathtaking ocean panorama view of Catalina Island, and the soothing valley mountain escape. The house was built to customize the Mediterranean lifestyle with amazing custom quality and character throughout. Kitchen with Viking appliances. Constructed with the finest materials. Room for a pool. Enjoy the security of a private household and everlasting fruit trees.



APPROX. 4,359 SFT



4 BEDROOMS



5 BATHROOMS



VALERIE FITZGERALD



Valerie Fitzgerald

Phone: 310-285-7515

valerie@valeriefitzgerald.com

www.valeriefitzgerald.com

CalBRE #00974075

Tatyana Hoskins

Cell: 310-367-3824

tatyana@valeriefitzgerald.com

www.valeriefitzgerald.com

CalBRE #01455272

AREA
8
CHEVIOT HILLS – RANCHO PARK

SUPERB TOWNHOUSE + PRIVATE PATIO

2371 CENTURY HILL | RANCHO PARK | \$1,325,000

BY APPOINTMENT
ONLY



BD | BA
2+3

SQ FT
2,373



Stunning townhouse with double door lobby entrance. Feels like your own private oasis. 2 bedrooms, 3 baths, lots of closet space, designer kitchen with gas stove (unusual for the complex), breakfast area, wood floors, fireplace in living room, private patio, large laundry room, spacious master suite with custom stunning bath, 3 parking spaces in garage, close to pool and all amenities.

LEAH STEUER

Director, Aaroe Estates

310.729.3999 mobile
leahsteuer1@gmail.com
aaroe.com/leahsteuer

JOHN AAROE GROUP

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AREA
19

BEVERLY CENTER - MIRACLE MILE



5848 W. OLYMPIC BLVD #302

MIRACLE MILE

2 BEDROOMS | 2.5 BATHROOMS | 1,356 SQ. FT.

This remodeled northwest facing split level unit has soaring ceilings which offer substantial volume and natural sunlight. The layout is practical with a bedroom on each story and merged living and dining areas. Centrally located, this unit is walking distance to LACMA and all the Miracle Mile has to offer including the latest shops and restaurants on Pico Blvd.

OPEN TUESDAY 11-2 PM

NEW LISTING

OFFERED AT \$699,000

MAX NELSON
424.238.2482

DANIEL STEVENSON
424.271.3344

DAMIAN NELSON
424.238.2475



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AREA
20

Sotheby's

INTERNATIONAL REALTY

DRAMATIC HOLLYWOOD TOWNHOUSE LOFT

HOLLYWOOD



HOLLYWOOD | 1455 N. BRONSON AVENUE #5 | OFFERED AT \$949,500
2BR / 2BA / PRIVATE END UNIT

This dramatic city-loft style townhome is located in the signature, award winning Pugh-Scarpa AIA, architectural building. The highly desired "end" unit offers the ultimate privacy, multiple light filled gallery spaces, retractable glass walls and soaring 19' ceilings. The published, interior designer's personal residence includes a Sky-Bridge study loft space, glass railings, granite counters, European light fixtures and hardwood floors. The top floor Master retreat offers automatic Satin drapes, custom wardrobe gallery space, a free standing tub bath and Carrera Marble countertops. The indoor-outdoor lifestyle is seamless with its lush, bamboo landscaped patio space and city light views from the Master suite balcony. Located in the heart of vibrant and redeveloped Hollywood, and only steps from major entertainment venues, luxury shopping, and fine dining. The perfect ambience of award winning international architectural design combined with the excitement of the Hollywood lifestyle.



Greg Moesser
CalBRE#: 0634345
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e: greg@laclassicestates.com
www.LAClassicEstates.com

BEVERLY HILLS BROKERAGE
9665 Wilshire Blvd., Suite 400
Beverly Hills, CA 90212
sothebyshomes.com/losangeles

FOURPLEX IN ANGELENO HEIGHTS



\$1,395,000 | TUESDAY 9/22/15 - 11AM TO 2PM



VAHAN SAROIAN

323-497-6655

Saroians@aol.com

1341Calumet.com

1341 CALUMET AVE

Stunning architectural fourplex in the historic Angeleno Heights with four expansive one bedroom units that feature many architectural details including loft, skylights and several balconies with spectacular views of Downtown Los Angeles. This is a great income producing property with gross rents of \$91,740. This property is truly a gem located minutes to all the shopping and entertainment in Downtown LA, Silver Lake and Echo Park.

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AREA
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OPPORTUNITY KNOCKS! JOIN US FOR LUNCH

LOS FELIZ



TUESDAY, SEPTEMBER 22ND, 11:00 - 2:00

\$1,499,000

2606 CANYON DR

For those sensitive to price-per-square-footage RUN! With approx. 2600 sqft at \$508/sqft, sitting at the foothills of the Los Feliz Oaks just south of Griffith Park hiking trails and seconds to Franklin Village shops & restaurants. This is a real home-run for the savvy Buyer. Offering a highly functional floor plan with room for home office/studio this 4 bedroom/4bath Contemporary Mediterranean features large public rooms, great Master and Chef's kitchen is not to be missed. Location Location..

KAREN LOWER

323 804 8043

karen90039@gmail.com

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RESIDENTIAL BROKERAGE

www.CaliforniaMoves.com

TOP FLOOR TERAMACHI VIEW UNIT

267 South San Pedro Street #624, Little Tokyo
www.Teramachi624.com



Teramachi is a senior (55 years+) condominium complex in the heart of Downtown's historic Little Tokyo. Offered is a top floor unit with 2 bedrooms, including master suite with walk-in closet, 2 bathrooms, a bright, open living room with natural light, view balcony, dining area and gourmet kitchen with granite counter tops, breakfast bar and stainless steel appliances. The unit faces east, affording sun drenched mornings and views towards the San Gabriel mountains. Top floor units offer higher ceilings and gas fireplace. Other features include fresh interior paint, central air & heat, in-unit washer & dryer, storage closet and 1 secure indoor parking space. Teramachi amenities include sparkling indoor-outdoor pool with sun deck, spa, central courtyard featuring gardens, koi pond, fountains & waterfalls, fitness center with steam sauna, overnight guest lounges, 2-story community room with full kitchen facilities, community barbecues, guest parking and 24 hour front desk/security station. In close proximity to Little Tokyo shops & restaurants, Dodger Stadium and ever-expanding downtown including Arts District, Union Station, Staples Center and Disney Hall.

Offered at \$469,000

OPEN HOUSE

Tuesday, September 22
from 11:00am-2:00pm (with lunch)

Thursday, September 24
from 12:00-3:00pm (with lunch)

Sunday, September 27
from 2:00-5:00pm

Thomas Inatomi

CalBRE #01276827

323.671.1249 / www.thomasinatomi.com

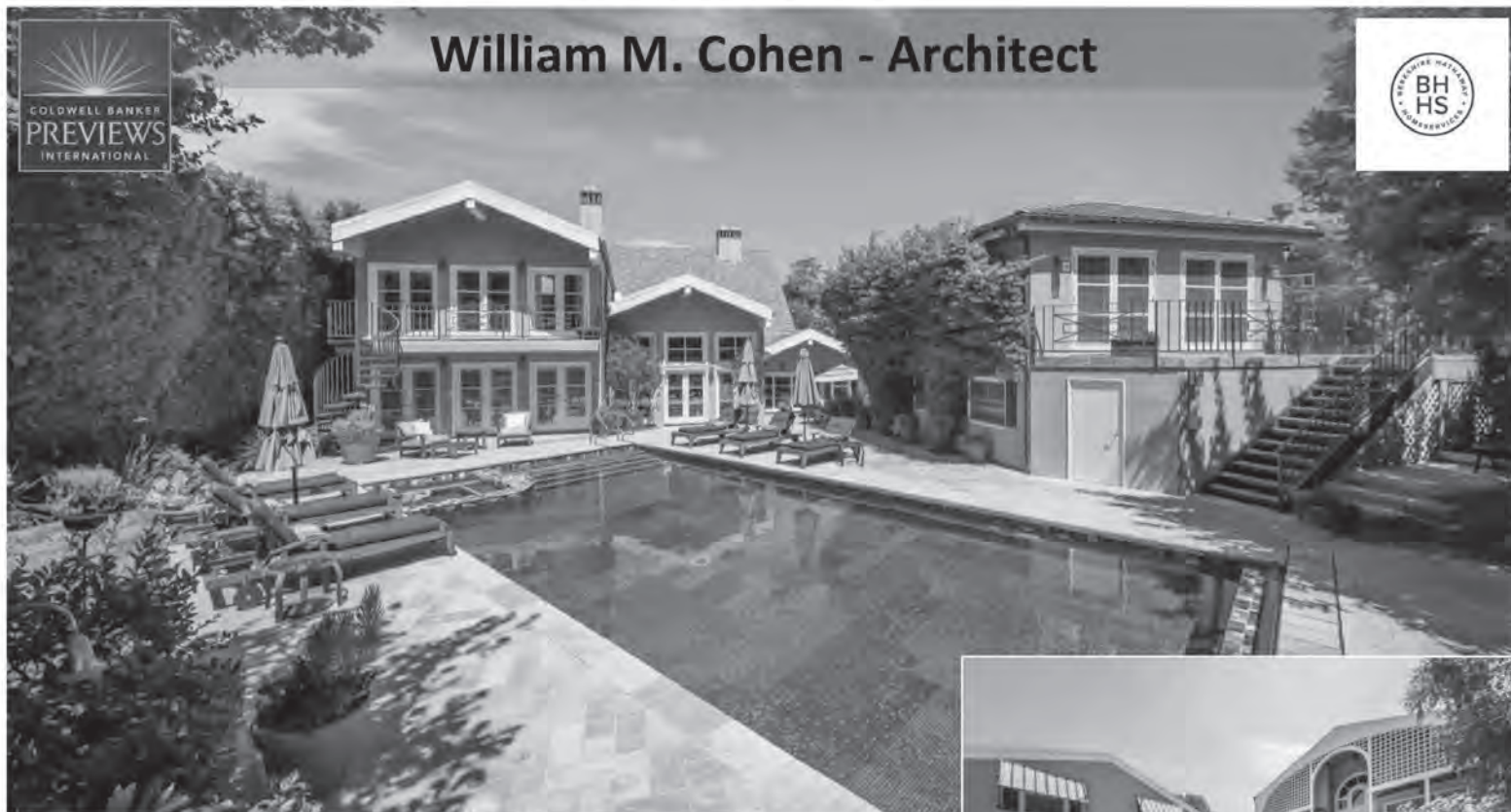


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AREA
62

ENCINO

*Join Us for Lunch!***William M. Cohen - Architect****15964 Valley Vista Blvd. Encino**

List Price - \$3,698,000

Royal Oaks adjacent 5 bedroom, 4.5 bath Contemporary-Craftsman gated estate with 3 separate guest/staff quarters on an 18,800 square foot lot! Enhanced by an amazing entertainer's flow, architect detailing, voluminous beamed ceilings, custom shoji screens, & generous use of wood/stone! Approx. 7300 square feet of artisanal quality! Interior features include: great room with mosaic tiled fireplace, banquet sized dining room, massive game room with pub styled full bar, & a secondary loft styled family room.

The commercial-grade professional, kosher kitchen featuring a Viking Pro 8-burner range, double Sub Zero's, double dishwashers, hand crafted, designer cabinets and a six foot granite breakfast bar/buffet.

Up an Escher-esque floating staircase are two generously sized secondary bedrooms that compliment the 1,100 square foot master suite/retreat. French doors open out to a balcony overlooking the verdant yard, while a spiral staircase offers easy access for night swimming. The center island-style walk-in closet and bath with oversized, jetted tub, steam shower, shaving sink, dressing table and water closet with bidet complete this resort-quality bathing and sleeping experience.

The grounds feature a 2 bedroom apartment above the 3-car garage, pool house/gym & a 1 bedroom guest house above gym. Lush grounds with a salt-water pool/spa, fountain and outdoor patio featuring kitchen with dining area & custom pizza oven.



Mickey Kessler
Coldwell Banker
Associate Manager
310.367.2322
CalBRE# 01088842



Spitz-Cameron
Berkshire-Hathaway
Luxury Estate Specialist
818.817.4284
CalBRE# 00924610





OPEN TUESDAY 11-2, LUNCH SERVED

Also open Friday, 11am-1pm & Sunday 2pm-5pm

13949 MAGNOLIA BOULEVARD
SHERMAN OAKS



5 BEDROOMS SUITES • 5000 SQ • LARGE LOT • SMART HOME • BAJA POOL/SPA

Step in to this new construction built on nearly 13,000 square feet, featuring a grand entry with a bright open floor plan, high ceilings and exquisite detail all around. Wander through the gourmet kitchen with a large entertaining island, professional stainless steel Viking appliances and beautiful custom-crafted kitchen cabinets. Enjoy an entertainer's dream backyard retreat with a built in BBQ Bar, and an exquisite pool and spa with a Baja Ledge and bi-fold doors perfect for the indoor/outdoor lifestyle. .



MAYA LIBRUSH

M: 818.201.5226

O: 310.273.6265

maya@mdpropertiesla.com

CalBRE 01932610



PROPERTIES

WWW.13949MAGNOLIABOULEVARD.COM

OFFERED AT \$2,499,000

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AREA
72

EXCEPTIONAL MID-CENTURY VIEW ESTATE

Huge \$300,000 Price Change



15949 Tobin Way, Sherman Oaks

~~\$2,498,000~~ Now \$2,200,000

Open Tuesday, Sept. 22nd, 11-2 and Sunday, Sept. 27th, 2-5

Westside close and Fabulous Value with over 4500sqft of expansive flow! Dramatic entry with dual stairwells, Impressive Living Room, Family Room & Dining Room all opening onto a gorgeous backyard with Pool, Views and Privacy. Newly remodeled and in move-in condition. Versatile 4BR + Office (optional 5th BR), 4.50 floorplan with private upstairs master suite. Beautifully landscaped 11,250sqft lot. Quiet culdesac location with easy access to the Westside.

PRICED TO SELL NOWwww.15949Tobin.com

TANIA FERRIS

310-713-8234

TaniaFerris68@aol.com

CalBRE#00664167



STYLISH AND RENOVATED



\$729,000 | TUESDAY 9/22/15 -11AM TO 2PM; THURSDAY 9/24/15 -10AM TO 2PM



VAHAN SAROIANS

323-497-6655

Saroians@aol.com

www.620avenue60.com

620 SOUTH AVENUE 60

Stylish, hip, & renovated NELA residence combines sophisticated interiors & modern conveniences. The floor plan offers 3 bedrooms, 2 baths & additional office/bedroom. Discerning interiors feature the warmth of hardwood floors & renovated bathrooms. Cook's kitchen has custom oak cabinets, caesar-stone countertops, & stainless steel appliances. When entertaining, guests will enjoy canyon & city views from the newly landscaped backyard with drought tolerance in mind. See this one & fall in love!

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