

01 Beverly Hills Single Family

240 S OAKHURST DR	Open	11-2	632H2	NEW
\$2,799,000	4+3	2sty-TRADITIONAL		



**DONE, DONE, DOE 2 STY
W/4BR+3BA+FAM RM+BONUS AREA**

Beautiful, done, done, 2 Sty w/4Br+3Ba+FamRm+upstairs "Bonus area". House majorly extended, remodeled, renovated in 2002. Gourmet kit w/Viking Appl opening to Fam Rm w/French Doors to a gorgeous yd, (w/firepit, outside kit). Mstr ste w/soaring ceil, beaut bath w/spa tub & walk-in closet. The upstairs "Bonus room/area" (appx 1,600 sqft, per owner), w/windows & A/C. Lrg liv rm w/high ceiling & fireplace. 2 car garage w/lrg 2nd level "bonus room/area", w/windows & A/C. Beverly Vista School.

MLS#14-794899

Steven Geller 310 777-6237
COLDWELL BANKER RESI

Hardwood floors, high ceilings, skylight

241 S MAPLE DR	Open	11-2	632G2	red
\$3,688,888	5+6	MEDITERRANEAN		



**LUXURIOUS SOUTH BEVERLY HILLS HOME
BUILT IN 2006**

Features include: Five bedrooms, six baths all bedrooms en suite, expansive living room with fireplace, open dining room, gourmet kitchen with state of the art appliances and center island, extensive and exquisite moldings and marble floors, high ceilings, elevator, large, east facing balcony and a pool. Tree lined street is close to places of worship and upscale shopping and dining. No Saturday showings.

MLS#14-772961

Myra N & Shlomo S 310.888.3333
NOURMAND&ASSOCIATES

www.241SouthMaple.com

1014 LAUREL WAY	Open	12-2	592E6	rev
\$10,995,000	6+8.5	MEDITERRANEAN		



1014 LAUREL WAY

Newer Tuscan Mediterranean Villa on one of Beverly Hills north of Sunset most coveted streets Laurel Way. Gated and private, enter through double glass and iron doors into an entry with 20 foot ceiling bursting with light. Designed with a great open floor plan and all the rooms in the right places. This home is approximately 11,200sqft with high ceilings and large windows throughout including French doors which open to the beautifully appointed back yard.

MLS#13-701527

Valerie Fitzgerald 310-285-7515
COLDWELL BANKER RESI

BBQ,Blf-Ins,Cbl,Dshwshr,Elvtr,Other

427 S ALMONT DR	Open	11-2	632H3	rev
\$1,695,000	4+3	CONTEMPORARY		



**\$100K PRICE REDUCTION. ALL
REASONABLE OFFERS CONSIDERED!**

Contemporary approx. 1500sqft 3bd, 2ba Electronic Smart House with detached 400 sqft Guest House w/ full bath, kitchenette and sleeping loft! Completely Private Home rebuilt in the 80's w/ crescent shaped hall & vaulted ceilings in living, dining, & master bedroom. Kitchen w/ new Bosch stainless steel stove top, new Fisher & Paykel double drawer dishwasher, Gagenau Ovens, Ann Sacks tiles, Cesar Stone Counter tops, & GE Monogram Refrigerator. Beautiful Redwood fencing surrounds entire property!

MLS#14-786487

Kenneth (KJ) Marmon 310.749.4995
HILTON & HYLAND

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

01 Beverly Hills Condo / Co-op

300 N SWALL DR #307	Open	11-2	632H1	NEW
\$1,525,000	2+3	CONTEMPORARY		



BIG, BRIGHT AND GORGEOUS

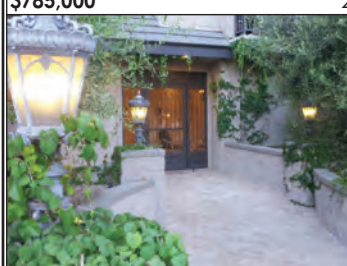
Spacious, airy 2br 2ba plus den condo in the elegant Beverly Hills IV Seasons provides ambiance for gracious living and entertaining. Formal entry, large living room, great dining room, kitchen with breakfast area, master suite with gorgeous bath and amazing closets, second ensuite bedroom, laundry room and good storage. Enjoy beautiful mountain & city views, pool, gym, spa, full service amenities including 24hr concierge, valet & on site manager in a lovely tree-lined neighborhood.

MLS#14-794651

Greensweig Group 310-308-1757
TELES PROPERTIES

Blf-Ins,Dshwshr,Dryer,Elvtr,Grbg Disp

439 N DOHENY DR #106	Open	11-1	592H7	NEW
\$785,000	2+2	CONTEMPORARY		



2+2 CONDO WITH AMAZING POTENTIAL

Spacious 2+2 condo in Prime Beverly Hills with amazing potential. Quiet rear location with Living room opening to large balcony. Beautifully maintained building with new elevator and windows. Low Homeowners dues, Earthquake insurance, side by side parking, and additional storage. Close to world class shopping and fine dining.

MLS#14-795125

Marcus Kassin 310-281-3968
COLDWELL BANKER RESI

Dshwshr,Dryer,Fridg,Wshr

01 Beverly Hills Lease

336 WETHERLY DR	Lunch	11-2	632H3	NEW
\$6,900	3+2	1sty-SPANISH		



ABSOLUTELY GORGEOUS TOTALLY REMODELED GOURMET GRANITE KITCHEN AND BATHS. AND VERY SOPHISTICATED LIVING ROOM WITH HIGH BEAMED SPANISH VAULTED CEILING AND PRIVATE STEP UP DINING ROOM. POOL

MLS#14-776781

Sandi Lewis 310 770-4111
COLDWELL BANKER RESI

02 Beverly Hills Post Office Single Family

9390 READCREST DR	Open	11-2	592F5	NEW
\$5,495,000	3+4	CRAFTSMAN		



GREAT DEVELOPMENT OPPORTUNITY

ATTENTION DEVELOPERS!!! THIS IS IT! The most sought after view property promontory on Readcrest Drive with breathtaking views and a HUGE flat lot. One of the largest flat pads in the coveted Crest Streets of Beverly Hills. Amazing parking, amazing setting and amazing location! Property comes with all design plans, survey reports and soil reports.

MLS#14-784655

Josh Flagg/Joe Babajian 310-720-3524
RODEO REALTY - BEVER

9814 HYTHE CT	Open	11-2	592C1	NEW
\$4,995,000	5+6	ARCHITECTURAL		



**CUSTOM GATED ARCHITECTURAL W/
EXTRAORDINARY QUALITY & DETAIL**

Pro kitch w/25ft ceilings, 16ft island w/seating, Miele appls, cstm gls wine cellar w/ Fleetwood walls of glass. Hrdwd deck w/eating area & kitch w/Lynx BBQ, refrig & frplc. Open flrpln w/lrg lvg rm w/floating frplc & oversize dng rm. Pool deck & outdoor frplc. Fleetwood blue gls drs open to bcktyrd w/zero edge pool w/floating bridge. 2,000sf ground deck in bcktyrd & upper deck w/waterfall, lrg bar. Lux mstr w/cstm walk-in clst, spa ba w/dbl lrg shwr & Japanese soaking tub. Warner Ave. Elementary.

MLS#14-794497

Ginger Glass 310-927-9307
COLDWELL BANKER BHN

www.9814hythe.com

ATTENTION

The following changes to The MLS Broker Caravan™ Terms & Conditions are effective January 2012:

- 1) Only ads featuring Active and/or recently Sold properties can be placed in the front full page color and black/white sections.
- 2) Announcement ads (recruiting and company promotions) may be placed in the back full page color section, including the back cover. Statistical or performance metrics may be used in this section, but may only refer to performance within a single brokerage.
- 3) No refunds will be given for any ad that is cancelled, rejected, or not received by the published deadlines. (Deadlines are available online at TheMLS.com™).

TUESDAY

TUESDAY

1531 BENEDICT CANYON DR	Open	11-2	592C4	NEW
\$1,749,000	3+2	COUNTRY ENGLISH		



ROMANTIC PARADISE

Designer-done country English mini-estate in lower BHPO. Gated and set-back from street, this 2-story 3BD/2BA with pool has a warm interior that includes chocolate hardwood floors, wood-beamed ceilings, chef's kitchen, security system & downstairs guest. French doors in living and dining rooms lead to an entertaining outdoor oasis. The lushly landscaped backyard comes complete with black-bottom rock pool and brick patio. 2nd story master w/ attached sitting room that overlooks fabulous grounds.

MLS#14-775559
Carmen Berg 310-995-5900
SOTHEBYS INT. REALTY

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

9455 READCREST DR	Open	11-2	592F5	rev
\$3,395,000	4+4.5	2sty-CAPE COD		



BHPO CREST STREETS CHARMER
WWW.9455READCRESTDR.COM

Entertainer's Dream features 4 Bedrooms, 4.5 bathrooms, volume beamed ceilings, remodeled kitchen & baths, two private master bedroom options, fireplace, stylish herring bone pattern hardwood floors and French doors leading to a flat grassy yard, infinity pool, spa and more! Set against serene canyon views, this is a must see property.

MLS#14-788111
Omega Group-Todd Michaud 310.429.8191
KELLER WILLIAMS

www.OmegaGroup.LA

9988 REEVESBURY DR	Open	11-2	592B3	NEW
\$1,495,000	3+3	2sty-MEDITERRANEAN		



Not on the market in 30 years! Unique property located at the end of a quiet cul-de-sac with beautiful canyon views. Currently, there are three large units - the original house is 1 + 1 and all the rooms are enormous. Below the original house, there is a 1 + 1 unit w/large rooms. Also on the property is a large two-story, 1 + 1 GH w/an office/storage area below. All units are light & bright. Seller has preliminary plans for a pool & soils reports. Great possibilities & upside potential.

MLS#14-793997
Yves Mieszala 310-550-8088
COLDWELL BANKER RESI

Dshwshr,Dryer,Grbg Disp,Fridg,Wshr

9654 WENDOVER DR	Open	11-2	592C1	rev
\$3,195,000	5+5	2sty-COUNTRY FRENCH		



FRESH NEW LOOK - STAGED AND READY TO SELL

Dramatic living rm w/custom vaulted ceilings & lrg dining rm w/coffered ceilings, both w/bay windows. Spacious family/great rm opens to outdoor dining rm, built-in BBQ, lush patio & pool/spa. New kitchen w/gorgeous cabinetry, center island & SS apps. HW flrs throughout. Dwnstrs guest ste opens to grassy yard & pool area. Upstrs master ste w/custom closet, steam shower & French drs opening to balcony & gazebo. 3 other bedrms +media/play rm complete the upstairs. 3 car garage w/direct access.

MLS#14-768817
Durfee/Stark 310-622-7450
GIBSON INTERNATIONAL

9654Wendover.com

1709 SAN YSIDRO DR	Open	11-2	NEW
\$1,449,000	4+3	MID-CENTURY	



EXTRAORDINARY OFFERING! PRIME BEVERLY HILLS POST OFFICE

An amazing opportunity to build or redevelop this 1950's architectural home - ideal for an owner/user or developer. A fantastic location in prime lower Beverly Hills Post Office, this 4 bedroom home has tremendous potential for the right buyer. Freshly painted, both interior and exterior, the home features an open floor plan with an abundance of natural lighting, hardwood floors throughout and a lovely grassy yard. Enjoy the peaceful vistas and views of the greenery.

Sally F Jones/ Johanna S 310-691-7888
JOHN AAROE GROUP

www.1709sanysidro.com

02 Beverly Hills Post Office Lease

9450 HIDDEN VALLEY PL	Refresh.	12-2	592G1	NEW
\$12,800	4+5	2sty-RANCH		



SHORT OR LONG TERM FURNISHED LEASE

Turnkey, private and gated retreat in a tranquil canyon setting. Elegantly furnished The first floor includes a great room with beautiful vaulted wood ceilings and fireplace which opens to gourmet eat-in kitchen and formal dining room, den and a romantic Master suite with an additional bedroom and gym. This spacious and charming residence has a flexible floorplan, 2 bedrooms or 1 bedroom en suite with office make up the 2nd floor.

MLS#14-783485
Brenda Catalano 310-614-6659
COLDWELL BANKER RESI

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

9541 CHEROKEE LN	Refresh.	11-2	592F3	red
\$3,895,000	4+5	CONTEMPORARY		



GATED ONE STORY CONTEMPORARY

Up a long pvt gated driveway 4 bedrooms, 5 baths. This secluded home is only minutes from the finest hotels and restaurants. Open floor plan Gourmet kitchen, bar, formal dining w/tp living room with fireplace, master suite with fireplace and canyon views. Luxurious master bath with sitting area plus huge walk-in closet. In move in condition. French doors open to outdoor patios and sitting areas. Bring your discriminating clientele. Resort like pool and large motor court.

MLS#14-772449
Myra N/Victoria P 310.888.3333
NORMAND&ASSOCIATES

www.CherokeeEstate.com

03 Sunset Strip - Hollywood Hills West Single Family

7218 MULHOLLAND DR	Open	11-2	593C1	NEW
\$5,999,000	6+10	CONTEMP MED		




House measures 7,135sf per appraiser. Your 6bd/10ba haven in the sky awaits w/ this contemporary Mediterranean home on legendary Mulholland Drive w/ spectacular 180 degree aerial views of Los Angeles. Completely updated w/ top of the line finishes. A true Hollywood Hills home flowing over 4 levels offering a myriad of entertaining options. Pebble Tec pool, spa and deck. An outdoor kitchen impresses for year round entertaining. Dramatic waterfall dazzles while home-wide piped music will delight.

MLS#14-776245
Clinton Wade 310-433-0633
JOHN AAROE GROUP

www.7218Mulholland.com

13981 AUBREY RD	Open	11-2	562B6	rev
\$7,950,000	5+6.5	FRENCH NORMANDY		



SOPHISTICATED & EXQUISITELY CHIC HOME

Sophisticated and warm 5 bed/6.5 bath home. Exquisitely chic and well appointed. Grand formal foyer, living room with soaring ceilings, double height windows and amazing fireplace. Striking dining room. Large open family room with glass doors for indoor/outdoor flow to backyard. Chef's kitchen with all new appliances and light & bright breakfast nook overlooking lawn and pool. Fantastic Master with Gym, balcony and view.

MLS#13-718287
Brooke Kaufman 310.467.3618
HILTON & HYLAND


Dshwshr,Grbg Disp,Rng/Ovn,Fridg

NEW! The MLS Stats


Get Statistics for ANY Listing Search.

Get statistics that really matter to you and your clients with the MLS Stats option in the Listing Search! It's Easy; Create a Listing Search, click Run Stats, select a Report, then Print or Email to create custom statistics from any Listing Search!

TUESDAY

2210 ASTRAL DR	Open	11-2	NEW
\$5,750,000	4+6		
	STUNNING ARCHITECTURAL LIKE NO OTHER!		
Unique, immaculate with meticulous attention to detail. Stunning views from downtown to the ocean. Also twilight open from 6-8PM.			
Marcie Hartley HILTON & HYLAND	310.691.5950	www.astralmodern.com	


1905 GRACE AVE	Open	11-2	593E3	NEW
\$1,525,000	4+2			
	HOLLYWOOD MIXED USE UPSIDE			
Opportunities are knocking here at 1905 Grace Avenue, Hollywood 90068, Circa 1917 Colonial Mansion set above the street on a large corner lot with plenty of parking. Beautiful Large grand formal rooms with beautiful original moldings and detailed wood work, 4 bedrooms + Maids, 2 baths and a large basement. This property has many possibilities, great office's / B&B /Salon or studio, some TLC is needed but a must see, close to all of Hollywood's hot spots. Seller motivated bring all offers.				
MLS#14-792405		Grbg Disp		
Jeffrey Young SOTHEBY'S INTERNATIO	310-888-3898			

1800 OUTPOST DR	Open	11-2	593D4	NEW
\$2,550,000	4+3	SPANISH		
	VILLA DE FLORA - OUTPOST ESTATES!			
Breath-Taking Spanish Revival! 4 bed/3.5 bath Beautifully-Restored Estate on an oversized 13,000+ sq/ft flat lot. A gorgeous courtyard welcomes you this Outpost Estates Jewel. A true entertainer's home, walk into a beautiful oversized living room w/ beamed ceilings which opens out to a glorious courtyard & pool area. An ample dining room flows into the Chef's Kitchen which boasts Viking appliances and granite countertops. Walk to every amenity! This is luxury living in the middle of the city.				
MLS#14-794371		Blf-Ins,Cbl,Dshwshr,Dryer,Frzr,Other		
Roger Perry RODEO REALTY - BH	310-600-1553			


8827 SKYLINE DR	Open	11-2	NEW
\$1,175,000	2+2	2sty-CONTEMPORARY	
	REMODELED CONTEMPORARY		
Lovely canyon views from this remodeled spacious 2 bedroom, 2 bath Laurel Canyon Contemporary. Wonderful open living area leads out to a private decks and an exceptionally private back yard, perfect for entertaining. The master suite is an everyday escape and features a beautifully remodeled bathroom, and a large walk-in closet. A renovated well-appointed kitchen and floor to ceiling windows in the dining room complete this private and tranquil canyon retreat.			
Jonah Wilson HILTON & HYLAND		310-858-5465	


6821 PARK GLEN DR	Open	11-2	593D2	NEW
\$1,995,000	5+4	SPANISH		
	A VIRTUAL PARADISE!			
INCREDIBLE \$250,000 REDUCTION FROM ORIGINAL ASKING PRICE. THIS IS ABSOLUTELY THE BEST VALUE IN THE HOLLYWOOD HILLS FOR A CHIC DESIGNER- DONE HOME IN A GREAT NEIGHBORHOOD. THIS HOME WAS MODELED AFTER THE GRAND ORIGINAL MEDITERRANEAN HOMES AROUND LOS ANGELES; HOWEVER THE OPEN FLOOR PLAN INCORPORATES MODERN DESIGN FEATURES AND LUXURIOUS AMENITIES FOR TODAY'S CONTEMPORARY LIFESTYLE. SPECTACULAR KITCHEN THAT TIES INTO A LARGE FAMILY ROOM. THIS ALL FLOWS OUT TO THE BACKYARD AND POOL				
MLS#14-793515		BBQ,Blf-Ins,Dshwshr,Frzr,Hood Fan,Other		
Neal Baddin COLDWELL BANKER RESI	323-793-7405			

3140 ELLINGTON DR	Refresh.	11-2	593C1	NEW
\$899,000	3+2	1sty-TRADITIONAL		
	PRICED TO SELL, CHIC TRADITIONAL			
Welcome to a chic, traditional single story entertainer's home providing fabulous indoor, outdoor living with high ceilings, formal living room w/ fireplace & formal dining room. This tranquil & private Hollywood Hills home offers hardwood floors throughout, + study. The well executed lay out affords modern function, large windows, and great natural light. Lushly landscaped, al fresco dining, BBQ. One bedroom detached guest house w/bath suites "in laws" suite, live in, or studio.				
MLS#14-789585		W & D, Refrigerator, Dishwasher, Stove		
Mercedeh C Javid KELLER WILLIAMS HOLL	310-486-2286			

8810 HOLLYWOOD BLV	Lunch	11-2	NEW
\$1,895,000	3+3	2sty-MODERN	
	BEAUTIFULLY RENOVATED EMOTIONAL MODERN WITH CITY VIEWS		
Beautifully renovated emotional modern encompassing urban sophistication and design, w/ gorgeous city, ocean and canyon views. A two story living room w/ dark wood flooring and walls of glass make a dramatic statement. The kitchen is accented w/ Viking, Miele & Caesar Stone. The spacious sexy master extends onto an outdoor "Sky Bar", perfect for entertaining. There is a private Spa with pop up DVD screen, two additional bedrooms & three baths. This home is absolute metro and cool, a must see!			
Perry/Helbling BERKSHIRE HATHAWAY		323-397-6948	
www.TheArtOfListing.com			

7145 PACIFIC VIEW DR	Open	11-2	593C1	NEW
\$859,000	2+2	CONTEMPORARY		
	BEAUTIFUL VIEW HOME			
Nestled in the Hollywood Hills with spectacular city and canyon views. This sleek modern home offers an open floor plan a chef's kitchen featuring Sub Zero, Miele, Bosch and Wolfe appliances a sunlit living room, indoor dining and covered outdoor dining and grill open up the space to encourage indoor/outdoor living and the gentle breeze of the hills. The master bedroom opens to a private sun deck. Third level has 3rd bd/bth and laundry. The adjoining vacant lot is also avail APN 2428-010-023				
MLS#14-794911		Dshwshr,Dryer,Grbg Disp,Rng/Ovn,Fridg		
Robin Greer SIR	310 717-1805			

7670 WOODROW WILSON DR	Open	11-2	593B1	NEW
\$1,675,000	3+5	2sty-CONTEMPORARY		
	PRIVATE GATED HOME			
A private gated contemporary home with lovely views over the canyon. 3 story Light and bright custom built home. Upstairs master has private balconies that overlook the secluded garden and canyon.				
MLS#14-793845		Stove, Refrigerator, Washer & Dryer		
Verna Cornelius RODEO REALTY INC.	818-761-7910			

1853 SUNSET PLAZA DR	Open	11-5	592J4	rev
\$10,950,000	4+6	4sty-CONTEMPORARY		
	NEW HOLLYWOOD HILLS CONTEMPORARY!			
Panoramic, Unobstructed Views on every floor of this 4 bedroom/5.5 bath masterpiece. No expense was spared: Boffi Vanities/Fixtures, Boffi Kitchen w/Miele & Wolf appliances, Surround/In wall Sound System, DomVision Home Automation, In-Wall IPads, DeltaLight light fixtures, Electronic Shades. This fully customized home boasts a Gym/Yoga Studio, Sauna, Pool, Oversized Deck for Entertaining, Theater Room, Dining Room...SPECTACULAR VIEW!!				
MLS#14-777229		Dshwshr,Dryer,Frzr,Grbg Disp,Micro,Other		
Roger Perry RODEO REALTY - BH				

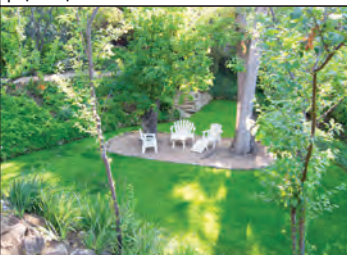
TUESDAY


1551 VIEWSITE DR	Open	11-2	592J4	rev
\$9,495,000	5+5	ARCHITECTURAL		
	STUNNING MODERN COMPOUND HOVERING OVER THE SUNSET STRIP			
Stunning Modern compound hovering over the sunset strip w/ 60' ft infinity pool and spa overlooking back drop of LA w/ explosive city views stretching all the way to the Pacific Ocean. Enter the gated estate and experience a warm contemporary architectural masterpiece w/ soaring 12' high ceilings stepping into a 50' open dining and living room. This chic home infuses deep rich organic woods w/ sliding doors to create a sexy indoor-outdoor vibe positioned on a 20,000 ft lot w/ large grass yard.				
MLS#14-780629		Brick Williams 310.776.0733		
HILTON & HYLAND		Blt-Ins,Cbl,Dshwshr,Elvtr,Grbg Disp,Othr		


8661 HILLSIDE AVE	Refresh.	11-2	593A4	rev
\$5,300,000	3+4	ARCHITECTURAL		
	MODERN MASTERPEICE ABOVE SUNSET			
Soothing sound of the 30' Water Feature cascading down the main stairwell you know you are somewhere special! Screening room on 1st level, oak stairs to 2nd level w/3 bdrms. Mstr bdrm w/rows of closets! Mstr bath clad w/Marble, oversized steam shower, lrg spa tub. 3rd level open floor plan w/ views of the city to the ocean. State of the art Chefs Kitchen, Miele Appliances and Wine cooler. 10' glass doors open to 800 sq.ft. deck with outdoor fire feature. Rooftop pool & deck. Adjacent lot for sale at \$500K				
MLS#14-788163		Burt Blum 818-788-1946		
BURT J. BLUM & CO.		Blt-Ins,Dshwshr,Elvtr,Grbg Disp,Hood Fan		

2401 JUPITER DRIVE	Open	11-2		rev
\$3,779,000	4+4	CONTEMPORARY		
Stunning 4BR+3.5BA Contemporary w/views. Totally redone. Finest quality & craftsmanship w/European touches throughout. Open & flowing floorplan. Phenomenal Resort-like rear yard w/pool & spa				
MLS#SR14139786CN		www.2401jupiter.com		
Ellen Model		818-933-2400		BERKSHIRE HATHAWAY

8409 YUCCA TRL	Open	11-2	593A4	rev
\$1,600,000	5+4	SOUTHWESTERN		
	SOUTHWESTERN ARCHITECTURAL BUILT FOR THE LA LIFESTYLE			
Award-winning Architectural by noted environmental architect/designer James Chuda, nestled in the Laurel Canyon hills features non-toxic building materials & energy conservation concepts. Spruce beamed ceilings; Oak flooring; walls of glass; canyon views; al fresco dining terraces. Flexible floor plan w/ 5 BDs & 4 BAs in approx. 3560 sq.ft. Master Suite w/ wood burning FLP; spa tub & steam shower. Wonderland Park School. One-of-a-kind home for the most discerning buyer! A Truly Unique Property!				
MLS#14-771947		John Steiner/JoanYarfitz 310-666-1454		
KELLER WILLIAMS BH		Cent Vac,Dshwshr,Grbg Disp		

2860 PACIFIC VIEW TRL	Open	11-2	593C1	rev
\$1,585,000	2+2	TRADITIONAL		
	180 DEGREE CITY VIEWS, HUGE GRASSY YARD, LONG DRIVEWAY			
Absolutely Charming 2BD + 2BA home hidden up a Long, Gated Driveway in a Magical Setting with Sweeping 180 Degree City Light Views and a Lush Garden with mature Trees and Breathtaking Views. There is also a view of the Hollywood Sign from the Master Bedroom and the brick patio. Ideal artist's hide-away. Quick commute to Warner Bros, Universal, Disney, Sunset-Gower, and Paramount. Walking distance to Runyon Canyon Park. Move-in condition! Room for a Pool.				
MLS#14-769667		Robert Eilbacher 323-863-5030		
ROBERT EILBACHER				

03 Sunset Strip - Hollywood Hills West		Condo / Co-op	
999 N DOHENY DR, UNIT 502	Refresh.	11-2	NEW
\$549,000	1+1	Isty-CONTEMPORARY	
	STUNNING WEHO HIGH RISE VIEW CONDO		
Stunning 5th Floor corner unit in one of WEHO's best high rise buildings with views over the BH Flats to the skyline Century City!!! Amazing location, close to the shops, restaurants and clubs of The Sunset Strip. This unit with gleaming wood floors is a perfect first home, bachelor pad or sexy pied de terre. The home features a large walk in closet, open kitchen and gorgeous patio with ample room for seating patio. 999 Doheny features a 24 hour doorman, gym and a great swimmer's pool & spa!			
Gregg Silver 310-770-0777		Refrigerator, Range, Dishwasher	
KELLER WILLIAMS BH			

04 Bel Air - Holmby Hills		Single Family		
965 SOMERA RD	Open	11-2	591J6	NEW
\$13,750,000	5+6	ARCHITECTURAL		
	BREATHTAKING MODERN ESTATE ON 2+ ACRES			
Enter through a long, gated, pvt driveway to an impressive Modern home w/high ceilings & great walls for art. Incredible open floor plan perfect for large scale entertaining. 5 bed/6 baths in main house + multi-tiered guest house/screening rm. Infinity pool & beautiful garden overlook spectacular unobstructed city views. Extremely pvt, serene & peaceful with cascading waterfalls, Koi ponds, & lush landscaping. Boasting the highest quality finishes, materials, and state-of-the-art amenities.				
MLS#14-794601		Kurt Rappaport 310-860-8889		
WEA		Blt-Ins,Dshwshr,Grbg Disp,Hood Fn,Intrcm		

900 STONE CANYON RD	Open	11-2	592A6	NEW
\$5,995,000	5+6	TRADITIONAL		
	BEAUTIFUL TRADITIONAL HOME NEAR THE FAMED HOTEL BEL-AIR			
Beautiful Traditional home located moments from the famed Hotel Bel-Air. Gated and private, the home boasts a formal dining room, library, living room and cosy country kitchen with French doors that lead to back patio and swimming pool located to the side of the property. Decorated by Katherine Ireland, there are few homes in the area that feel so comfortable and stylish. The master has both his and her bathrooms, a fireplace and an office/additional bedroom or nursery.				
MLS#14-794789		Juliette Hohnen 323.422.7147		
HILTON & HYLAND		www.900stonecanyonroad.com		

2361 N NALIN DR	Refresh.	11-2	519H2	NEW
\$4,285,000	5+7	CONTEMPORARY		
	NEW CONSTRUCTION IN BEL AIR - CONTEMPORARY DESIGN - VIEWS			
New contemporarily five bedroom, six and a 1/2 bath home on cul-de-sac overlooking a beautiful canyon. Open floor plan to take in fantastic views and 90 degrees of privacy. Sports bar with illuminated glass wall. Kitchen features a large island, 48" 6-burner Wolf all gas range, Modern Aire hood and Sub Zero refrigerator. -Upstairs family room and four bedrooms each with bath including a master suite with walk-in closet and see-thru fireplace. Two garages for up to 5 cars and large gated entry.				
MLS#14-794849		Moises Carlos 310-902-6128		
ESCALA REALTY GROUP				

REMINDER

The MLS™ reserves the right to refuse and/or edit any ad it deems unsuitable.

No ad shall include statistical or numerical comparisons of performance between or among different real estate brokerage firms, brokers, or agents.



TUESDAY

X 2072 ROSCOMARE RD		Lunch	11-2	NEW
\$1,950,000	4+5	2sty-MODERN		



EXTENSIVELY REMODELED MODERN IN BEL AIR

Here's an extensively remodeled, beautiful Modern home set above the street level w/ stunning, high-end finishes throughout. Enjoy the ultimate in indoor/outdoor California living w/ stackable glass doors opening to an expansive patio & lush grassy yard. There is tons of natural light, 10' high ceilings & open floor plan. The large Cook's Kitchen featuring GE Monogram appliances is done in a stunning, neutral color palate with a big center island. Smart home. Private, serene canyon setting.

L. Young / N. Saad 310.777.2879
BERKSHIRE HATHAWAY

www.2072Roscomare.com

1689 COMSTOCK AVE		Open	11-2	NEW
\$2,349,000	3+3	2sty-TRADITIONAL		



ROMANTIC EAST COAST TRADITIONAL

This updated Comstock Hills home retains all of its classic charm and detail work. Features include covered front porch, spacious formal living room, cozy den with fireplace, gracious formal dining room, gourmet eat-in kitchen with AGA stove, direct access two car garage, three bedrooms up with superlative master suite comprised of cozy sitting room, bedroom with fireplace and a sumptuous bath, and a verdant terraced garden, with private lower patio, upper pool, and detached office/guest house.

Jim Bremner 310.622.7445
GIBSON INTERNATIONAL

www.1689Comstock.com

937 CHANTILLY RD		Open	11-2	591J6	red
\$3,999,999	439-5000	5+7	2sty-TRADITIONAL		



JUST REDUCED! MUST SEE!


Elegantly remodeled Traditional w/almost 5,700 sf boasting top designer finishes. Formal living & dining rms. Eat-in gourmet kitchen w/butler's pantry & Viking appl., maids & powder. Sumptuous master suite boasts over-sized walk-in closet & master bath w/steam shower, sauna & heated floors. Classic library/office, huge media/game room & a stunningly outfitted home theater. Almost 1 acre of privacy & seclusion w/cascading waterfall & spa. Top rated Roscomare or Warner schools. Ipad Vantage System

MLS#14-771735
Mark Goldsmith 310-777-6291
BEVERLY HILLS NORTH

Major price reduction!! Must see.

05 Westwood - Century City Condo / Co-op

10551 WILSHIRE BLVD #1501		Open	11-2	NEW
\$1,490,000	2+3			



APPROX. 2,530 SQ. FT.

2B/2.5B + Den. City views. S.E. corner. L.R. with gas fireplace. L.R. + den w/ sliding doors to balcony. Lrg. dining area, eat in Kit. Laundry room, powder room, 2 parking + full service building with all amenities.

MLS#SB14200925MR
Susan Larison 310-487-1360
VISTA SOTHEBY'S

1984 STRADELLA RD		Open	11-2	591H3	red
\$3,950,000	5+6	MEDITERRANEAN			



BEAUTIFUL MEDITERRANEAN WITH AMAZING RESERVOIR VIEWS

"Major Price Reduction!" Totally remodeled Mediterranean home in Bel Air overlooking the Stone Canyon Reservoir with city view. Beautifully remodeled 5 bedroom and 6 bathroom home on an acre of land. Private screening room, maids room, wine cellar, library/office, and a gourmet kitchen. Master bedroom with fireplace and luxurious bath as well as 4 additional bedroom suites.

MLS#14-753435
S Frankel, B Tenenbaum 310-858-5468
CBBHN, H & H

www.stevefrankel.com

10560 WILSHIRE BLVD #1006		Open	11-2	632C3	NEW
\$999,000	2+2.5	CONTEMPORARY			



TEN FIVE SIXTY

Views, Views, Views. Rare opportunity to purchase a well-priced, diamond-in-the-rough condominium in the prestigious, full service, Ten Five Sixty. Spectacular, unobstructed city-to-ocean views from this south facing (rear) residence, which includes the Hollywood Sign, Griffith Observatory, Century City and extends west to the Pacific Ocean. Bring your designer - approximately 1,828 s.f. waiting to be transformed. Located in one of the most distinctive Wilshire Corridor.

MLS#14-794373
T. Rustad P. Maurice 310.623.8825
RODEO REALTY - BH

TenFiveSixty1006.com

11540 THURSTON CIR		Open	12-2	631H1	rev
\$2,275,000	3+2	ARCHITECTURAL			



11540 THURSTON CIR

Wonderful family home in great Brentwood location close to many schools, shopping and minutes from the heart of everything. New construction, total remodeled with dramatic open spaces with vaulted ceilings high end luxurious finishes. Italian kitchen cabinets, white oak plank floors, rooms flow into each other for open California living and great indoor outdoor living. Main level has 3bd, 2.5ba with gorgeous baths, Luxurious master, separate second level has guest quarters, beautiful ¾ba.

MLS#14-790671
Valerie Fitzgerald 310-285-7515
COLDWELL BANKER RESI

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

10501 WILSHIRE #1103		Open	11-2	632C2	NEW
\$890,000	2+2	CONTEMPORARY			



BETTER THAN HOTEL LIVING!!!

Amazing Views from almost every room, custom built-ins, stone floors in a full service building with valet parking, heated pool, sun deck, gym, conference room, guest rooms and more. H.O.A. includes utilities and cable. Don't miss this gem!!

MLS#14-792497
Barrie Renee Avedon
JOHN AAROE GROUP

Blt-Ins,Dshwshr,Micro

05 Westwood - Century City Single Family

131 GREENFIELD AVE		Open	11-2	631-J1	NEW
\$2,595,000	4+3.5	2sty-TRADITIONAL			




STUNNING TRADITIONAL IN WESTWOOD HILLS

Beautifully remodeled 4 BD, 3 ½ BA East Coast Traditional located in sought after WW Hills. Kit, which has been remodeled with top of the line appliances and fixtures, opens onto the Fam Rm. Master BD has two walk-in closets and an elegant master bath complete with heated marble floors. The professionally landscaped grounds include salt-water pool, grassy area, and spacious brick patio. Additional features include multi-camera security system, NEST system and direct access to the 2-car garage.

Jennifer Pinckert 310-500-1411
PARTNERS TRUST

www.131greenfield.com

11033 MASSACHUSETTS AVE #11		Open	11-2	632B4	NEW
\$779,000	2+3	TRADITIONAL			



SOPHISTICATED ELEGANT WESTWOOD TOWNHOME

Contemp, elegant, highly upgraded townhome on tree-lined street. Polished concrete floors, private rooftop deck, remodeled kitchen and baths w/custom cabinetry. Great lay-out with high ceilings, atrium & loft off master. Building was extensively remodeled in '02, new windows, new HVAC, etc. Fairburn Elementary. Low dues incl. EQ ins.

MLS#14-795013
Lorin Ruffenberg 310-780-0214
PARTNERS TRUST BH

Dshwshr,Dryer,Rng/Ovn,Fridg,Other

TUESDAY

10417 LOUISIANA AVE #101	Open	11-2	632D4	rev
\$834,000	3+3	CONTEMP MED		



EXCEPTIONAL 2005 BUILT 3 BED/2.5 BATH

Exceptional 2005 Built 3 bed/2.5 bath in quiet rear-corner location. Formal entry with powder room leads to desired open floor plan w/ formal dining room leading to living room w/ double french doors to rear courtyard. Gourmet kitchen w/ granite countertops, top-of-the-line stainless steel appliances and Italian cabinetry opens to inviting breakfast room overlooking living room. Spacious master suite with fireplace, custom walk-in closet, and pre-wired for clean wall flat screen television.

MLS#14-775409
Chad Lund/Patty Best 310-801-2641
TELES PROPERTIES, IN

Dshwshr,Grbg Disp,Micro,Rng/Ovn

326 S BUNDY DR	Open	11-2	631/G3	NEW
\$1,895,000	3+3.5	ARCHITECTURAL		



ARCHITECTURAL DREAM HOME

Stunning contemporary architectural home. This 3 bedroom, 3.5 bath home is truly a masterpiece. The home features high ceilings, incredible skylights, limestone flooring, frameless window with tempered glass and copper plating. A hanging central fireplace and Italian kitchen create the perfect ambiance for entertainment. Yard features a blue pool, BBQ pit & buffet, all bordered in red rock. A piece of art for the most discerning buyer.

Flora Aston 310-480-3585
COLDWELL BANKER - WS

BuiltIns, Cable, Dishwasher, Range/Oven

06 Brentwood Single Family

1776 WESTRIDGE RD	Open	11-2	631-E2	NEW
\$7,495,000	5+7	TRADITIONAL		




CUSTOM CRAFTED CALIFORNIA TRADITIONAL

Set back from the street on over 49,000 square feet of beautiful grounds, this is a true entertainment compound. The first glimpse of the spectacular views is through 10 foot high glass front doors. Aesthetically pleasing and restaurant quality chef's kitchen with Viking appliances. There are 6 bedrooms, including a master suite with sitting area, fireplace. Amenities include: high ceilings, wood floors, crown moldings, extensive handcrafted built-ins and an approximate 550 bottle wine cellar.

Smith & Evans 310-500-1373
PARTNERS TRUST BW

N/S Tennis Ct, Infinity Pool, Ocean View

3940 MANDEVILLE CANYON RD	Open	11-2	591C1	NEW
\$1,275,000	3+2	1sty-RANCH		




PRIVATE GATED UPPER CANYON ENCLAVE SURROUNDED BY LUSH VISTAS

Pristine manicured asphalt drive leads onto large circular motor court. Spacious entry, bright and airy living + dining areas, high beamed ceilings and fp. French doors open to large wrap-around patio +grassy yard. Remodeled kitchen w/breakfast bar, granite, ss apps, recessed lighting +greenhouse window. Lrg master ste captures the essence of canyon living w/its green views. Great size & closet space in 2nd bedroom. 3rd bedroom w/separate entrance. Finished garage w/ A/C +extra storage.

MLS#14-794635
Stark/Durfee 310-622-7450
GIBSON INTERNATIONAL

3940MandevilleCanyon.com

212 S CARMELINA AVE	Open	11-2	631-F4	NEW
\$2,999,000	3+4	TRADITIONAL		




OPEN TUESDAY 11-2PM!

Property offers privacy with high hedges & tall wooden fences. 2 bedrooms + 2 baths up, 1 bedroom +2 baths main floor. Large formal living room leads to large patios and inviting pool. Off the kitchen is a full size breakfast and laundry room. Guest house has recently been rebuilt. Other features include French doors and parquet floors in much of the first level, grassy yard in front and hardscape in back. This property is ideal for an update, remodel, etc.

MLS#14-794687
Chrys Stamatis 310-922-3970
COLDWELL BANKER - BW

526 N CARMELINA AVE	Open	11-2	631F2	rev
\$12,995,000	6+5	2sty-ARCHITECTURAL		




FRANK GEHRY'S SCHNABEL HOUSE

The Schnabel House 1989. Frank Gehry's famed compound situated in Brentwood. Noted as one of the 20 greatest houses of the 20th century this California architectural piece of history has been lovingly remastered as a livable piece of art for generations to come. Multiple gardens, pools and structures form a compound that functions as an irreplaceable piece of Architectural history. Gehry has said "This is the design I had fantasized about for my own house."

MLS#14-759167
Cory Weiss 310-922-1124
DOUGLAS ELLIMAN BH

869 S GREтна GREEN WAY	Refresh.	11-2	631	NEW
\$2,175,000	3+2	1sty-COUNTRY ENGLISH		



EXQUISITE COUNTRY ENGLISH NEAR BRENTWOOD VILLAGE

Reminiscent of an English cottage, this tastefully remodeled and enchanting home is not to be missed. A sophis LR w/ lg FP is adj to FDR. Sunny kitch w/ stnls appl & eat-in brkfst area. Pvt mstr ste has Fr drs that open to grdn & a spac mstr ba w/ sep tub/shwr. Rich, dk wd flrs & crwn mldngs accent interior. Great storage, home is wired for sound. Enjoy al fresco dining on huge deck. Separate ste w/ ofc & ba. Conveniently located very close to BW Vlg, restaurants, shops & Sunday Farmer's Mkt.

MLS#14-742185
Ania Patterson 310-962-7227
KERRY PATTERSON CO.

Mary Young (310) 255-3416
BERKSHIRE HATHAWAY

13430 CHALON RD	Refresh.	11-2	631D1	rev
\$6,750,000	3+4.5	OTHER		



LOOKING FOR PRIVACY, SERENITY, TENNIS COURT AND VIEWS?

Approx. 1.37-acre tennis court estate w/exceptional privacy & inspiring canyon/city views. Main level of the elegant residence has gracious living rm, formal dining rm with view deck, superb kitchen, family rm w/salt-water reef tank, expansive master suite w/dual baths/closets. Lower level has lovely guest suite, office/den, laundry rm & outside guest/maids quarters, all opening to salt-water pool/spa, glorious patio & magical gardens beyond! Co-listed w/Paula Ross Jones, Sotheby's Int. Realty.

MLS#14-742185
Ania Patterson 310-962-7227
KERRY PATTERSON CO.

WALKING SHOES SUGGESTED!

1254 N NORMAN PL	Open	11-2	591 G7	NEW
\$1,995,000	3+3	1sty-TRADITIONAL		



WONDERFUL FAMILY HOME IN PRIME BRENTWOOD HILLS

Almost 2700 sqft. Features formal entry, large open living room and dining room with honey toned oak hardwood floors, gourmet kitchen with granite counters, Sub Zero refrigerator and breakfast area. The step down 2 story den features a cozy fireplace, a large open loft and leads out to the amazing private entertainers rear yard which includes a sparkling pool and spa, a grassy play area, and a built in barbecue. Great value. This is the family home your clients have been waiting for.

MLS#14-794209
Elyse Arbour 310.873.4188
RODEO REALTY- BRENTW

Paul Skikne 310 826-0888
BRENTWOOD RE GROUP

06 Brentwood Condo / Co-op

11500 SAN VICENTE #214	Open	11-2	631J4	NEW
\$1,175,000	2+3	MEDITERRANEAN		



NO SIGNS AND FLAGS ALLOWED BUT WE ARE OPEN!

Brentwood's most prestigious & only full service building, "The Brentwood". This single-level condo is spacious & serene. Feats 2 bds & 2.5 bas w/ 2,254 sq ft. LR & DR w/high ceilings, FP, wet bar & French doors to a patio. Eat-in kitchen w/ granite counters, Sub Zero & new tile flooring. Master w/walk-in closet & French doors to patio. Marble bath w/spa tub & separate shower. Roof top pool, gym, party room, 24 hr concierge, valet parking & storage. Stroll to all that Brentwood has to offer.

MLS#14-794209
Elyse Arbour 310.873.4188
RODEO REALTY- BRENTW

www.11500SanVicente214.com

11803 GOSHEN AVE, UNIT 102		Open	11-2	631/H5	NEW
\$995,000	3+2.5	CONTEMP MED			



GROUND-LEVEL BRENTWOOD TOWNHOUSE

Renovated 3 bedroom 2.5 baths townhouse style unit that feels like a home. Wide-plank Walnut floors, French doors to patio, custom built-ins, crown moldings and beautiful light fixtures. Chefs kitchen with high end Viking appliances and walk-in pantry. Private, quiet master suite with fireplace and step-out balcony. Two large bedrooms with tons of closet space downstairs. Formal dining room and spacious, open family room and living room. Direct entry from garage and front patio.

F. Ron Smith 310-500-1373
PARTNERS TRUST BW

Dishwasher, Dryer, Freezer, Range/Oven

11652 CHENAULT ST, UNIT 10		Open	11-2		NEW
\$510,000	2+2				



CHARMING TOWNHOUSE WITH LUSH LANDSCAPING

Charming townhouse with lush landscaping of full trees and plants. At night the walkways are dimly lit and full of charm. Bathrooms have bamboo and tile flooring, and the kitchen has been updated. Live the Brentwood lifestyle. Within a 5 minute walk there are great shopping and restaurants like Ron Herman, Madison, Theodore, Lululemon, Katsuya, Toscana, Starbucks and Whole Foods.

Gary Gold 310.741.0505
HILTON & HYLAND

www.soldbygold.net

11636 MONTANA AVE #110		Open	11-2	631H4	red
\$759,900	2+3	CONTEMPORARY			



GREAT CONDO ON MONTANA!

Best building on Montana. Close to 1600 SF, Light & Bright south facing unit, hardwood floors, 2 bed suites, 3 ba, High ceilings, Balcony off living room, Large eat in kitchen, laundry room in unit, wood burning/gas fire place, Two separate parking spaces, 10 guest parking, security bldg., extra storage, HOD: \$510. includes EQ insur. Kenter Elementary.

Judy Gold 3106227424
GIBSON INTERNATIONAL

Dshwshr, W / D, Elvtr, Grbg Disp, Other

06 Brentwood Lease

170 N CLIFFWOOD AVE		Open	11-2	631F3	NEW
\$22,950	4+4.5	COUNTRY ENGLISH			



BRENTWOOD PARK CHARMER WITH PICTURE PERFECT GARDEN

Lovely European country home located on a large beautifully landscaped corner lot. Charming & warm w/paneled study and fireplace, splendid living room also with fireplace and fabulous solarium for family gatherings or grand scale entertaining. Hardwood floors in the bright country kitchen as well throughout most of this home. The master suite is a true retreat with fireplace and built in bookcases and gracious bathroom. Swim Gym pool sits amongst English garden and rolling lawn w/dining pergola.

Deedee Howard (310)780-7676
THE AGENCY

Blf-Ins, Cbl, Dshwshr, Grbg Disp, Hood Fan..

247 N ROCKINGHAM AVE		Open	11-2	631E3	NEW
\$19,500	4+5	TRADITIONAL			




TRADITIONAL BRENTWOOD PARK ESTATE

Recently renovated kitchen and baths. 3 Bedrooms, 1 Maid room and 5 Baths. Open floor plan ideal for entertaining. Gated circular drive way, large backyard, pool and view.

Doris Safizadeh 310-888-3369
NOURMAND&ASSOCIATES

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

07 West L.A.		Single Family			
1945 PURDUE AVE		Open	11-2	632A6	NEW
\$1,778,000	3+3	2sty-ARCHITECTURAL			



1 OF 3 HOMES AVAILABLE FOR SALE INDIVIDUALLY OR TOGETHER.

This 3BD+2.5BA Architectural is Frank Gehry's 1st individual residential design. The free-flowing space & soaring cell's of the grt rm are ideal for showcasing works of art & grand entertainment. The kit looks boasts Gaggenau & Sub-Zero appl's, butcher-block cnter tops & lrg cnter island. The outdr space incl's a lrg covered patio. This gem is part of a 3 hm compound on three contiguous lots that are each avail for purchase individually or together. Rare opportunity nr trendy Sawtelle in West LA.

MLS#14-794807
David Kramer 310-691-2400
HILTON & HYLAND

Co-listed w/ Steven Medina 626-627-9854

1935 PURDUE AVE		Open	11-2	632A6	NEW
\$1,350,000	3+2	1sty-CALIFORNIA BUNGALOW			



1 OF 3 HOMES AVAILABLE FOR SALE INDIVIDUALLY OR TOGETHER.

3BD+2BA one-story bungalow looks out to a lrg brick patio & trees. Out back you will find the botanical grdn which displays a variety of succulents, rocks & plants. There is also has an extended driveway w/addl parking for gsts. The one car gar is being used as two separate storage areas. The hm at 1935 is part of a three hm compound on three contiguous lots that are each avail for purchase individually or together. Rare opportunity to own in a prime location near trendy Sawtelle in West LA.

MLS#14-794839
David Kramer 310-691-2400
HILTON & HYLAND

Co-listed w/ Steven Medina 626-627-9854

1939 PURDUE AVE		Open	11-2	632A6	NEW
\$1,350,000	1+2	1sty-CALIFORNIA BUNGALOW			




1 OF 3 HOMES AVAILABLE FOR SALE INDIVIDUALLY OR TOGETHER.

This detached 1BD+2BA bungalow overlooks the beautiful swimmer's pool and spa making this urban retreat an ideal setting for the indoor/outdoor lifestyle of Southern California. Located in a prime location near trendy Sawtelle in West LA the home at 1939 is part of a three home compound on three contiguous lots that are each available for purchase individually or together. This is a rare opportunity.

MLS#14-794827
David Kramer 310-691-2400
HILTON & HYLAND

Co-listed w/ Steven Medina 626-627-9854

2624 STONER AVE		Open	11-2		NEW
\$929,000	3+2	TRADITIONAL			



REMODELED NORTH WESTDALE OASIS

Newly remodeled in 2007, this oasis features superb materials. The living space has 3/4" American Oak flooring, recessed lighting and crown molding. The chef's kitchen offers sparkling cabinetry, high-end Jenn Air ss appliances, Silestone countertops, frosted glass backsplash and a breakfast nook. The spacious master suite has a spa-like bath with a glass shower, separate soaking tub and sky hatch. Replaced systems include plumbing, central air/heat, electrical and double-pane windows.

Adrienne Tourlet 310-413-1088
COLDWELL BANKER - BW

2744 S BARRINGTON AVE		Open	11-2	672B1	NEW
\$765,000	2+1	1sty-CALIFORNIA BUNGALOW			



VINTAGE COTTAGE CHARM MEETS MODERN STYLE IN 2BED/1BATH OASIS

Updated light & breezy 2bed/1bath nestled behind a picket fence. Character charm abounds w/ new hickory wood floors, plantation shutters, coved ceilings. Amenities include central heat, copper plumbing, indoor/outdoor speakers. Redone kitchen w/stainless steel appliances & marble counters. Escape or entertain in your amazing, lush backyard retreat w/ 2 decks, spa tub & fountain. Great neighborhood, close to parks, Whole Foods & Starbucks - but you may never want to leave this private paradise.

Pete Castro (310) 482-2100
KELLER WILLIAMS

www.2744barrington.com

TUESDAY

07 West L.A. Condo / Co-op

1409 S SALT AIR AVE, UNIT 102	Open 11-2	631 H/5	NEW
\$569,000	2+2	1sty-CONTEMPORARY	

MUST SEE THIS NEWLY REDONE CONDO IN FANTASTIC LOCATION!!

Stunningly redone 2 bdrm & 2 bath contemporary condo w/ open flr plan. Lrge living area w/ great light, fireplace & separate dining area perfect for entertaining. Spectacular grmt kitchen w/ custom cabinets, quartz counters & stainless steel appliances. Lovely master bdrm w/ lrge walk-in closet & redone bath. Features hwd flrs throughout, laundry rm, central heat & air, gated building & more! Great Brentwood Adjacent location close to all the great shops & restaurants. Near new Expo line!

WALKER/SPANIER 310-430-1513
KELLER WILLIAMS/SM

SCOTT WALKER/NEIL SPANIER

12222 WILSHIRE BLVD #PH4	Refresh. 11-2	631H5	rev
\$925,000	2+2	CONTEMPORARY	

BEST IN BUILDING. PENTHOUSE OCEAN VIEW CONDO. LUXE AMENITIES

Hands-down, best penthouse buy with Wilshire Corridor style luxury, amenities and concierge service: Preferred Southwest corner on the building's quiet side with spectacular panoramic views from the "Hollywood" sign to the ocean, this updated Contemporary Condo has dramatic soaring ceilings, 2 Bedrooms/2 Bathrooms + Loft, light oak wood floors, 3-car secure parking, and more. Pool, Spa, Gym, Entertainment/Meeting rooms: Brentwood adjacent. Exceptional penthouse living in central location!

MLS#14-791705
MICHAEL HIATT 310-481-4342
SOTHEBY'S

Fireplaces/Blt-Ins/New Appliances

08 Cheviot Hills - Rancho Park Lease

3028 MOTOR AVE	Open 11-2	632F6	NEW
\$6,800	5+4	2sty-TRADITIONAL	

Convenient 5 bed/4 bath, 2-story traditional home is hedged and secluded from the street. Approximately 3,340 sq. ft. with an excellent floor plan: 3 BR/2BA up plus 2 BR/2 BA downstairs. NO PETS.

MLS#14-789383 Dshwshr,W/D, Rng/Ovn
Nora & Peter Wendel 310-979-3913 COLDWELL BANKER-BWD

09 Beverlywood Vicinity Single Family

2826 S HOLT AVE	Lunch 11-2		NEW
\$789,000	3+1	MID-CENTURY	

TACO TUESDAY 11-2PM

Come check out this warm & inviting gem. This hip mid-century home which is Culver City adjacent is upgraded with style and pizzazz including newer roof and upgraded electrical & plumbing. Light & bright w/hardwood floors throughout, spacious living room & dining room w/recessed lighting, great upscale kitchen w/marble counter tops and stainless appliances, built-in wine storage, eco friendly cork floors, breakfast nook, separate laundry & spacious backyard with a large patio for outside dining.

Jen Stein 310-386-6697
KW LARCHMONT

09 Beverlywood Vicinity Condo / Co-op

1167 ROXBURY DR, UNIT 201	Refresh. 11-2		NEW
\$699,000	2+2	1sty-TRADITIONAL	

GORGEOUS & SPACIOUS 2+2 CONDO IN GREAT BH ADJ. LOCATION!

Beautiful & large 2 BED / 2 BATH condo in excellent Beverly Hills adj. location. This move-in ready condo has everything a buyer could want: spacious and bright rooms, ample cedar-lined closets, gorgeous updated master bath with custom shower & soaking tub, built-in private home office, breakfast nook & separate dining area, inside laundry, 2 side-by-side parking spots, extra storage in garage, & nice green views from your own private balcony. Building has pool & is in a great neighborhood.

Allie Riley / M. Collins 310-467-4567
COLDWELL BANKER-BH N

RoxburyDriveCondo.com

10 West Hollywood Vicinity Single Family

562 WESTBOURNE DR	Open 11-2	592J7	NEW
\$1,999,000	3+4	2sty-MODERN	

PRIVATE OASIS IN THE CITY!

Private oasis in the city, surrounded by lush landscaping. This brand new, 2-story, designer remodel features 3 bedrooms, 3.5 bathrooms, gourmet kitchen, fireplace, high ceilings, open spaces, and an abundance of light throughout. The modern open floor plan seamlessly combines the kitchen, dining, and living room. Accordion sliding doors lead to private backyard, perfect for entertaining, with deck, pool, & spa. Walking distance to high-end boutiques and restaurants, on Melrose & Robertson Blvd.

MLS#14-793311
Roberto Seixas 310-623-1345
KW HOLLYWOOD HILLS

www.562Westbourne.com

10 West Hollywood Vicinity Condo / Co-op

944 N STANLEY AVE #2	Open 11-3	593C6	NEW
\$995,000	3+3.5	CONTEMPORARY	

5 CONTEMPORARY TOWNHOMES OFFER STYLE, VIEWS & GREAT SPACE! 1

OPEN 11-3 Soaring spaces reside inside this new enclave of Contemporary 3BR/3.5 BA Townhomes set on quiet Stanley Ave near popular Beverly Grove and West Hollywood neighborhoods. The homes are filled with sunlit Hollywood Hills views, gorgeous hardwood floors, fully equipped eat-in Kitchen Living Areas, sumptuous baths, brilliant hardware, luxury amenities and private rooftop Lounges. Gated 2-car Garage parking for each home. Superlative living in one of the most convenient locations in town!

MLS#14-794711
Ernie Carswell 310.345.7500
TELES PROPERTIES

Blt-Ins,Dshwshr,Elvtr,Hood Fan,Rng/Ovn

1424 N CRESCENT HEIGHTS BLV, UNIT 30	Open 11-2		NEW
\$899,000	2+2	1sty-FRENCH	

GLAMOUR IN A LARGE WAY

Chic and modern corner unit in the glamorous Granville Towers. The unit welcomes you with a lovely foyer that opens up to the super bright living and dining room. The unit features hardwood floors, high ceilings, large windows and beautiful views of the Hollywood Hills. The unit has been updated with high end finishes and exquisite materials such as Carrera marble and imported slate. The building is under the Mills Act.

Ivan Estrada 323-574-2317
KELLER WILLIAMS HH

www.IvanEstradaProperties.com

1131 ALTA LOMA RD, UNIT 530	Open 11-2	592/J6	NEW
\$725,000	1+1.75	CONTEMPORARY	

STUNNING & RARE UNIT AT THE PRESTIGIOUS PARK WELLINGTON

One of the best units at the Park Wellington! This Stunning & rare, top-floor corner unit w/ head-on Downtown city & serene garden views, has been remodeled w/hi-end finishes. Exquisite gourmet kitchen w/cherry wood cabinetry, marble floors & newer appliances. Elegant bathroom w/spa tub & custom vanity. Center hall floorplan, private balcony & custom built-in bookcases. Truly, a stunning unit w/a NY vibe! Pool, spa, sauna, gym, doorman & 24-hour security. Resort living in the heart of the city.

St James + Canter 310.291.1029
BERKSHIRE HATHAWAY

WWW.STJAMESCANTER.COM



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TUESDAY

1155 N LA CIENEGA BLVD #205	Open	11-2	592J5	NEW
\$723,950	2+2	MID-CENTURY		



MOTIVATED SELLER AND A GORGEOUS UNIT! COME SEE IT TODAY!

MOTIVATED! One of Westview Towers most exquisite remodels has just become available. This 2+2 corner unit was upgraded and remodeled extensively with Bosch appliances, Hansgrohe, Danze and Kohler fixtures. Ann Sacks and Walker Zanger tile are decoratively placed throughout the kitchen, bathrooms and entry hall. Artisan hand-scraped walnut mocha floors are throughout, while mixed with travertine in the kitchen and bathroom.

MLS#14-795029
J. Camarda/C. Phelps 310-651-1850
NOURMAND&ASSOCIATES

www.JarrettSellsLA.com

8400 DE LONGPRE AVE #309	Open	11-2	593A5	NEW
\$395,000	1+1	CONTEMPORARY		




FRONT FACING CORNER UNIT W/VIEWS

Sleek, sophisticated elegance with a view in an amazing close-to-everything location. This beautiful front-facing corner unit has an updated kitchen with granite counters, glass tile backsplash, and Sub Zero refrigerator. Dining and living room areas have floor to ceiling windows for great natural light and gorgeous city and mountain views. Generous master bedroom fits a king sized bed and a desk with room to spare, and has a cedar lined closet with built-in drawers.

MLS#14-794625
Naomi Selick 213-280-9120
TELES PROPERTIES, IN

Blf-Ins,Clng Fan,Dshwshr,Frzr,Grbg Disp

1155 N LA CIENEGA BLV, UNIT 710	Open	11-2	VIEWS!!!	NEW
\$629,000	1+1	7sty-ARCHITECTURAL		




NEWLY DESIGNED WEHO HIGH-RISE CONDO WITH VIEWS!

Designer done condo in one the best (and recently re-done) full-service buildings (Westview Towers). Floor plan includes a large living area, kitchen with breakfast bar, dining area, hall closets for additional storage, a full bathroom, and a large master bedroom suite with views. Hardwood floors, high ceilings, frosted doors and recessed lighting throughout. Indoor/outdoor living with unobstructed views of the Hollywood Hills, Griffith Observatory, and downtown. Mins. away from all WeHo offers

Chris Jacobs 310.904.3568
KW / LA LUXE GROUP

www.WestviewTowersCondo.com

1435 N FAIRFAX AVE #5	Open	12-2	593B5	NEW
\$385,000	1+1	1sty-MID-CENTURY		



OPEN 12 NOON TO 2 - COME SEE TWO IN THE SAME BUILDING!

Convenient comfortable 1 bedroom condo in well maintained building with pool. Low homeowner dues of \$280 includes water. Hardwood floors, laundry in unit, 1 car parking. Caesar stone counters and stainless appliances. Public records show 728 sf. HOA pet policy: one dog maximum. Close to Sunset Strip, Trader Joes, Sundance Sunset Cinema, Directors Guild, Bristol Farms, restaurants and transportation.

MLS#14-794471
Lyn Bradford 323-533-5053
JOHN AAROE GROUP

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

1318 N CRESCENT HEIGHTS #105	Open	11-2	593A5	NEW
\$585,000	2+1	SPANISH		



AMAZING VALUE IN PRIME WEST HOLLYWOOD

Charming & romantic Spanish crtyrd 1950's bldg w/lrg frnt, lush landscaping & Moroccan light fixtures. Renvtd 2+1 unit w/modrn design, walnut hwd flrs, custom wd blinds, crwn moldngs, recessed lighting & lrg bay wndws. Kitch feat: Carrera mrlb cntrs, hwd cabinets, leg sink, SS appl, & tile backsplash. Modrn bath feat. oversized tub w/glss dr, subway tiling, chrome fixtures & pedestal sink. Mstr w/direct patio access & new modrn fence. Close to shops, restaurants & bars on Sunset Strip & SM blvd.

MLS#14-794581
Adam Sires/Mike Nourmand 310.498.1024
NOURMAND&ASSOCIATES

www.1318CrescentHeights105.com

1435 N FAIRFAX AVE #18	Open	12-2	593B5	NEW
\$371,000	1+1	2sty-MID-CENTURY		



OPEN 12 NOON TO 2 - SUPER TASTY QUIET UPPER REAR UNIT

Upper rear quiet 1 bedroom condo in well maintained building with pool. Low homeowner dues of \$280 includes water. Bamboo floors, kitchen opens to living room. Caesar stone counters and stainless appliances. Very comfortable! 1 car parking. Public records show 640 sf. Very convenient to Sunset Strip, Trader Joes, Sundance Sunset Cinema, Directors Guild, Bristol Farms, restaurants and transportation. Pets: one dog maximum.

MLS#14-794463
Lyn Bradford 323-533-5053
JOHN AAROE GROUP

Blf-Ins,Clng Fan,Dshwshr,Grbg Disp,Rng

1203 N SWEETZER AVE #306	Open	11-2	593A5	NEW
\$485,000	1+1	1sty-CONTEMP MED		



MOVE-IN READY UNIT W VUS, NEWER CARPET & PAINT

Updated private top floor rear 1+1 in desirable Villa Las Brisas. Unit features an updated eat-in kitchen w SS appliances, newer Fr. windows & door, private balcony off living room, wet bar, recessed lighting, skylit spa-like bath w soaking tub & separate shower, an extra wall of storage in unit, new central a/c unit & views. HOA includes premium cable and water. No Car Necessary... Convenient to shops, restaurants and transportation.

MLS#14-792363
Brian Mazurkiewicz 310-386-9086
JOHN AAROE GROUP

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

1050 N EDINBURGH AVE #104	Refresh.	11-2	593B6	red
\$875,000	949000	2+3	2sty-CONTEMP MED	



WELCOME HOME TO WEST HOLLYWOOD

\$74K price reduction and priced to sell; Beautifully maintained two story townhome-style unit with Open floor plan; quiet and private corner unit with high-ceilings, over-sized Cook's Kitchen w/newer Stainless appliances - immaculate granite counters, pristine flooring, LR w/fireplace, french doors to large, private outdoor patio and garden; washer/dryer in unit, larger bedrooms w/ baths en suite; great storage in the unit and all closets with built-ins; individual locked storage; 2 side x side

MLS#14-773877
Maryann O'Donnell 310-990-7621
KELLER WILLIAMS HH

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

1351 N CRESCENT HEIGHTS #309	Open	11-2	593A5	NEW
\$459,000	1+1	CONTEMPORARY		



TOP FLOOR WITH AN AMAZING KITCHEN AND BATH..

Exquisitely remodeled top floor unit in a recently renovated, well kept building in a Prime Sunset strip location! This magazine ready showplace was created as an entertainment executive's pied-a-terre and features a beautiful cherry kitchen with top -of -the- line completely integrated appliances from Bosch & Liebherr. Sleek black quartz counter tops, an induction range, and a silent dishwasher. The bathroom has English and Chinese antiques, a glass sink, a deep Kohler soaking tub.

MLS#14-788581
Ron Thomas 310-461-1888
KELLER WILLIAMS HOLL

Dshwshr,Elvtr,Frzr,Grbg Disp,Hood Fan,

1215 N OLIVE DR #403	Open	11-2	593A5	red
\$675,000	2+2	CONTEMPORARY		



This Top floor corner 2 bedrooms/2 bath Condo has been remodeled w/ Designer touches and city views of West Hollywood. This bright unit with glass windows that let the outside in boasts hardwood floors, a remodeled kitchen with stainless steel appliances, sleek modern cabinets, Silestone counters, Ann Sacks tiles, gas fireplace, Wired for Audio/Visual & balcony. This unit also comes with two side-by-side parking spaces in the secure gated garage & Sun filled Pool.

MLS#14-778843
Alexis Valentin Ramos 310-867-4404
SOTHEBY'S INTERNATIO

Cbl,Dshwshr,Elvtr,Grbg Disp,Hood Fan,

TUESDAY

855 NORTH CROFT AVENUE #303	Open	11-2	rev
\$1,069,000	2+2.5	CONTEMPORARY	
Designed by Zoltan Pali-built in 2010, this pristine unit is for your fussiest purchaser. 2BD/2.5BA w/entertainers deck & outstanding views. Many upgrades. Low HOA. Walk to shops/restaurants.			
MLS#SR14067796CN	Upgraded Contemporary Architectural		
Donna Rose Haim	818-613-4606	RODEO REALTY	

11 Venice Single Family

543 VERNON AVE	Lunch	11-2	NEW
\$2,995,000	0+0	2sty-ARCHITECTURAL	



STUNNING ARCHITECTURAL W/ SUBDIVIDED VACANT LOT IN VENICE
 STUNNING ARCHITECTURAL W/ SUBDIVIDED VACANT LOT IN HEART OF VENICE - AMAZING OPPORTUNITY TO CREATE A PRIVATE COMPOUND! Purchase the existing stunning architectural home on the rear lot & combine with vacant lot for your own private compound in the heart of Venice, seconds from hip Rose Ave, Abbot Kinney & the beach. Existing modern architectural home features 3 beds and 2.5 baths w/ open indoor/outdoor floorplan downstairs. Additional front lot is 1,854.7 sq ft lot.

Tami Pardee	310-907-6517	Refrigerator, Oven/Range
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37 WAVECREST AVE	Lunch	11-2	671H2	NEW
\$2,595,000	5+4.5	2sty-CRAFTSMAN		



AMAZING CRAFTSMAN W/GUEST HOUSE & STUDIO! LUNCH & VALET
 Ultra rare, wonderfully restored Venice Craftsman on charming walkstreet steps to beach. Warm Douglas fir flrs, original built-in sideboard w/stained glass, generous sunroom, deck & south facing yard. Large updated kitchen w/Malibu tiles, huge master w/sitting area & porch, fabulous woodwork & many vintage details. 3 addtl bedrooms & hall bath w/claw foot tub. Property is legal triplex w/huge 4 bed/2.5 bath house, charming 1 bed/1 bath guest house over parking & creative studio. Wow!

Alice Plato	3107044188	4 Bed House + 1 Bed Guest House + Studio
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543 VERNON AVE	Lunch	11-2	NEW
\$2,100,000	3+2.5	2sty-ARCHITECTURAL	



STUNNING ARCHITECTURAL ON A SMALL LOT SUBDIVISION IN VENICE
 Stunning architectural on a small lot subdivision seconds from Abbot Kinney & the beach. Slate tiles downstairs give a sleek feel w/ warmth added from wood paneled ceilings. Living room is spacious w/ light from the floor to ceiling sliders open to your courtyard that connects the living space & the dining/kitchen area. Kitchen has caesartstone counters, custom cabinets & high end stainless steel appliances. Master has a large walk in closet & stunning bathroom w/ soaking tub & glass shower.

Tami Pardee	310-907-6517	Refrigerator, Oven/Range
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419 GRAND BLVD	Lunch	11-2	671H6	red
\$1,349,000	+395000	3+2	CALIFORNIA BUNGALOW	



PRICE REDUCTION!
 Fabulous Windward Circle location! Redesign to your taste. There is approx. 1,348 sq. ft. of wide open space in this sun-drenched Venice Beach bungalow. Upgrades include newer roof, main electric panel, copper plumbing, central heat. There are 3 bedrooms & 2 baths & a living & dining room that open to a large kitchen w/ pantry & lots of storage & hardwood floors. There is an upstairs bonus room & bath accessed by a spiral staircase that are not included in the square footage.

MLS#14-787351	David Fowler	310-383-5926	Dshwshr
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2467 LOUELLA AVE	Refresh.	11-2	672A5	rev
\$2,195,000	4+4	2sty-CRAFTSMAN		



EXQUISITE VENICE BUNGALOW - JUST COMPLETED!
 This exquisite new Craftsman-style bungalow has an inviting open floor plan warmed by abundant light, white oak floors & lovely garden views. Open and expansive living, dining & family rooms flow seamlessly into the sun-filled kitchen & delightful outdoor living spaces - perfect for year round entertaining & peaceful relaxation. Moments away from the excitement of Abbot Kinney, Rose Avenue and Venice Beach, yet tucked in a peaceful Venice neighborhood.

MLS#14-783603	Jerry Jaffe/Alex Morgan	310-403-4925	Central Air, Attached 2-car Garage
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11 Venice Condo / Co-op

1046 PRINCETON DR #212	Open	11-2	672A6	rev
\$645,000	0+1	ARCHITECTURAL		



ASSUMABLE SELLER FINANCING AVAILABLE
 19 of 30 Lofts left, ASSUMABLE SELLER FINANCING Available, Restrictions Apply. Silicon Beach Lofts in the Oxford Triangle of Venice near shopping and entertainment. Work/Live spaces, select units offering SS Appliances, Italian Cabinets, Marble Counter Tops, 9'-30' Bow Truss Ceilings, Private Interior Elevator, Large Windows & Commercial roll up Doors, Skylights, Steel Beams, Large Balcony/Patio. Final CoFo issued 2010. Pictures are of Model units, Marina Del Rey post office

MLS#14-763999	Lee Johnson	310-892-2244	Blt-Ins, Cbl, Dshwshr, Grbg Disp, Micro, Oth
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11 Venice Income

333 ROSE AVE	Lunch	11-2	671G5	NEW
\$1,800,000		CALIFORNIA BUNGALOW		



ROSE AVENUE EIGHT (8) PROPERTIES FOR SALE
 333 ROSE AVENUE WILL BE THE OPEN HOUSE LOCATION FOR ALL THE PROPERTIES FOR SALE ON THE 3RD BLOCK OF ROSE. ALSO AVAILABLE FOR SALE ARE 337,341,349 ,355,359,363,371 ROSE AVENUE. PLEASE SEE MLS FOR ADDITIONAL DATA. PLEASE COME BY TO DISCUSS THE POSSIBILITIES.

MLS#14-792137	Assaf Raz	310-562-7429
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2415 GLYNDON AVE	Refresh.	11-2	672A5	bom
\$1,079,000	1sty-CALIFORNIA BUNGALOW			



BACK ON THE MARKET! BUYER COULDN'T PERFORM!
 2 on a lot with separate entrances, yards and separate meters. The front house is a charming Craftsman with a spacious living rm and dining rm with built-in hutch, 2 bdrms, 1 ba and hwd floors thruout. The kitchen opens to a large backyard with patio. The very private back house offers the essence of old Venice with a 1 bdrm, 1 ba cottage with hwd floors, artistically updated kitchen and bath, living rm, dining rm plus a detached office. Both homes offer off street parking!

MLS#14-781267	Stacy Blair Young	424-202-3254	Dryer, Grbg Disp, Rng/Ovn, Fridg, Wshr
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The Source Of Real Time Real Estate™

11 Venice Land

543 VERNON AVE Lunch 11-2 \$895,000 Land		NEW
 <p>AMAZING OPPORTUNITY- BUILD YOUR VENICE DREAM HOME</p> <p>AMAZING DEVELOPMENT OPPORTUNITY- BUILD NOW!! Build your own stunning architectural on this 1,854.7 sq ft lot in the heart of Venice, seconds from hip Rose Ave, Abbot Kinney and the beach. Located west of Lincoln in the heart of Venice this is a PRIME opportunity to develop your dream home. This is a rare opportunity to develop a trophy property in Venice!</p>		
Tami Pardee 310-907-6517 PARDEE PROPERTIES		None

12 Marina Del Rey Condo / Co-op

310 WASHINGTON BLV, UNIT 501 Lunch 11-2 \$1,478,000 3+3 MODERN		NEW
 <p>GRAND CANAL CORNER UNIT</p> <p>Corner unit on Grand Canal in Beach Collection! Hardwood floors, windows allow copious light & ocean breezes in this architectural townhouse w/ private entrance from 2 car garage. Elegantly appointed kitchen w/ stainless steel appliances & island that opens to dining area & living room. 3 bedrooms w/ master suite w/ walk in closets & spacious bath. Flex space on bottom level is perfect for a home office or den. Enclosed patio overlooks canal & location is seconds from beach, shops & restaurants!</p>		
Tami Pardee 310-907-6517 PARDEE PROPERTIES		Refrigerator, Oven/Range

30 DRIFTWOOD ST, UNIT 3 Refresh. 11-2 671H7 \$849,000 2+2 CONTEMPORARY		NEW
 <p>RARE MARINA DEL REY PENINSULA CONDO ONLY STEPS TO THE SAND!</p> <p>Enjoy the ocean views from your balcony in this light and bright 2 bedroom, 2 bath condo featuring hardwood floors, stainless steel appliances, recessed lighting, gorgeous fireplace and spacious bedrooms with en suite baths and walk in closet. Also includes inside laundry, 2 parking spaces, and additional storage. Don't miss this Amazing beach location with easy access to popular restaurants, local hot spots, and of course, the surf, sand, and sea.</p>		
Amber Kristin 310-663-5224 WEA BEVERLY HILLS		Fridge, stove, dishwasher, W/D, Beach

4060 GLENCOE AVE #221 Open 11-2 672B5 \$439,000 1+1 CONTEMPORARY		NEW
 <p>LUXURY CONDO LIVING AT ITS BEST!</p> <p>Stylish retreat in the flourishing Marina Arts District close to Marina Marketplace, trendy shops, restaurants, & beaches. This open 1bd + 1ba unit features high ceilings, updated kitchen, & an open floor plan w/ private balcony. Spacious master suite features an ensuite bath & enormous walk-in closet. In-unit laundry, great storage, & 2 garage parking spaces. Beautiful courtyards, pool/ spa, gym, media room, rec./ meeting rooms, & guest parking. Live like you're on vacation 365 days a year!</p>		
MLS#14-794751 Sally FJ / Meredith S. 310-691-7888 JOHN AAROE GROUP		www.4060glencoe221.com

13 Palms - Mar Vista Single Family

12606 PRESTON WAY Open 11-2 672B3 \$1,489,000 4+3 TRADITIONAL		NEW
 <p>STYLE, QUALITY AND VALUE 4+3</p> <p>This artist retreat with direct access garage and separate, permitted, two-story guesthouse should not be missed! The first level of the main house consists of two bedrooms a bathroom, kitchen, formal dining and a spacious living room, as well as a family room, each of the latter opening up to the impressive outdoor patio through lovely French doors. From this vantage point you can survey your property, which consists of three well-landscaped areas.</p>		
Sherri Noel 310-994-8721 KELLER WILLIAMS - SM		Dshwshr, Wshr, Dryr, Rng/Ovn, Fridg.

12434 BARBARA AVE Lunch 11-2 672C4 \$949,000 +200000 3+3 2sty-MEDITERRANEAN		red
 <p>GREAT PRICE FOR A LARGE FIXER</p> <p>Bring your Contractor, Builder, Designer, Buyer and discover the endless possibilities with this two story 3 bedroom 3 bath plus den, family room and recreation room. Property is on a large lot. Lunch will be served, don't miss it!</p>		
MLS#14-772373 Marc Chorin 310-995-6344 GIBSON INTERNATIONAL		Antna, Cing Fan, Dshwshr, Grbg Disp, Rng/Ovn

13 Palms - Mar Vista Lease

3465 MCLAUGHLIN AVE Lunch 11-2 672/C2 \$3,600 3+1 1sty-TRADITIONAL		NEW
 <p>STUNNING REMODEL W/GREAT YARD- MAR VISTA SCHOOL-COME 4 LUNCH!</p> <p>STUNNING & PRISTINE 3 BED / 1 BATH WITH A GREAT YARD IN MAR VISTA SCHOOL DISTRICT! IMMACULATE REMODEL FLOODED W/ SUNLIGHT...REFINISHED HARDWOOD FLOORS THROUGHOUT. WOOD BURNING FIREPLACE. FORMAL DINING ROOM, EAT IN KITCHEN W/ ALL NEW APPLIANCES. (STOVE, FRIG, DISHWASHER, WASHER/DRYER.) DETACHED 2-CAR GARAGE. NO PETS!</p>		
GWEN TANGUAY 310-390-6655 REDWOOD REALTY		ALL NEW APPLIANCES!

14 Santa Monica Single Family

1230 GEORGINA AVE Open 11-2 631D6 \$9,500,000 6+9 3sty-CAPE COD		NEW
 <p>BRAND NEW CLASSIC HAMPTON STYLE NEW CONSTRUCTION HOME</p> <p>Over 9,600+ sq. ft. main building and separate 600+ sq. ft. garage on a 11,900+ sq. ft. lot. Includes 6 bd, 8.5 baths. Three stories w/elevator, library, home theater, custom wine cellar & wine tasting room. High ceilings in entry (30 ft), lower level 10 ft. ceilings, 9 and 10 ft. on second floor. Energy efficient system w/solar hot water, solar heater. Built-in iPads to control lighting, sounds, etc. Top quality fixtures, luxury appointments all throughout.</p>		
MLS#14-794997 Charles Pence 310-458-4024 PARTNERS TRUST SM		Built-ins

Questions? Need Assistance?
 Contact our Help Desk Department!

Please call 310.358.1833
 Mon - Fri 8am - 7pm, Sat 9am - 2pm, and Sun 9am-1pm



TUESDAY

440 15TH ST	Open	11-2	631D6	NEW
\$4,999,000	5+7	2sty-CAPE COD		



BRAND NEW CONSTRUCTION EAST COAST TRADITIONAL!

Ideal floor plan w/5 en-suite bedrooms up. Light & bright w/walnut hardwood floors, center hall, high ceilings. Gorgeous cook's kitchen w/farm sink, Viking appliances, large center island. Open family room leads to lovely back patio. Sophisticated master suite w/large balcony, luxurious oversized spa bath. Large covered patio & fireplace wired for an outdoor "media room." Smart home system with built-in speakers & video security. Franklin school district.

MLS#14-793281
Brett Silver 310-458-4024
PARTNERS TRUST SM

Built-ins

303 9TH ST	Open	11-2	631D7	rev
\$4,999,000	5+7	2sty-CAPE COD		



STUNNING NEW CONSTRUCTION CAPE COD STYLE

Approx 4,578 sq. ft. of interior space. 5+6.5 plus office. Ideal location by Georgina Ave. State-of-the-art finishes. Walnut flrs, recessed lighting, integrated iPad sys, video security & speakers throuout. Living rm w/frpice opens to huge FDR. Chef's kitchen features marble counters, farmhouse sinks, center island. Family rm leads out to sophisticated sitting area, wired for TV. Front office w/bath could be 6th bd. Glamorous master suite. Ideal flr plan w/5 en-suite bd upstairs.

MLS#14-793331
Lorraine Silver 310-458-4024
PARTNERS TRUST SM

Built-ins

701 GEORGINA AVE	Open	11-2	NEW
\$3,799,000	4+4	2sty-TRADITIONAL	



GORGEOUS TWO STORY TRADITIONAL BUILT IN 2000

A done-done-done two story traditional home built in 2000 ---featuring 4 bdrms & 4 baths , home is ~3,400 sqft and situated on a lot of just under 9,000. Featuring dark wood floors throughout, incredible light in every room, high ceilings and an open floor plan where all the main rooms open to each other. Cook's kitchen with subzero,wolf range and high ceilings --all opening to the family room and a beautifully landscaped yard. The perfect home for the holidays!

MLS#14-788769
C Scott Price 310-873-4113
RODEO BRENTWOOD

wolf range,subzero,home automation....

1045 HARVARD ST	Open	11-2	631G6	rev
\$3,999,000	5+6	TRADITIONAL		



EXQUISITE BRAND NEW CONSTRUCTION IN FRANKLIN SCHOOL DISTRICT

Traditional Home in North Santa Monica that's conveniently set on a beautiful tree-lined street with an ideal floor plan consisting of 5 bedroom suites (4 bedrooms up & 1 bedroom down). Main level provides formal entry, living, dining, library, powder room & family room/kitchen combo that opens to an expansive & open backyard with outdoor kitchen. Massive cooks kitchen with top of the line appliances & huge center island. Both the laundry room & downstairs bedroom suite have separate entrances.

MLS#14-788769
David Kelmenson 310.500.1430
PARTNERS TRUST BW

www.1045HarvardStreet.com

2120 ASHLAND AVE	Lunch	11-2	NEW
\$2,895,000	4+5	2sty-TRADITIONAL	



STUNNING NEW TRADITIONAL IN PRIME SUNSET PARK

This exquisite 4 bed, 5 bath new construction home is beautifully designed with no expense spared. Features include a gracious formal living room, walnut floors, gorgeous wood detail throughout, and a large chef's kitchen w/ Viking appliances and granite counters. The family room opens onto a covered porch w/ a built in BBQ and a large grassy yard ideal for entertaining. Fantastic master suite and an additional family room upstairs complete this home. Close to shops, restaurants, and the beach.

MLS#14-793081
Emil Schneeman 310-230-3731
BERKSHIRE-HATHAWAY

Range, hood, dishwasher

1719 OAK ST	Open	11-2	671H3	rev
\$1,350,000	2+2	SPANISH		



SPANISH HOME IN SUNSET PARK

Steinkamp style, Spanish in Sunset Park. Near 17th and Ocean Park Blvd. This charming 2 bedroom home is priced to sell. Family room and half bath added. Formal dining room, fireplace, carpeted hardwood floors, eating area in kitchen. Shield monogram, stain glass picture window greets you from the street. Plenty of room to add on or build up. This home has been owned since 1968 by the same owner and has been lovingly maintained. Square footage unknown, approximately 1,390 not guaranteed.

MLS#14-793081
Ron Wynn 310-963-9944
COLDWELL BANKER-MONT

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

14 Santa Monica Condo / Co-op

2727 11TH ST	Lunch	11-2	NEW
\$2,295,000	3+3	ARCHITECTURAL	



OCEAN PARK ARCHITECTURAL

Architectural corner gem designed by Sally Trout and published in the Art Book 2000 as one of the "World's 100 Best Houses". This home breathes function & luxury with light filled, flexible living space. Privacy hedges and lush landscaping surround the property. The formal living room with fireplace flows into the dining area making entertaining easy. A seamless, open kitchen with breakfast bar, custom maple cabinetry, tile backsplash and bluestone counter tops.

MLS#14-794861
Kathleen Federico 310-392-2402
PARDEE PROPERTIES,

Refrigerator, dishwasher, range, oven

912 16TH ST #3	Open	11-2	631E7	NEW
\$969,000	3+2.5	2sty-TRADITIONAL		



THIS IS THE ONE YOU'VE BEEN WAITING FOR!

Gorgeous remodeled 3+2.5 townhome in a prime Santa Monica location. Featuring a light and airy open floor plan, hardwood floors, a fireplace in the living room, central A/C, direct access from the garage, laundry inside, vaulted ceilings and a large deck. Close proximity to Montana Ave. shops and restaurants, near St. Johns, and Santa Monica Hospitals, makes this the perfect place to call home and enjoy all that the Santa Monica lifestyle has to offer!

MLS#14-794861
Denise Freed 310-482-2293
KELLER WILLIAMS-SM

225 GEORGINA AVE	Open	11-2	671C1	red
\$7,249,000	4+4	TRADITIONAL		




AMAZING OPPORTUNITY

Doesn't get better than this!! Trophy location, 21,204 sq ft lot (approx), lovely house, guest house Don't miss this!!

MLS#14-756141
Sharona Alperin 310-345-9425
SOTHEYB'S INTERNATIO

Rng/Ovn,Fridg

900 EUCLID ST, UNIT 309	Open	11-2	NEW
\$949,000	3+2	1sty-CONTEMPORARY	




3BR/2BA - TOP FLOOR CORNER UNIT W/ VIEWS

Just one block to chic Montana Ave shops, restaurants & cafés, and a stone's throw to Santa Monica beach & 3rd Street Promenade. Open floor plan w/ an updated kitchen that opens to a grand dining & living room (great for entertaining). With great natural light & breeze throughout, this unit also features beautiful palm tree views & a spacious balcony. 3rd bedroom, nice floors, ample storage space, walk-in closet, side-by-side gated parking (with storage unit), large master suite & more.

MLS#14-795801
Brian Maser 310-795-8010
MASER CONDO SALES

www.MaserCondoSales.com

1007 20TH ST, UNIT 9	Open	11-2	NEW
\$819,000	2+2	TRADITIONAL	




STYLISH NORTH OF WILSHIRE SANTA MONICA CONDO!

Beautiful, elegant top floor unit with tree top views. Open floor plan, hardwood and slate floors, stainless appliances & granite counter tops in kitchen with eat in breakfast bar. Two large bedrooms w/walk in closets plus an office or optional third bedroom off of the living room. Private patio, tons of storage, low HOA, pet friendly building and Franklin school. Wonderful Santa Monica location with close proximity to Montana Avenue and all it has to offer!

Lisa Kirshner (310)500-1360
THE PARTNERS TRUST

www.100720thStreet9.com

2702 11TH ST #4	Lunch	11-2	671G3	NEW
\$568,000	2+1			



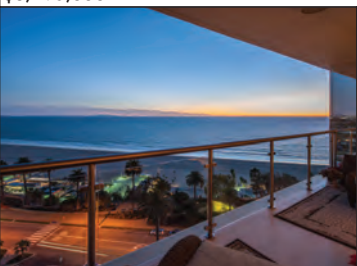
CONTEMPORARY CONDO IN OCEAN PARK

Bright and spacious top floor unit in Santa Monica's Ocean Park neighborhood. Nicely landscaped grounds with an abundance of palm trees and tropical plants. South facing living room with sliding glass doors leading out to a private balcony. Bamboo flooring throughout. The kitchen has black granite countertops, tile back splash, stainless steel appliances, gas cooktop and skylight. Two large bedrooms with ample closet space. The bath has been completely remodeled with gorgeous tile.

MLS#14-794801
Tamra (Tami) Pardee 310-392-2402
PARDEE PROPERTIES

Blf-Ins,Dshwshr,Grbg Disp,Hood Fan,

201 OCEAN AVE #1608B	Open	11-2	671C1	red
\$3,295,000	2+2	CONTEMPORARY		



HUGE REDUCTION! DROP DEAD OCEAN VIEWS!

Fantastic New Price! Stunning ocean views from this exquisitely remodeled 2 bdrm unit on the 16th flr of famed Ocean Towers. Views to Catalina & the Santa Monica Pier. A studio & 2BD were combined creating an extra-large Master Suite w/2nd bdrm & bath currently used as a screening room. Gorgeous decorative moldings, exquisite materials, unique wood finishes, limestone flrs, & more! Step out to the pvt. balcony & marvel at the jaw dropping views. Valet, security, pool, gym, extra parking, & more!

MLS#13-723039
Sally F Jones/ Melanie L 310-691-7888
JOHN AAROE GROUP

www.201ocean1608b.com

14 Santa Monica Lease

308 19TH ST	Open	11-2	631D6	NEW
\$10,500	4+4	TRADITIONAL		




BEAUTIFULLY REMODELED HOME FOR LEASE

Beautifully remodeled 4BR, 4BA home in the Franklin School district. Gorgeous kitchen with top of the line stainless appliances, granite counter tops with an eat in kitchen nook plus a dining room off the kitchen & white built-ins, w/ glass cabinets and lots of storage. Sumptuous master, remodeled baths plus bonus/office. The LR is spacious and has a brick wood burning fireplace, Crown molding and hardwood floors throughout. Yard has two car detached garage and long driveway for play.

MLS#14-795065
Susan Kastner 310-899-3413
COLDWELL BANKER RESI

Blf-Ins,Dshwshr,Frzr,Grbg Disp,Rng/Ovn,

2534 7TH ST	Lunch	11-2	671/G3	NEW
\$4,395	2+2	2sty-TRADITIONAL		



RENOVATED 2-STORY GEM PERCHED ON THE HILL IN OCEAN PARK!

STUNNING & UNIQUE 2 BED / 2 BATH PERCHED ON THE HILL IN OCEAN PARK. FRONT "TOWNHOUSE STYLE UNIT" FLOODED W/ SUNLIGHT, REFINISHED HARDWOOD FLOORS. BEAUTIFUL LIVING ROOM W/ VAULTED CEILINGS & WOOD BURNING FIREPLACE. CUSTOM FIXTURES & GLASS BLOCK INSERTS. BRICK PATIO W/ BUILT-IN BBQ. ALL APPLIANCES ARE BRAND NEW AND INCLUDED (STOVE, FRIG, DISHWASHER, WASHER/DRYER.) OVERSIZED 2-CAR GARAGE. NON-SMOKING ENVIRONMENT. TENANT TO PAY SANTA MONICA RENT CONTROL BOARD PASS-THROUGH OF \$43.05/MONTH. NO PETS.

Arin Larson 310-467-5987
REDWOOD REALTY

Just redone! All new appliances!

15 Pacific Palisades	Single Family			
927 GLENHAVEN DR	Open	11-2	630H4	NEW
\$2,695,000	3+3	CONTEMPORARY		



MID-CENTURY WITH REMARKABLE VIEWS

Sweeping ocean, mountain & canyon views from most of house. Private oasis feeling with room for pool. Updates in the kitchen, baths, windings, lighting, oak floors, and more. Open high-beam ceilings, light and bright living spaces. Excellent indoor/outdoor flow, tranquil entertaining areas and serene lower deck. Near end of quiet cul-de-sac. Large lot has many possibilities, and the house is expandable on its one level.

MLS#14-794921
Michael Edlen 310-230-7303
COLDWELL BANKER RESI

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

16440 AKRON ST	Lunch	11-2	630H4	NEW
\$2,195,000	4+4	2sty-ARCHITECTURAL		



ARCHITECTURAL OASIS

Nestled in an eucalyptus forest facing a natural stream creek yet minutes from the village, stands a mid century beauty designed by architect and champion surfer Matt Kivlin. Filled with natural light, modern and sleek yet very warm, this home offers 4 bedroom and 4 baths, decks on each level, designer kitchen, dual exposed FP defining the space between living room and formal DR, office space, Art studio plus an in-law apartment with its own kitchen, bath and separate entry. Endless storage.

MLS#14-794925
Adam Katz 310.625.3443
COLDWELL BANKER

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

1126 CHAUTAUQUA BLVD	Open	11-2	631B4	NEW
\$1,895,000	3+3	2sty-TRADITIONAL		



GREAT DEVELOPMENT OR REMODEL OPPORTUNITY

Great opportunity to remodel, rebuild or develop on the Chautauqua Rim just blocks to the Village with easy access to restaurants, shops, schools, library, hiking & the beach. This 1926 home retains its' original character with cove ceilings, beautiful Bachelor fireplace, formal dining room and the upstairs master suite with front balcony and 2 other bedrooms separated by a bath. There is a patio, flat grassy space and the canyon behind.

MLS#14-795055
Linda Thiele 310.387.5080
BERKSHIRE HATHAWAY

Blf-Ins,Dshwshr,Grbg Disp

1451 BIENVENEDA AVE	Open	11-2	630G3	rev
\$6,995,000	4+6	ARCHITECTURAL		




ARCHITECTURAL MASTERPIECE!

Stunning, Streamlined Modern Home designed by AIA Architect P.K. Thistle situated in the gated community of RIDGEVIEW COUNTRY ESTATES in the PACIFIC PALISADES. This OWNER-BUILT HOME features OCEAN VIEWS, HIGH CEILINGS, ITALIAN MARBLE and SOLID MAPLE FLOORS. This exquisite home built with the finest materials and extensive use of GLASS, STAINLESS STEEL, CUSTOM WINDOWS and DOORS has breathtaking MODERN ART DECO DESIGN.

MLS#14-763233
Angel Paravash Akhavan 310-721-7817
COLDWELL BANKER-BH N

BBQ,Blf-Ins,Cbl,Cing Fan,Dshwshr,Other

16625 MARQUEZ TER	Refresh.	11-2	630H5	rev
\$2,900,000	3+3	CONTEMPORARY		



DESIGNER VIEW HOME. SOPHISTICATED FINISHES. MUST SEE!


Intimate. Playful. Boundless: This reimagined contemporary view home, newly rebuilt in 2012, is rich in design, detail, and warmth, and truly a special place to call home. Designer done and meticulous high-end finishes, the well-proportioned rooms, balcony and open flow floor plan bring together outdoor and indoor living spaces, free-form gardens, and panoramic ocean vistas for relax living, intimate gatherings and extraordinary entertaining. Realize Palisades' coastal living at its best.

MLS#14-779857
MICHAEL HIATT 310-481-4342
SOTHEY'S

Solar Panels/Dual Tankless Water Htrs

TUESDAY

3437 CLOUDCROFT DR	Refresh.	11-2	630E5	rev
\$1,995,000	4+3	2sty-CONTEMPORARY		



TROPICAL OASIS!

Beautifully remodeled, Hawaiian style, designer quality oasis in tropical setting. 4 bedrooms, 3 bathrooms plus office/den Contemporary on a quiet cul de sac street in Sunset Mesa. Wonderful granite kitchen with Maple cabinetry & Viking stainless steel appliances, opening to family room & breakfast bar. Custom finished Venetian walls, light wood & slate floors. The backyard features a new mosaic tiled mini pool/spa with Beadcrete surface, built in BBQ move in ready, Malibu school district.

MLS#14-780051
Gwen Fritzingler 310-622-7421
GIBSON INTERNATIONAL

BBQ,Dshwshr,Grbg Disp,Hood Fan,

625 N CAHUENGA BLVD	Open	11-2	593F7	NEW
\$1,169,000	2+1	SPANISH		



SECRET GEM!

Private Hancock Park hideaway nestled next to the LA Tennis Club. Grand living room with barrel ceiling and amazing Batchelder tile fireplace. Cozy, light filled den leads to expansive hidden garden with bougainvillea covered pergola for great outdoor entertaining. Two bedrooms and updated hall bath with skylight. Bonus guest room with bath off driveway. Updated vintage style kitchen with laundry. Central A/C, security, hardwood floors, 3rd Street School, Hancock Park proper with a hip vibe!

MLS#14-794915
Lisa Hutchins 323.460.7626
CB - HANCOCK PARK

#1 Agent in Hancock Park since 1994

15 Pacific Palisades *Condo / Co-op*

1592 MICHAEL LN	Open	11-2	630/F1	NEW
\$985,000	2+2.5	MEDITERRANEAN		



ELEGANT & CHIC HIGHLANDS VILLA

Feel like you're on vacation in this beautifully appointed 2 bedroom, 2.5 bath townhome with open floor plan and many value-added interior and exterior improvements located in the much sought after Palisades Highlands. The professionally remodeled kitchen and master bath are outstanding examples of the value-added features of this updated home and its desirable location. Swimmer's pool, spa, sauna, gym and the close proximity to hiking trails and the beach enhance the carefree lifestyle.

MLS#14-793259
Bruce Walker 310-623-8722
RODEO REALTY - BEVER

Blt-Ins,Clng Fan,Dshwshr,Dryer,Hood Fan

www.1592michaelln.com

330 N GOWER ST *Open* 11-2 593F7 **NEW**

\$995,000	3+2	1sty-CALIFORNIA BUNGALOW
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Classic Larchmont Village bungalow style home. Newly refinished hardwood floors throughout, Batchelder fireplace in living room, original moldings, new stainless appliances and central air conditioning. Flat grassy yard in back plus patio perfect for outdoor entertaining.

MLS#14-793259
Bruce Walker 310-623-8722
RODEO REALTY - BEVER

Blt-Ins,Clng Fan,Dshwshr,Dryer,Hood Fan

15 Pacific Palisades *Lease*

14959 CAMAROSA DR	Lunch	11-2	631B7	NEW
\$14,000	5+5.5	COUNTRY ENGLISH		



HUNTINGTON PALISADES


Located on one of the best streets in the Huntington Palisades. Beautiful Country English 2-story 5 bedrooms, 5.5 baths. Lovely master with fireplace, high ceilings, walk-in closet, adjoining office or sun room. Lovely master with fireplace, high ceilings, walk-in closet, adjoining office or sun room, plus 2 additional bedrooms upstairs with their own baths. 2 spacious bedrooms downstairs and family room with fireplace. Spacious backyard with pool and spa, great for entertaining.

MLS#14-787053
Marie G. Peterson 310 779-0889
COLDWELL BANKER-PAC.

Blt-Ins,Dshwshr,Hood Fan,Rng/Ovn

206 N WILTON PL *Refresh.* 11-2 633H1 **NEW**

\$949,000	2+2	CRAFTSMAN
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FABULOUS CRAFTSMAN HOME HAS A MODERN SENSIBILITY AND STYLE


This contemporary Craftsman home honors its original details and is done with modern sensibility and style. The property is hedged, gated and private. Light and bright and updated. This character home has 2 bedrooms and 2 beautiful baths. The spacious Master bedroom has French doors that open to a lovely patio. This comfortable home features multiple patios for lounging and dining and relaxing. Enjoy the LA indoor/outdoor lifestyle. Wired for sound with controls in every room and recess lights.

MLS#14-794565
Steven Aaron 3104326588
KW BEVERLY HILLS

BBQ,Blt-Ins

18 Hancock Park-Wilshire *Single Family*

262 SOUTH ARDEN BOULEVARD	Lunch	11-2	633F1	NEW
\$1,999,000	5+3			



BEAUTIFUL AMERICAN COLONIAL

HUGE PRICE DEDUCTION. Beautiful American Colonial Revival in Hancock Park/ Windsor Square area, close to Wilshire Country Club, Larchmont Village, Third Street Elementary and Marlborough School. It offers a warm, welcoming entrance foyer with gorgeous crown moldings and grand staircase, cozy living room with elegant fireplace, formal dining room, separate breakfast room, gourmet kitchen with grand pantry, entertaining/family room and a bonus room, updated detached guest unit.

MLS#314030903IT
Cyndy Nguyen (310) 940-7527
HALL & CHAMBERS

www.262southardenblvd.com

1248 3RD AVE *Open* 11-2 633G4 **red**

\$1,280,000	4+3	2sty-ARCHITECTURAL
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Classic Circa 1910 Prairie style home. Located in the Historic Country Club Park neighborhood. Symmetrical hip roof design, fabulous usable front porch leads to a showcase high quality artisan crafted entry. Experience the charm and grace of an earlier time with beamed ceilings, stone fireplace, pocket doors, leaded stained glass windows plus an entrance parlor which serves as a multitude of uses. 4000 square feet of living space includes: 4 bedrooms, 2.5 baths, den and sunroof.

MLS#14-776563
Bruce Walker 310-623-8722
RODEO REALTY - BEVER

Blt-Ins,Dshwshr,Fridg

236 N ARDEN *Refresh.* 11-2 633F1 **rev**

\$2,349,000	4+3	TUDOR
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TIMELESS TUDOR TWO BLOCKS FROM LARCHMONT

This timeless Tudor masterpiece has been thoroughly updated & customized to meet your family's every need. Situated in prime Windsor Sq. HPOZ & in the coveted 3rd St. School District, this retreat is a mere two blocks from Larchmont Village! Enchanting front walk leads to an impressive formal entry w/ vaulted ceilings & sweeping staircase. Generous proportions & quality finishes make this home comfortable, functional & stylish.

MLS#14-792933
John Duerler 213-924-2208
HANCOCK HOMES REALTY

www.236Arden.com

Why Advertise? Large Distribution Area

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

TUESDAY

18 Hancock Park-Wilshire Condo / Co-op

311 S GRAMERCY PL, UNIT 503 Refresh. 11-2 633/H2 \$735,000 3+2 5sty-MODERN	NEW ENJOY THE LA LIFE IN THIS MODERN CONDO W/SPECTACULAR VIEWS Modern,spacious,sun drenched 3BD/2BA Condo with spectacular, unobstructed city & mountain views. View the Hollywood Sign from absolutely every room in this designer home situated on the fifth floor in a marvelously maintained building offering an immaculate lobby, fabulous gym and a lush courtyard where you can relax to the sound of the fountain. A/C , inside laundry, SxS parking &.....! Live the great LA lifestyle in this perfectly located condo near Larchmont Village. Must see to believe! Refrigerator, A/C, inside laundry
	Felicia Pincu 310-422-0092 BHHS CP

18 Hancock Park-Wilshire Income

1203 CRENSHAW BLVD Open 11-1 633F4 \$669,000 CALIFORNIA BUNGALOW	NEW ATTENTION INVESTORS! Hancock Park Adjacent. Duplex in the Los Angeles/Mid Wishire/Korea Town area. Close proximity to amenities, Business, Restaurants, shopping and transportation. Hardwood floors, tiled baths. Laundry hook ups. Large lot zoned LAR3. Room to park 4 cars. First unit 3/3, second unit 2/2 + Den. Buyer to verify all information, permits and rely on their own findings. Contact Listing agent for an appointment. All units will be delivered vacant at close of Escrow. Duplex in Hancock Park Adjacent
	MLS#14-766695 Maria Gomez CDPE SFR CHS (323) 460-7614 COLDWELL BANKER HPN

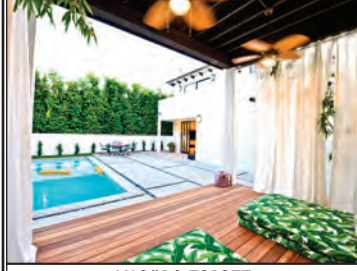
19 Beverly Center-Miracle Mile Single Family

6241 MARYLAND DR Refresh. 11-2 633B2 \$1,599,000 4+2 SPANISH	NEW JOIN US FOR COLD PRESSED JUICES AND TREATS! This character rich 1935 Spanish in Beverly Grove offers a flexible living space perfect for a family or an individual desiring a home work environment. The walled and hedged home features a generous living room with gorgeous peg-and-groove hardwood floors and fireplace, a formal dining room leading to an open kitchen with incredible period tile blended with modern cabinetry, quartz counter tops and porcelain tile floors. The backyard offers a pool and fabulous deck area. Truly a must see! WWW.6241MARYLAND.COM
	Allison Schwarz 310-887-0290 COLDWELL BANKER RESI

103 N EDINBURGH AVE Open 11-2 633/B1

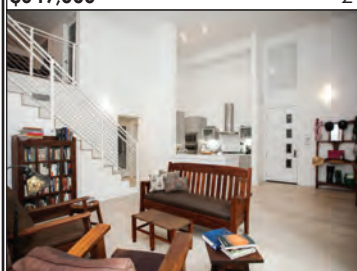
\$1,395,000 2+2 1sty-SPANISH	NEW SPANISH MISSION COMPOUND DESIRED LOCATION JUST TWO BLOCKS FROM THE GROVE, YET TUCKED BEHIND WOODEN GATES AND PRIVACY HEDGES IS THIS ARTICULATEDLY REINVENTED, ROMANTIC SPANISH "CASA". FINISHED WITH TUMBLED STONE TILES, GOURMET KITCHEN, HARDWOOD FLOORS, FRENCH DOORS, TURNED STONE COLUMNS & PERIOD IRON LIGHT FIXTURES. EXCEPTIONAL MASTER SUITE WITH SPA EQUIPPED BATH & MULTIPLE EXTERIOR AREAS, YARD AND A GUEST HOUSE WITH BATH; PERFECTLY SUITED FOR ENTERTAINING.
	Timothy Enright 310.652.6600 THE ENRIGHT COMPANY

1328 S GENESEE AVE Open 11-2 633/B4 \$1,249,000 3+3 COUNTRY ENGLISH	NEW AMAZING ENGLISH COUNTRY W/ GUESTHOUSE! Prime Wilshire Vista Over 2100 Sq Ft, Updated w/ original Details in Tact! New Landscaping Completed, Gorgeous Master Bath w/ Ann Sacks Tile & Steam Shower, Mahogany Woodwork Thru out, Wide Hallways & Great Center Hall Plan w/ Gorgeous Hardwd Flrs , LR w/ High Vaulted Ceilings,Decorative FP, Gorgeous Detached Office/Studio w/ Full Bath, Hardwd, Flrs & Fr Doors. Private Landscaped Yard w/ XL Wood Deck, Central Air/Heat. Updated Electrical, Copper Plumbing,Freshly Painted, Location, Location! Steven & Zee Spezzano 213-494-3888 KELLER WILLIAMS
	The Integrity Team

138 N EDINBURGH AVE Open 11-2 633B1 \$2,799,000 5+6 MEDITERRANEAN	red BEST LOCATION, BEST PRICED New Mediterranean Contemporary design. Truly best location. Open floor plan superior design and workmanship Exceptional in/out flow. 4 bd plus Flex space, easily convert to 5th bedroom, all en suite. kitchen w/ large island, white lacquer cabinets ,Miele appliances. Lux mstr w/walk in closet & spa like bthrm. Lrg lot with a fantastic pool/ spa and loggia for ultimate relaxation. Home integrated system controls Home systems and lutron a/v system. Walking distance to The Grove, 3rd st restaurants Dshwshr, Micro, Rng/Ovn, Fridg
	MLS#14-781877 RC Thomton 310-210-5315 KELLER WILLIAMS RLTY

19 Beverly Center-Miracle Mile Condo / Co-op

128 N SWALL DR, UNIT 306 Lunch 11-2 632/H1 \$999,000 2+2.5 CONTEMPORARY	NEW 2+2.5+DEN READY TO MOVE IN A GREAT LOCATION. LUNCH ENTRY! This corner unit features,a graceful entry highlighted by exquisite details such as coved ceilings & beautiful columns that enters to a lg living room w/fireplace & balcony w/views.Sun lit granite eat in kitchen w/stainless steel appliances, master bedroom /walk in closets.Marble master bath,double sinks,spa tub&stall shower&powder.The building features a pool,spa,gym,earthquake coverage,storage XbyX parking&guest parking spaces all in a great location near Robertson's ultra-hip shops&restaurants www.128swall306.com
	Jonathan Sands 310.704.6612 RODEO REALTY BH

600 S RIDGELEY DR #106 Open 11-2 633C2 \$649,000 2+3 4sty-ARCHITECTURAL	NEW SOPHISTICATED URBAN LIVING AT THE MUSEO LOFTS Fabulous 2-story loft unit at The Museo with a light filled open living space, soaring ceilings and a private outdoor patio off the living room. Stylish and well appointed kitchen and baths, 2 bedrooms,2.5 baths and a bonus office and storage room off the loft bedroom.Laundry in unit,two tandem parking spaces in prime location,intercom controlled security access and a well equipped gym.Excellent Miracle Mile address that is close to The Grove. The best shopping and restaurants in Los Angeles. Dshwshr,Dryer,Grbg Disp,Hood Fan,Rng/Ovn
	Bill Parks 310-892-3499 RODEO REALTY INC.

125 S SWEETZER AVE #103A Refresh. 11-2 633A1 \$825,000 3+3 CONTEMPORARY	rev COOL-CHIC-CONTEMPORARY 3BD+3BA CONDO IN NEWER BUILDING! GORGEOUS 3BD+3BA Condo In Elegant 9 Unit Building. Living & Dining Area W/ Wood Floors, Kitchen W/ Italian Venge Cabinetry, Upper Glass Cabinet Doors, & Viking Stainless Steel Appliances, Caesar-Stone Counter Tops & Designer Tiles. Luxe Master Suite W/ Walk-In Closets. Gorgeous Master BA W/ Caesar Stone Counters, Italian Lacquered Cabinets, Double Vanities W/Kohler Sinks , Separate Tub & Shower. Furnished Common ROOF TOP DECK W/ PANORAMIC VIEWS. Ideal Location Between The Grove & Beverly Center. WWW.125SWEETZER103.COM
	MLS#14-792007 ST. JAMES + CANTER 310-704-4248 BERKSHIRE HATHAWAY

Questions? Need Assistance?
Contact our Help Desk Department!

 Please call 310.358.1833
 Mon - Fri 8am - 7pm, Sat 9am - 2pm, and Sun 9am-1pm

TUESDAY

19 Beverly Center-Miracle Mile *Income*

8118 BLACKBURN AVE	Open	11-2	633B1	NEW
\$1,595,000	Duplex	2sty-SPANISH		



BEAUTIFUL SPANISH DUPLEX IN BEVERLY GROVE - FULLY VACANT!

This character rich 6BED/4BATH duplex features grand living rooms with fireplaces, kitchens with separate breakfast rooms, formal dining rooms, bathrooms with period tile and separate laundry rooms. Details of these expansive units include built-ins, archways, French windows and hardwood floors throughout. Upper unit has a bonus private balcony. The garage has been converted into a wonderful art studio and creative space. Both units delivered vacant, perfect for owner/user or investor!

MLS#14-794079
Allison Schwarz 310-433-0056
COLDWELL BANKER RESI

WWW.8118BLACKBURN.COM

1158 S COCHRAN AVE	Open	11-2		NEW
\$1,499,000	Duplex	2sty-SPANISH		



REMODELED DUPLEX! MOVE RIGHT IN! OWNER USER OR INVST

Magnificent renovated Spanish style duplex located just N San Vicente & Fairfax. Ea unit boasts a hard to find 3+ 3. The renovation includes but not limited to new windows, new plumbing, new main line to the street, new electrical, new roof, smooth stucco, crown moldings, new a/c and heating in all units, new recessed lights, new cabinets, new hardwood floors, tasteful updated baths, new landscaping and much more. The kitchen features stainless steel appliances, waterfall island, this is the per

Luis Rios 909-363-6037
TRIMAX REALTY, INC.

Dshwshr,Stove,Oven

1024 S HAYWORTH AVE	Open	11-2	633B3	NEW
\$1,399,000		MEDITERRANEAN		



PRISTINE REMODELED MEDITERRANEAN DUPLEX IN CARTHAY SQUARE!

W Hotel meets the Mediterranean in this sophisticated 1926 duplex, reimagined by J.S. Brown Interior Design in 2008. Unlike anything else on the market, it features two distinctly unique homes w/every detail painstakingly attended to: wired & pre-wired to the 9's with extraordinary world class a/v system, new kitchen with Ceasarstone counters & stainless steel apps, mind blowing bath with Walker Zanger tiled steam shower, gleaming new hardwood floors, new custom doors, rich finishes throughout.

MLS#14-794257
Ned Brown 310-270-9288
TELES PROPERTIES, IN

Cing Fan,Dshwshr,Dryer,Hood Fan,Other

1366 S ORANGE DR	Open	11-2		NEW
\$1,079,000	Duplex	2sty-SPANISH		



OLD WORLD CHARM MEETS CONTEMPORARY MODERN

Designer's Own Elegant Spanish Duplex impeccably renovated - This beauty retains the period arches of the 1920's, yet has the modern conveniences for today - private entrances, open floor-plan, new hardwood floors, gorgeous fireplaces, recessed lighting, crown moldings, new windows, eat-in granite kitchen, spacious bedrooms, master bath w/double sinks, warm earth tones throughout, private balcony, beautifully landscaped - true pride of ownership!

STACEY BABBITT 310-804-6027
COLDWELL BANKER/BHS

20 Hollywood *Single Family*

1655 N OGDEN DR	Open	11-2	593/B4	NEW
\$2,495,000	4+4	2sty-TRADITIONAL		



NEWLY RENOVATED TRADITIONAL ESTATE

4bed, 4bath, approx. 3,019 sf on 9,206 sf lot: This timeless home boasts luxury and privacy in the heart of Los Angeles. Featuring a grand two-story entry hall with sweeping staircase, high ceilings, French doors, with maple and oak wood flooring throughout. Large Master, Grand formal living room, Dining room, Gourmet Kitchen, Family room with stone fireplace. Sprawling grassy yard, with Large sundrenched pool and patio. 3-car garage, plus Office. Sumptuous living in the heart of Los Angeles.

Keith Scaduto 310-850-7992
COLDWELL BANKER BHN

www.1655NorthOgdenDrive.com

21 Silver Lake - Echo Park *Single Family*

1818 ROTARY DR	Open	11-2	594-D5	NEW
\$1,095,000	3+2	2sty-MID-CENTURY		




MID CENTURY WITH PANORAMIC VIEWS ON STREET TO STREET LOT

Mid Century '56. VIEWS: Lake, Mountain and Downtown views set the stage for this stylish Silver Lake home. Private, peaceful 3 Bedrm 2 bath on street-to-street lot. Open Living room, Dining room and easy Kitchen. 2 Beds and 1 Bth on Main Floor. Large separate Master Bedrm en suite below, a private dining deck that leads to a garden. Enjoy your Art walls and car-less evening strolls amongst the eateries, dog park and reservoir lifestyle. Exceptional indoor-outdoor vibe. Versatile floor plan.

Patricia Ruben 3236712310
SOTHEBYS -LOS FELIZ

Views, Views, on Street-to-Street Lot

2150 KENT ST	Open	11-2	634D1	NEW
\$725,000	3+3	COTTAGE		



LARGE ECHO PARK HOME WITH YARD

Welcome home to this beautiful Echo Park home with 2,000+ square feet & a nice sized yard. Located just south of Sunset Blvd right near shops, restaurants, cafes, & galleries. Completely renovated with an artist's touch & top quality materials and workmanship. Features include vaulted ceiling with open floor plan and three wonderful bathrooms, each one dedicated to each bedroom. Large master suite with a large walk-in closet. Plenty of off-street parking and a detached structure in back yard.

MLS#14-795007
Brian Ades 3105038080
SOTHEBY'S SUNSET STR

Dshwshr,Dryer,Rng/Ovn,Wshr

22 Los Feliz *Single Family*

4019 CUMBERLAND AVE	Open	11-2	594/B4	NEW
\$1,165,000	3+2	1sty-MID-CENTURY		



MID CENTURY WITH VIEWS

Sensational 1948 Mid-Century with minimalist clean lines, bathed in light from open city and Hollywood Hills views. Loft-like open flow encompasses the living, dining and kitchen areas; 3 bedrooms plus office, 2 baths. Kitchen and separated Master Bedroom, with polished concrete floor, open to romantic private patio with fire pit. The perfect, stylish retreat from the city, convenient to both Los Feliz and Silver Lake.


James Foreman 323-314-1906
SOTHEBY'S

A/C,W/D, fire pit



The Source Of Real Time Real Estate™

TUESDAY

X 1560 MYRA AVE	Lunch	11-2	594B4	NEW
\$849,000	2+1.75			
	SWEET BUNGALOW COME FOR LUNCH BY CORDON BLEU CHEF JIM BARNES			
Circa 1911 Bungalow at foot of Franklin Hills. Hedged mini compound with 2 bdrms & 3rd convertible den/office/guest-room/nursery. Nest climate controlled. Period detailing throughout including 12' ceilings, gleaming oak & pine floors, wainscoting, subway tiles & large casement windows. True master suite with bath, walk-in closet & French doors leading to private back yard. Lounge on front porch or entertain guests in dining room which has delicious outdoor patio through French doors.				
MLS#14-794645				
Chris Laib		323.854.1820		
KELLER WILLIAMS RLTY		Dshwshr,Grbg Disp,Hood Fan,Micro,Rng/Ovn		

5199 BERRYMAN AVE	Refresh.	11-2	672F5	red
\$725,000	3+1	TRADITIONAL		
	MAJOR REDUCTION!!!			
Beautiful remodeled 3 bedroom home in a most desirable neighborhood. Light and bright Marble and hardwood floors throughout. New custom kitchen with corian counter tops, maple cabinets, stainless steel appliances, microwave and dishwasher, washer and dryer. Attached 2 car garage. This house is in the Sunkist Park neighborhood in Culver City. Close to shops, restaurants, freeways, schools and more.				
MLS#14-790467				
Malka Winshman		310-901-9499		
KELLER WILLIAMS BEVE		Dryer,Grbg Disp,Wshr		

22 Los Feliz Condo / Co-op

4455 LOS FELIZ #904	Open	11-2	594B2	NEW
\$499,000	1+1	CONTEMPORARY		
	LOS FELIZ TOWERS CONTEMPORARY UNIT			
This 9th floor, beautiful North Hills facing clean unit can be yours in which to create your own. The Los Feliz Towers, built in 1966, is a legendary condominium community. Consisting of two 14-story twin towers, the complete development offers 196 residences and numerous building amenities. The Building offers services such as the following: 24HR Security, Doorperson, Gym, Community Pool, Sauna, Recreation Room, Community Laundry and gated parking.				
MLS#14-793449				
Daniel Signani		310-777-2877		
BERKSHIRE HATHAWAY		Gas Rng,Fridg, DW, Disp.		

4015 LAMARR AVE	Open	12-2	672F2	rev
\$1,350,000	4+3	MEDITERRANEAN		
	One of a kind Studio Estates Beauty. 4 bdrms, 3 baths, family room, atrium, den, bonus room, and spa. Custom 2nd story with sitting area, bedroom and extra room. Could be used as 5th bedroom or guest quarters. Updated kitchen and bathrooms. Magnificent master. Cul de sac street and close to downtown, shopping, eating, etc. Must see!!!			
MLS#14-789775				
Karen Dolce		310-795-6565		
DOLCE & ASSOCIATES		Blt-Ins,Dshwshr,Grbg Disp,Trsh Cmpctr		


28 Culver City Condo / Co-op

1930 N VERMONT AVE, UNIT 106	Refresh.	11-2	594 A3	NEW
\$389,000	1+1	1sty-CONTEMPORARY		
	CONDO IN THE LOS FELIZ VILLAGE			
Located in the heart of the Los Feliz Village, this ground level unit is conveniently situated among shopping, art, dining, entertainment, and all that Griffith Park has to offer. Unit #106 has a beautiful kitchen with stainless steel appliances, a great room, large bedroom, and ample storage. Enjoy meals on the patio, taking advantage of the the indoor/outdoor feel and our Los Angeles weather. The condo comes with 2 secured parking spaces and direct access to the unit.				
Steve Clark				
DEASY PENNER & PART		818.519.9363		

4016 VAN BUREN PL #A	Open	11-2	672H1	NEW
\$969,000	3+3	3sty-CONTEMP MED		
	GORGEOUS NEW CONSTRUCTION HOMES IN DOWNTOWN CULVER CITY!			
New Construction Townhome in the heart of Downtown Culver City. This 3-story home has a bright open floor plan & gets lots of natural light with the high 10ft ceiling. The formal living room has wood flooring, fireplace & picture window. The gourmet kitchen has stainless steel appliances & a large center island. Features include recessed lights, central air & heat, & powder room. The master suite has views of the Culver City Hills & the master bathroom has a spa tub, and his & her sinks.				
MLS#14-792495				
Todd Miller		310-923-5353		
KELLER WILLIAMS-SANT		Dshwshr,Micro,Rng/Ovn,Fridg		

29 Westchester Single Family

22 Los Feliz Lease

X 5286 LOS BONITOS WAY	Lunch	11-2	593H3	NEW
\$7,750	3+4	1sty-ARCHITECTURAL		
	IT'S ONE OF THE BIGGEST AND THE BEST			
First showings Tues. 9/23; 11-2. Compare: you'll see how 5286 Los Bonitos Way is outstanding. Compare the location of this house: inside guarded Los Feliz Estates, one of the safest neighborhoods in Los Angeles. Compare the size: spread out in over 3,500 square feet, with 3 bedrooms; 4 bathrooms; a family room; a den or media room; an eat-in kitchen; a separate studio or office suite; a pool and treetop city views.				
MLS#14-795077				
Richard Stanley		213 300-4567		
COLDWELL BANKER - LF		YouTube walk through--search address.		

7723 WESTLAWN AVE	Refresh.	11-2	702-F1	NEW
\$1,850,000	4+4.5	TRADITIONAL		
	N KENTWOOD SUN-FILLED OASIS W/ AN EAST HAMPTONS FEEL!			
New construction 4 bed, 4.5 bath, + guest house. Open floor plan w/oak floors throughout. Spacious kitchen, complete w/island, mahogany cabinetry, & Caesarstone counters. Large dining area & bonus window-bedecked rm that is quite versatile, w/seamless indoor/outdoor flow. 1 BR w/en-suite bath downstairs. Upstairs continues the theme of airy charm, w/skylights & vaulted ceilings. Balconies on all BRs. Upstairs office/den could be converted into 5th BR. A roomy find w/grace & character to spare!				
Gregory Masi				
GIBSON INTERNATIONAL		310-488-4880		
		www.GregoryMasi.com		

28 Culver City Single Family

X 5917 TELLEFSON RD	Lunch	11-2	672H5	NEW
\$899,000	4+2	RANCH		
TRUST SALE - no court approval. Single story home in beautiful Culver Crest Two area above Overland. Property offered as-is, no TDS required. Two car garage. Mature fruit trees.				
MLS#14-793789				
Sherry Rich		310-801-2008		
		KELLER WILLIAMS RLTY		

NEW! The MLS Stats

Get Statistics for ANY Listing Search.

Get statistics that really matter to you and your clients with the MLS Stats option in the Listing Search! It's Easy; Create a Listing Search, click Run Stats, select a Report, then Print or Email to create custom statistics from any Listing Search!

TUESDAY

30 Hollywood Hills East *Single Family*

6135 GLEN OAK ST	Open	11-2	NEW
\$2,495,000	4+4		




GORGEOUS HOME EXUDES CLASSIC SPANISH ELEGANCE

Sited behind a gated driveway, this gorgeous home exudes classic Spanish elegance with 21st Century amenities. Upon entering you are greeted with a one-of-a-kind covered entertaining patio overlooking a glass-tiled spa, waterfall and Tot Turf play court. Inside, three over-sized master suites and over 4,000 sq. ft. of open living space await you. A grand skylight above bathes the home in natural sunlight, while the lush bamboo landscape surrounding the property supplies you with privacy.

Josh & Matt Altman 323.791.9398
HILTON & HYLAND

www.thealtmanbrothers.com

3396 TARECO DR	Open	11-2	563-D7	NEW
\$1,999,000	3+3.5		2sty-MODERN	



MODERN MASTERPIECE

Gated Architectural w/views, private pool & yard. Redefined interior spaces showcase a Custom steel & glass staircase & wall-to-wall Fleetwood doors. Exquisite finishes include: Italian cabinetry & fixtures, Silestone counters, Ann Sacks tile & wide plank Oak floors. Step-down Living & Dining rooms open to large deck w/gas fire pit. Light-filled Great Room w/dining area & Sleek Modern kitchen. Master suite has fpl & huge walk-in closet & opens to the pool. All bedrooms are en suite. Stunning!

Terry Canfield Schmidt 323-854-4607
BHHS - BEVERLY HILLS

dryr.dsh.wsh.rnge/ov.rfrg.wshr.sound.syz

3170 DURAND DR	Open	11-2	593F1	NEW
\$1,625,000	3+3		CONTEMPORARY	



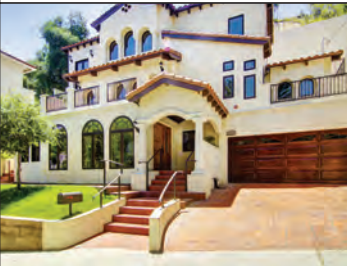
CHIC AND STUNNING IN BEACHWOOD CANYON

A sexy 3 bedroom Contemporary nestled in Beachwood awaits. Decorated by designer Todd Anthony and boasting top-of-line appliances and electronic features. The large open kitchen has a ctr. island & gorgeous cabinetry. There are 2 levels of decks to enjoy views of the Hollywood sign, dine al fresco, or relax in the hot tub. The centerpiece of this stunner is the home theater/ family rm. The master is elegant, warmed by a lovely FP and occupies its own mid-level between the upper and lower flrs.

MLS#14-794389
Anthony Diaz-Perez (213) 948-7964
TELES PROPERTIES

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

2733 BELDEN DR	Refresh.	5-8	593F1	NEW
\$1,585,000	3+3.5		CONTEMP MED	




"THE BEATLES" - A TWILIGHT SCREENING

Meet the Beatles... or watch them on The Ed Sullivan show at a twilight outdoor screening this Tuesday evening. Have some pizza & take the tour of this gorgeous new (2013) Mediterranean in Beachwood Cyn. Formal entry, spacious open floor plan & large state of the art cook's kitchen. French doors, arched windows & exquisite finishes throughout with travertine & glass tile, granite counters, wood floors & rubbed bronze & wrought iron fixtures. Money can't buy you love but it will buy you this house!

MLS#14-791229
Rose Ware 213-369-9171
BHHS - BEVERLY HILLS

Blf-Ins,Dshwshr,Dryr,Grb Dsp,Hd Fan,Wshr

6132 GLEN HOLLY ST	Open	11-2	593G2	NEW
\$1,299,000	3+3		SPANISH	



PRIVATE BEACHWOOD RETREAT

The romance of a 1920's Spanish oozing w character & charm. House is nestled on a quiet lane off lower Beachwood & incl. endless period details. Feat LR, FDR, gourmet kit w/ Viking appliances, 2 bd up & a sep guest rm or offc/bath below. Arches, plaster walls, wood sash windows, wood flr, balconies complement the property. A masterwork of soothing spaces. Gated & private. It is just a walk to café & market. A vintage example of our Spanish architectural heritage, this house is simply awesome.

MLS#14-794033
Jan Horn 310-777-6220
COLDWELL BANKER RESI

www.6132GlenHolly.com

31 Playa Del Rey *Single Family*

8125 TUSCANY AVE	Open	11-2	702B2	NEW
\$2,695,000	6+4		MID-CENTURY	



AMAZING DEVELOPMENT OPPORUTNITY

First time on the market in over 40 years, this unique property sits on one of the largest street to street lots in Playa del Rey (approx 14,580 sq ft). Breathtaking views of the ocean, Marina and beyond with the back drop of the Hollywood Hills and Santa Monica mountains - this is the perfect opportunity for the discerning buyer to create a spectacular one of a kind home.

MLS#14-793951
Paula Ross Jones 310-255-5449
SOTHEBY'S INT REALTY

Approx 6,430 sq ft house

31 Playa Del Rey *Condo / Co-op*

7740 REDLANDS ST #G2090	Open	11-2	702C3	NEW
\$419,000	2+2		1sty-CONTEMPORARY	



2BR/2BA - FULLY UPDAED AT THE CROSS CREEK VILLAGE

ENJOY A LUXURY LIFESTYLE YOU CAN AFFORD WITH THIS MODERN, LARGE 2BR/2BA UNIT THAT HAS BEEN COMPLETELY RENOVATED. THE UNIT FEATURES A GREAT OPEN FLOOR PLAN, NATURAL LIGHT, COOL OCEAN BREEZES, TREETOP & POOL VIEWS. KITCHEN FEATURES ALL NEW CABINETRY, CUSTOM STORAGE, COUNTER-TOPS & NEW STAINLESS STEEL APPLIANCES. ADDITIONAL FEATURES INCLUDE, LARGE MASTER SUITE. NEW PLUMBING, NEW FLOORING, CROWN MOLDING, LARGE PATIO OF LIVING ROOM, UPDATED BATHROOMS, DESIGNER FIXTURES, LOCKED BIKE & STORAGE.

MLS#14-794993
Brian Maser 310-795-8010
MASER CONDO SALES

www.MaserCondoSales.com

31 Playa Del Rey *Income*

113 REES ST	Lunch	11-2	702A3	rev
\$1,490,000	Duplex		2sty-CONTEMPORARY	



GREAT DUPLEX IN "THE JUNGLE" IN PLAYA - VERY CLOSE TO SAND

2-story duplex (2+1.5, 2+1) about 60 steps to the sand in rarely available beach neighborhood of Playa del Rey on low traffic walk street. Perfect for owner-user. Large private roof deck. Fenced front yard. Laundry hookups & fireplaces in both units. Each unit has 1-car garage. Remodeled kitchen w/slate floors & granite counters in 115. Well-maintained property. Copper plumbing, newer roof & newer hardwood floors per owner - buyer to confirm. Close to restaurants in PdR village & the BEACH!

MLS#14-782039
Donald White 310-943-9220
REALTY MINDED

2 units - 2+1.5, 2+1

41 Park Hills Heights *Single Family*

5327 DEANE AVE	Open	11-2	673E5	NEW
\$675,000	3+2		1sty-SPANISH	



MINT CONDITION. MOVE RIGHT IN

Spanish,totally remodeled 3 + 2 home. MINT CONDITION. Gorgeous Marble fireplace, gourmet kitchen with stainless steel appliances, granite topped island and gleaming wood cabinets. Light and bright and clean- ready to move in.Huge dining room and family room combo. Separate large living room. Totally air-conditioned. Newer roof. New Carpet. Completely remodeled, finished garage. 3 big bedrooms. 2 Tiled gorgeous bathrooms. Hardwood Laundr is separate. Large green backyard with fruit tre

MLS#14-793431
Mary C. Woodward 323 422 0888
KELLER WILLIAMS LARC

Completely Remodeled. Finished Garage.

OPEN HOUSE STATUS LEGEND

NEW - new (Automatic Status)
NEW* - new not yet listed
red - reduced
rev - review (Automatic Status)
bom - back on market

(Automatic Status - The MLS®/CLAW will automatically assign the New or the Review status.)

TUESDAY

60 Tarzana Single Family

19004 ASHURST LN	Lunch 11-2	560H6	NEW
\$6,995,000	5+8	CONTEMPORARY	



EXQUISITE MASTERPIECE

CHAMPAGNE LUNCHEON, JAZZ TRIO, iPhone 6 PLUS & \$200 GIFT CARD GIVEAWAY. Serene and exclusive Mulholland Park. French and Italian inspired architecture w/ imported marble flooring, custom chandeliers imported from Spain, mahogany doors with 24 karat gold, hand painted murals and fluted rosa aurora columns. Amazing chef's kitchen features Brazilian blue granite counter tops, dual paneled sub zeros, six burner Viking range. No expense spared in creating this livable and exquisite masterpiece.

MLS#14-794435
Brian Tweed 424.217.9777
KELLER WILLIAMS BH

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

62 Encino Single Family

15800 WOODVALE RD	Open 11-2	561G5	NEW
\$4,295,000	6+6	CONTEMP MED	



MOTIVATED & PRICED TO SELL, LOCATION, LOCATION, LOCATION.

Home down the street just SOLD for \$5,700,000 almost same sqft SELLER HAS PURCHASED ANOTHER HOME.. This Gated Villa home sits on one of the premier streets in Encino Royal Oaks on 3/4 acre, featuring the finest amenities and quality finishes and detailing. The home has 6 plush bedrooms and 6.5 luxe baths, formal dining room, gourmet kitchen with stainless steel appliances, family room, wine room, office, a resort-like pool and four-car

MLS#14-790617
Pate Stevens 310.467.7253
NOURMAND&ASSOCIATES

www.WoodvaleEstate.com

4911 EDGERTON AVE Refresh. 11-2

4911 EDGERTON AVE	3+3	1sty-RANCH	NEW
\$1,099,000			



GORQEIOUS REMODELED RANCH IN ENCINO WOODS

Fantastic 3 bed + 3 bath + Pool home located in the highly desirable Encino Woods! 1-sty ranch style sitting on quiet cul-de-sac. Set back from street behind circular driveway & lush foliage. Soaring wd-beamed ceilings, skylights, hardwood flrs, recessed lighting, chef's kitch w/ top-of-the-line SS appl, lg den w/ FP & gorgeous remodeled baths. Living rm, dining rm & generous master all open up to spacious backyard w/sparkling pool. Hesby Oaks School District. A rare & very special offering!

Michael Carter 310-508-4528
KELLER WILLIAMS BH

www.4911Edgerton.com

72 Sherman Oaks Single Family

14280 GREENLEAF ST	Open 11-2	562 A5	NEW
\$3,495,000	5+5.5	2sty-TRADITIONAL	



WONDERFUL EAST COAST TRADITIONAL

Gated and set on an over 21,000 square foot grassy lot this beautiful classic home offers a formal living room with fireplace, formal dining room, open gourmet kitchen, huge family room with fireplace and bonus/play room. There are 5 bedrooms and 5 1/2 bathrooms including the Master Suite with huge, walk-in closet and cozy den with fireplace. The lushly landscaped backyard is highlighted by brick and stone patios, a play area, vine covered pergola and sparkling pool.

Jana Jones & Fred Holley 310-285-7535
COLDWELL BANKER-BH S

www.14280greenleaf.com

14540 GREENLEAF ST Open 11-2 562A5

14540 GREENLEAF ST	3+4	SPANISH	NEW
\$1,316,000			



INCREDIBLE SPANISH STYLE HOME WITH GUEST HOUSE SOUTH OF BLVD

Elegantly enticing Spanish style home south of the boulevard! Quintessential entry with hand-painted centerpiece Terra-Cotta tiles and inlay wood flooring. Expansive and Stunning formal dining room and beautiful gourmet kitchen with stainless steel appliances and granite counter-tops. Follow the exquisite hand painted tile staircase to the upstairs and you're immediately greeted by wood floors throughout and a private patio overlooking the lush and scenic neighborhood.

MLS#14-793349
Lita Lee 213-595-2455
COLDWELL BANKER

4033 BEVERLY GLEN BLV Open 11-2

4033 BEVERLY GLEN BLV	3+2		NEW
\$1,049,000			



STUNNING CLASSIC SPANISH, LOADED WITH CHARM AND PANACHE

This 1931 single story Spanish home has been lovingly maintained and updated for today's living standards. Featuring period details throughout, this 3 bedroom 2 bathroom home is comprised of 1,911 SF of living space situated on an over 10,000 square foot lot. Highlights include an oversized living room, which is anchored by a fire place, exposed wood beams and hard wood floors. A perfect turnkey house waiting for someone to call it HOME.

A Lascano, B Farrugia 424.253.5489
HILTON & HYLAND

www.4033beverlyglenblvd.com

73 Studio City Single Family

3605 ALTA MESA DR Open 11-2 562/E6

3605 ALTA MESA DR	2+2	2sty-MODERN	NEW
\$839,000			



CHIC MODERN HILLTOP ESCAPE WITH VIEWS

Incredible modern hilltop retreat with sweeping canyon & hills views. Abundant natural light and beautiful wood-framed windows & doors throughout. Open-concept entertaining rooms with private decks. Stunning gourmet kitchen with Viking Pro appliances. Sprawling master suite with built-ins and a free-standing fireplace. Video security, integrated surround sound speakers, remote-operated shades, huge guest bedroom, beautifully done baths, 2-car garage. Gated entry & front deck. Fabulous location!

Dave Kaplan 310-432-6500
KELLER WILLIAMS BH

views, fabulous upgrades, gated entry

74 Toluca Lake Single Family

4554 FORMAN AVE Open 11-2 563C4

4554 FORMAN AVE	2+2	1sty-TRADITIONAL	NEW
\$900,000			



GREAT LOCATION, DO NOT MISS THIS OPEN HOUSE

Probate. Court confirmation required. Property sold in "AS IS" and "Where IS" condition, with existing tenant. Check with listing agent before writing an offer. Great location, 2 bedrooms and 1 1/2 bathrooms. Detached 2 car garage. Enclosed patio.

MLS#14-791651
Michael Tsvilk 310/663-5025
RE/MAX ESTATE PROPER

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

Do RIGHT by Your Sellers

Put their Property in the MLS

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



TUESDAY

75 Valley Village *Condo / Co-op*

5700 WHITSETT AVE, UNIT 1	Open	11-2	VALUE!	NEW
\$449,000	2+3	2sty-TRADITIONAL		



MOVE-IN READY CONDO IN PRIME VALLEY VILLAGE LOCATION!

1,700sqft spacious 2 bed/3 bath unit with 9 foot ceilings. Freshly painted light filled condo with new carpets. Fireplace inside living room. Spacious dining room area perfect for entertaining. Cook your favorite meals in this perfectly sized and low maintenance galley kitchen. Large master bedroom with walk in closet and private balcony facing away from the street. Second ensuite bedroom is located in a different floor with its own balcony. Laundry Inside unit. 2 parking spaces and low HOA dues

Billy Bean 305.772.7225
KW / L.A. LUXE GROUP

www.5700Whitsett.com www.LALuxeGroup.com

1333 Ladera Heights *Single Family*

5908 LADERA PARK AVE	Open	11-2	673B6	NEW
\$639,000	3+2	TRADITIONAL		



CHARMING LADERA HEIGHTS TRADITIONAL

Lovely, traditional home has updated systems yet retains it's vintage architectural charm. There are crown moldings, hardwood floors, dual fireplaces, cove ceilings and more. It's situated across the street from Ladera Park which makes for serene views of trees and open green space. The backyard is a private oasis with a tree house, built in 2003, that is the stuff of childhood dreams.

MLS#14-794525
Oliver & Ruffenberg 310-625-2398
PARTNERS TRUST BH

Rng/Ovn,Fridg

THURSDAY & FRIDAY

76 North Hollywood *Single Family*

6503 ALCOVE AVE	Open	11-2	532E6	NEW
\$599,000	4+2	1sty-RANCH		



4+2 BEAUTIFULLY REMODELLED RANCH HOUSE IN VALLEY GLEN

Classic 4 bedroom, Valley Glen Ranch Home, stylishly remodeled with updated kitchen and baths, recessed lighting, bamboo floors, and new carpet/paint. Master suite is separated from the 3 family bedrooms (one of which is used as an office) for privacy. Gourmet kitchen has granite counter tops, glass tile back splash, stainless steel appliances, 5 burner gas range, standard and convection ovens and a large center island that doubles as a breakfast bar. Large, bright public rooms.

MLS#14-793039
Fred Henry 760-534-1617
RODEO REALTY INC.

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

THURSDAY OPEN HOUSES

22 Los Feliz *Lease*

5286 LOS BONITOS WAY	Lunch	12-3	593H3	NEW
\$7,750	3+4	1sty-ARCHITECTURAL		



IT'S ONE OF THE BIGGEST AND THE BEST

First showings Tues. 9/23; 11-2. Compare: you'll see how 5286 Los Bonitos Way is outstanding. Compare the location of this house: inside guarded Los Feliz Estates, one of the safest neighborhoods in Los Angeles. Compare the size: spread out in over 3,500 square feet, with 3 bedrooms; 4 bathrooms; a family room; a den or media room; an eat-in kitchen; a separate studio or office suite; a pool and treetop city views.

MLS#14-795077
Richard Stanley 213 300-4567
COLDWELL BANKER - LF

YouTube walk through--search address.

1284 Highland Park *Single Family*

946 DEXTER ST	Lunch	11-2	NEW
\$649,000	3+2	1sty-CALIFORNIA BUNGALOW	



IT'S THE WHOLE KIT-N-KABOODLE!


A home for deck-top, view-filled, yard-playin' family/friend/BBQ-time or when you want some quiet "YOU" time on the expansive deck. That game will never intrude on your "moment" as it's being watched in it's own cozy man/woman cave below. Dwnstrs there is a generous bonus in-law, office, (or?)...complete with two small bedrooms, own bathroom and kitchen. Close enough for an early morning power-walk to Cafe de Leche, or date night at Sonny's Hideaway. This might just be the one you're looking for!

DEIRDRE SALOMONE 323.788.1674
KELLER WILLIAMS LF

FRIDAY OPEN HOUSES

61 Lake Balboa *Single Family*

7445 OAK PARK AVE	Refresh.	11-2	531-C4	NEW
\$420,000	3+2	1sty-MID-CENTURY		



BEAUTIFUL RE-DONE MID CENTURY

Built in 1951 and remodeled in 2011, this stunning mid-century home has three bedrooms and two baths. The large great room provides a relaxed atmosphere and boasts fantastic natural light. The indoor/outdoor transition is perfect for entertaining and taking full advantage of the large flat backyard with fruit trees.

Steve Clark 818.519.9363
DEASY PENNER & PART

1284 Highland Park *Income*

5960 HAYES AVE	Lunch	11-2	NEW
\$689,000	Duplex	1sty-SEE REMARKS	



1910 MISSION REVIVAL WITH YARD AND INCOME

A classic example of Mission Revival architecture in a historically rich area of Highland Park. A soothing fountain welcomes you to the courtyard. Both units are rich in period details. The 2 br unit has hardwood floors a fireplace with conversation nook and beamed ceilings. The kitchen and baths have been artfully updated. The living area exits to a patio and wonderful flat grassy yard. Dine al fresco or indulge your green thumb. A 1 bed 1bath unit sweetens the deal with extra income.

Moore & Mancinelli 323-255-2600
BHHS- LOS FELIZ

2 Bed 1.75 Ba unit and 1 Bed 1 Ba Unit

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