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CalBRE#: 01033692 | 310.882.0246

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HILTON & HYLAND



1677 N DOHENY DR
SUNSET STRIP
\$44,000,000

BRANDEN WILLIAMS, RAYNI WILLIAMS
310.691.5935

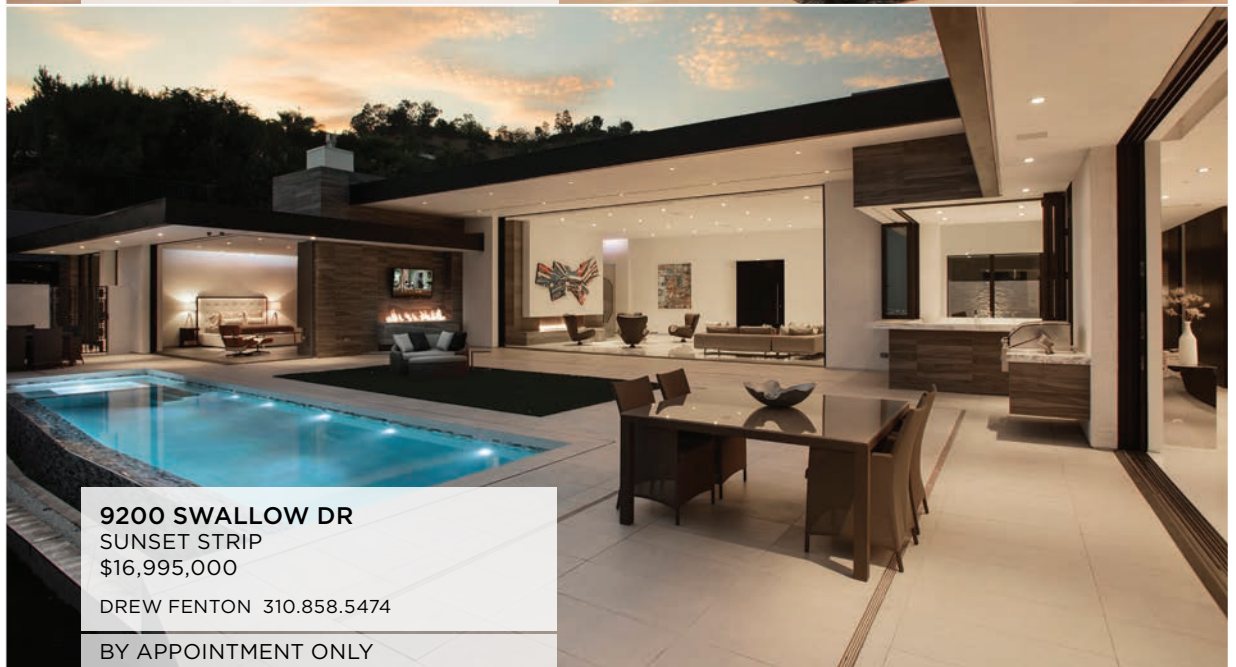
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8516 HEDGES PL
SUNSET STRIP
\$18,900,000

TYRONE MCKILLEN, PATRICK FOGARTY
310.779.2415

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9200 SWALLOW DR
SUNSET STRIP
\$16,995,000

DREW FENTON 310.858.5474

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2701 VIA ELEVADO
PALOS VERDES ESTATES
\$23,450,000
DAVID KONHEIM 310.803.9999
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31038 BROAD BEACH RD
MALIBU
\$17,995,000
LINDA MAY 310.492.0735
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BEL-AIR
\$19,500,000
JEFF HYLAND 310.278.3311
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LAB+ Architects



5,137 Sq. Ft., 3 Bedrooms, 5 Bathrooms
MLS# 16-121932

2008 Federal Avenue, West Los Angeles

\$ 3,400,000

Contact Agent Christina Hildebrand **310.890.3313**

Robert Skinner, AIA



3,454 Sq. Ft., 3 Bedrooms, 4 Bathrooms
MLS# 17-245828

9563 Gloaming Drive, Beverly Hills Post Office

\$ 2,695,000

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Buff, Straub & Hensman, Architects.

1,692 Sq. Ft., 3 Bedrooms, 2 Bathrooms
MLS# 17-265848

1694 Putney Road, Pasadena

\$ 1,550,000

Contact Agent John Matthes **626.536.4001**

Herbert Kameon, AIA



Sweeping ocean views on 8/10 of an acre.

1,992 Sq. Ft., 3 Bedrooms, 4 Bathrooms
MLS# 17-270194

20595 Seaboard Road, Malibu

\$ 3,195,000

Contact Agent Michael Phillips **310.927.9189**

Beverly Hills: **310.275.2222**

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OPEN TUESDAY
11-2 PM & 5:30-6:30 PM

2508 MAYBERRY STREET | SILVER LAKE

Offered at \$1,695,000 | 5 BED | 2.5 BATH

Perched in the Mayberry Heights neighborhood of Silver Lake, this stately, 1927 Mediterranean Villa was built by Italian immigrant Innocenti Palombo to mirror a small palace from his hometown. Impeccable craftsmanship and the supreme elegance of Italian-style decor reign over the Mills Act-protected home, which has been lovingly restored by the current owners. Boasting hand-painted murals, elaborate crown moldings, Juliet balconies and Art Deco chandeliers draping from coved ceilings, this stunning home is a sight to behold. Free-flowing interior passages connect the formal living rooms and kitchen on the main level while a central balustered staircase leads to the second level bedrooms and a sun-splashed terrace overlooking the landscaped grounds—a reimagined outdoor retreat graced by rose bushes, a vegetable garden and canopied seating area. A loft-style basement comprising a kitchen, media room, library and two garage bays extends the living space and entertaining potential of this grand property which bares the distinction of being Los Angeles Historic-Cultural Monument 917.

GREG HOLCOMB

310.500.3925 | greg@gregholcomb.com



GREGHOLCOMB.COM

Partners Trust/Pacific Union fully supports the principles of the Fair Housing Act and Equal Opportunity Act, and does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals. PUI BRE# 01866771 | Holcomb CalBRE# 01347788.

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NEW LISTING

BEVERLYWOOD
1650 S. Crest Drive
\$1,495,000
Arvin Haddad
310.909.6434



NEW LISTING

OPEN TUESDAY 11-2
HOLLYWOOD HILLS
7038 Los Tilos Road
\$4,725,000
Kristin Neithercut
323.397.0800



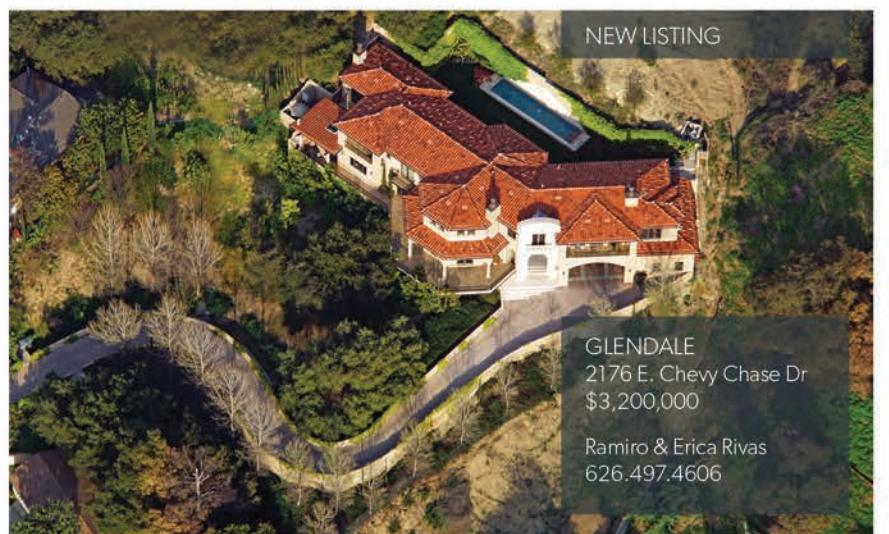
PACIFIC PALISADES
1644 Casale Road
\$7,900,000
Aaron Kirman
424.249.7162
Arvin Haddad
310.909.6434



VENICE
550 Rialto Avenue
\$9,750,000
Aaron Kirman
424.249.7162
Ashley Wolf
424.256.9563



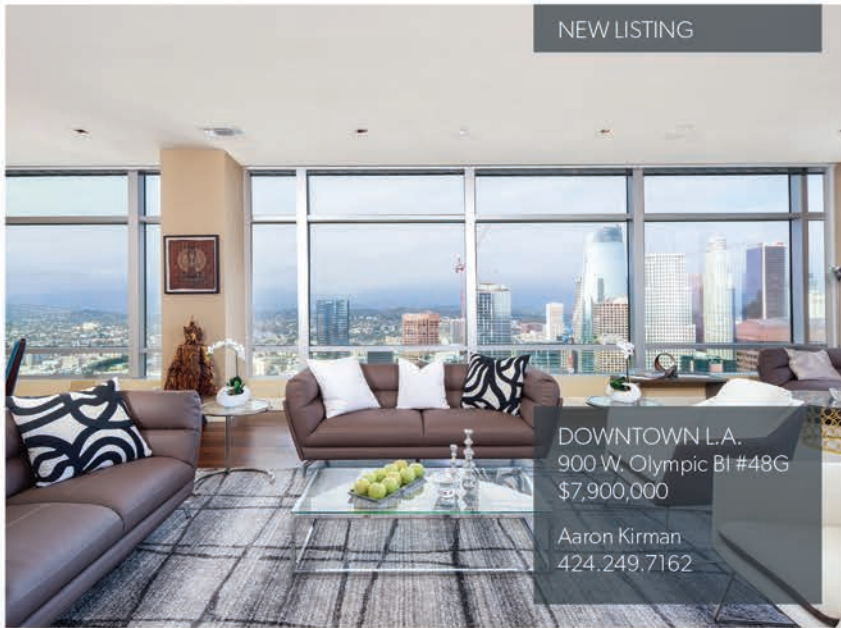
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1135 Rexford Drive #404
\$1,050,000
Alexis Assouline
310.990.6894



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\$3,200,000
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- SUNSET STRIP
- BALDWIN HILLS
- SHERMAN OAKS
- TOLUCA LAKE
- PASADENA
- DOWNTOWN LA
- STUDIO CITY
- HIGHLAND PARK | NOV '17



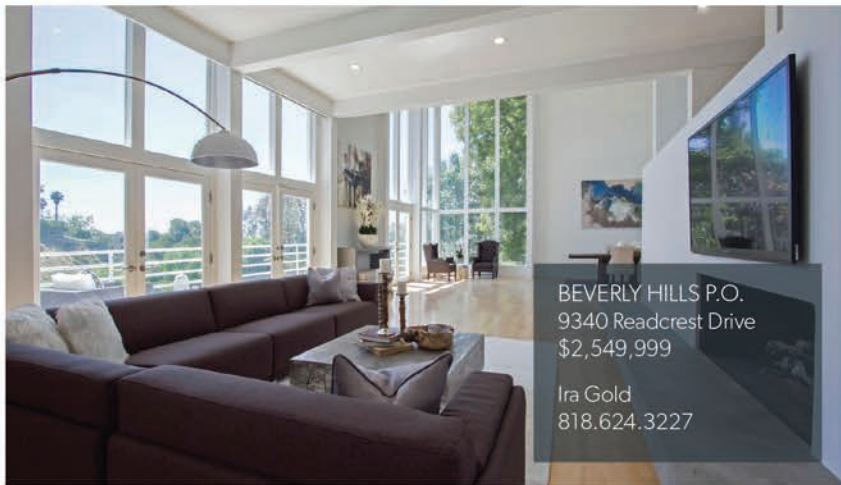
NEW LISTING

DOWNTOWN L.A.
900 W. Olympic Bl #48G
\$7,900,000
Aaron Kirman
424.249.7162



NEW LISTING

STUDIO CITY
12309 Viewcrest Road
\$6,495,000
Donovan Healey
310.903.1876



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Ira Gold
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NEW LISTING

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Joshua Smith
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BEL-AIR | 2227 STRATFORD CIRCLE | 6BD/8BA | \$6,988,888 | web: 0027814

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TANYA STAWSKI

Tanya.Stawski@sothebyshomes.com | 310.801.6033

LYDIA GIRALDO

Lydia.Giraldo@sothebyshomes.com | 818.968.1785



MALIBU | 3511CROSSCREEKLANE.COM
4BD/5BA | \$9,995,000 | web: 0344062
Robert Radcliffe 310.255.5454



MALIBU | 20900PACIFICCOASTHWY.COM
4BD/4.5BA | \$8,900,000 | web: 1300322
Marcus Beck 310.456.9405



MALIBU | 6269PORTERDALE.COM
6BD/6.5BA | \$6,888,000 | web: 0027729
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120 Outrigger Mall • Marina del Rey
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2BD, 2BA | 2,348± sq. ft. | Offered at \$3,195,000



West Hollywood

COUNTRY ENGLISH ON COVETED ORLANDO AVENUE

1003NorthOrlando.com

Hedged and gated Country English home on coveted North Orlando Avenue. This classic story-book English home has been beautifully maintained and updated over the years to keep its unique architectural charm and best modern amenities. Pass through the lusciously landscaped English garden and enter the front door to an inviting pitched-beam living room with fireplace, arched doorways, French doors and hardwood floors throughout. Home includes a charming den/office with pitched ceilings, providing a lovely additional space. The chef's kitchen is a cook's dream dressed with Bianco Cielo marble counters, glass door cabinets, double ovens, two farmhouse sinks and a built in banquet area. The romantic master suite boasts a pitched-beam ceiling with fireplace and a master bath with double sinks, dual shower heads, and an enormous walk in closet with island and dressing area. A second bedroom leads to the yard, and a second bathroom with claw foot tub. The backyard has a pool, new pergola dining area, and a deck perfect for entertaining. Considered to be the best street in the area you can walk to Melrose Place or Santa Monica Boulevard for some of the city's best restaurants and shopping.



ALEXIS VALENTIN RAMOS

CalBRE# 01272006 | alexisvalentinramos.com

310.867.4404 | alexis.ramos@sothebyshomes.com

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Kurt Rappaport (310) 860-8889 | CalBRE# 01036061



33603 PACIFIC COAST HIGHWAY MALIBU | \$55,000,000

Malibu's World Class State-Of-The-Art 25-acre equestrian ranch compound across from the beach. New 9 stall barn with ocean views for each horse, special computerized turf. Existing 2-story house with detached 3 Bed gst house, pool, tennis crt, fruit orchards, or great for developing 3, 5 acre parcels. Also for lease @ \$150K/mo. weahomes.com/listing/33603-pch

Wendy Carroll (310) 990-2285 | CalBRE# 01188306



THE RUTHERFORD HOUSE, AN ART DECO MASTERPIECE BEVERLY HILLS | \$39,900,000

Meticulously renovated & adorned with lavish finishes. Boasts an impressive collection of 1920 & 1930's fixtures from notable European/Parisian artists, decorative laylights, and exceptional details. Picturesque backyard features pool & pool house with bar, gym and spa, reminiscent of Hollywood Regency glamour. Co-listed. weahomes.com/listing/826-greenway-dr

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REMARKABLE 1.7 ACRE FLAT PARCEL JUST INSIDE EAST GATE BEL AIR | \$35,000,000

Impressive structure on a massive 1.7-acre lot right on the 50-yard line of lower Bel Air East Gate. 10k sf older home w/huge gated driveway, pool & tennis crt. Underbuilt.com says you can build a 30k sf house on the lot. weahomes.com/listing/10445-bellagio-rd

Richard Ehrlich (310) 968-8881 | CalBRE# 01267136
Stephen Shapiro (310) 860-8888 | CalBRE# 01257836



A COMPLETELY REMODELED MASTERPIECE ON A CUL-DE-SAC WESTWOOD | \$4,499,000

Just north-west of The Chateau Marmont Hotel, this 4 bed, 3 bath home has incredible city views overlooking a resort-style pool area with a pizza oven & BBQ area. A private entrance leads to a spacious living room with wall to wall windows & super high vaulted ceilings with several skylights, a chef's kitchen & more. weahomes.com/listing/8314-marmont-in

James Nasser (310) 351-9450 | CalBRE# 01073042



23916 DEVILLE WAY #A MALIBU | \$1,349,000

One of a kind 2 bdrm ocean view close to the beach. New shaker wood cabinets, new appliances, Italian Crema Pearla stone countertops, fire & ice fireplace, engineered white oak hrdwd floors, new sliding doors & windows, spa-like master bath, walk-in closet, lounge area, organic veg garden, heated pool, spa. also for lease at \$7500/mo. vimeo.com/210974215

Wendy Carroll (310) 990-2285 | CalBRE# 01188306

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WESTSIDE ESTATE AGENCY



BEVERLY HILLS | 210 North Canon Drive, Beverly Hills, CA 90210 (310) 247-7770
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SUNSET STRIP

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\$3,249,000 | 3^{BED} 3^{BTH} 3,613^{SQ. FT.}

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8606 Sunset Blvd. | West Hollywood, CA 90069



OPEN TUESDAY 11AM - 2PM

11993 Foxboro Drive, Brentwood | 5 BD + 6 BA | Offered at \$5,149,000

This beautiful two-story Cape Cod-style home with portico entry is located in the heart of Brentwood. The meticulous designer Nest zoned home with wood floors throughout & high ceilings, features a soothing palette of neutral and natural materials. The main floor offers a formal living room with fireplace that flows into a dining room with coffered wood ceiling, a huge family room w/fireplace that's open to a gourmet island kitchen w/high-end appliances & breakfast area, an ensuite bedroom, chic powder room & two-car garage. Triple glass French-style doors open to an entertainer's patio & landscaped turf yard with saltwater pool/spa & BBQ Island. A stunning wood staircase takes you to the huge 2nd floor landing w/skylight that leads to a generous owner's suite w/wood-planked ceiling, private balcony overlooking the pool, two huge closets & a luxurious sun-filled bath w/double-headed steam shower & Picasso-style spa tub, plus three additional ensuite bedrooms & bonus room/gym.

RON HOLLIMAN

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V I E W

FEATURED *Properties*

BRENTWOOD | \$39,950,000
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310.858.5489 | ben@benleerproperties.com



913 S. MANSFIELD | TROPHY DUPLEX.
MIRACLE MILE | \$3,199,000
Represented by: Stacey Babbitt
310.804.6027 | StaceyBabbitt@gmail.com



OPEN SUN 2-5. GATED 3+3, LG LOT, POOL.
BRENTWOOD | \$2,850,000
Represented by: Mary Beth Woods
310.571.1358 | mwoods@marybethwoods.com



EQUESTRIAN ESTATE W/2-STORY HOUSE & GH.
MALIBU | \$3,695,000
Represented by: Christopher Cortazzo
310.589.2472 | chris@chrisortazzo.com



5BR-5.5BA ON LARGE LOT, 5274GENESTA.COM
ENCINO | \$3,749,000
Represented by: Avi Barazani
818.528.2210 | abarazani@ymail.com

COLDWELLBANKERLUXURY.COM

Arcadia 626.445.5500

Beverly Hills North 310.777.6200

Beverly Hills South 310.273.3113

Brentwood 310.820.6651

Calabasas 818.222.0023

Glendale 818.240.1111

Hancock Park North 323.464.9272

Hancock Park South 323.462.0867

La Cañada Flintridge 818.790.3334

Los Feliz 323.665.5841

Malibu Colony 310.456.3638

Malibu West 310.457.6550

Manhattan Beach 310.802.5700

Marina del Rey 310.301.3500

Montecito 805.969.4755



WWW.5195PARKWAYCALABASAS.COM
 CALABASAS | \$5,189,000
 Represented by: Erica Fields & Tiffany Cohen
 818.822.8835 | Erica@EricaAndTiffany.com



4+6. CONTEMPORARY, POOL, NATURAL LIGHT.
 LOS ANGELES | \$3,449,000
 Represented by: Jill Reeder
 310.924.9311 | jillmreeder@gmail.com



GATED COMPOUND. WWW.4430HAYVENHURST.COM
 ENCINO, CALIFORNIA | \$6,500,000
 Represented by: Lynne Weiss
 818.371.7812 | E-Mail: Lynne@LynneWeiss.com

COLDWELL BANKER RESIDENTIAL BROKERAGE

Pacific Palisades 310.454.1111
 Palos Verdes 310.378.5201
 Pasadena 626.584.0050

Playa Vista 310.862.5777
 San Marino 626.449.5222
 Santa Barbara 805.682.2477

Santa Monica Montana 310.458.0091
 Santa Monica Wilshire 310.829.3939
 Sherman Oaks 818.995.2424

Studio City 818.788.5400
 Sunset Strip 310.278.9470
 Venice 424.280.7400

Ventura 805.648.5051
 Westchester 424.702.3000
 Westlake Village 805.495.1048

A&D

ARCHITECTURE & DESIGN



THE HIGH & LOW TIDES OF COASTAL CONSTRUCTION

by Bret Parsons

The California coastline is dazzling—a mesmerizing panorama at each and every turn. However, it's an entirely different view when building on privileged parcels as a distinct set of challenges are presented. For a proper perspective, Shane Mahan, regional executive of Kitchell Custom Homes, sums up the salient points to guide you through the process. First, everything begins with a solid foundation. Your team (architect, engineer, and builder) must assess the soil and topography to determine the appropriate foundation to resist Mother Nature. Foundations can be designed to allow the ocean to “pass right through” while traditional foundations often breakaway in a storm. Second, invest in quality! The coast delivers extreme elements you'll want to keep at bay. Quality materials maintain their integrity which reduces maintenance costs. Pay careful attention to the roof, windows and doors, paints and stains, exposed metals, decks, and exposed wood. No pun intended, but don't cut corners! Third, select a builder who has actually built oceanfront homes as construction methodologies and materials are different from inland locations. Fourth, patience is a virtue. Building on the Pacific will require a Coastal Development Permit (CDP) from the California Coastal Commission or a local authority. Their jurisdiction can range inland up to five miles in some areas. However, your wait will be stunningly worth it!

www.KitchellCustomHomes.com



Villa Della Costa, Gaviota, CA
Builder: Kitchell Custom Homes | Architect: Jock Sewall | Interior Designer: Mark Weaver | Photography: Matt Walla & Rich Wysocky
Listing agents: Joyce Rey - CalBRE: #00465013 | Randy Solakian - CalBRE #622258

ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: MICHAEL BARSOCCHINI



MALIBU | \$4,495,000

Open Sun 2-5 | 21314 PCH La Costa Beach,
Motivated Seller. DazzanEstates.com

Irene Dazzan-Palmer & Sandro Dazzan (310) 317-9354

ARCHITECT: JUAN CARLOS OCHOA



RANCHO MIRAGE | \$12,995,000

Casa Bella - A Majestic Mediterranean Estate in the
exclusive guard-gated The Renaissance.

Jade Mills (310) 285-7508

ARCHITECT: WILLIAM GROWDON



MANHATTAN BEACH | \$2,999,000

3BD/2.5BA | Wide Plank Hardwood Floors | Entertainer's
Kitchen | Six Blocks to the Ocean

Lauren Forbes & John Corrales (310) 346-3332

TO FIND OR LIST YOUR ARCHITECTURAL DREAM HOME,
CONTACT BRET@BRETPARSONS.COM OR (310) 497-5832 FOR A SUPERB ARCHITECTURAL SPECIALIST.

BRET PARSONS
DIRECTOR, ARCHITECTURAL DIVISION



2.2 ACRE CELEBRITY ROW BHPO MEGA-ESTATE



**OPEN TUESDAY
SEPT. 26TH,
11-2:30PM**

**CATERED LUNCH
PROVIDED BY
FIRST REPUBLIC
BANK**

**2660 BENEDICT CANYON BEVERLY HILLS 90210
\$8,995,000 or furnished lease \$35,000./mo**

One of the best estates to become available in years on an expansive nearly 96,000sqft lot with dimensions of 300x280x335x365 including over 300ft of street frontage. Room for Tennis Court. Totally private & serene with an enchanting, appx. 6400sqft home designed by famed architect Robert Byrd.

www.beverlyhillscountryestate.com



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TANIA FERRIS

310-713-8234 | TaniaFerris68@aol.com



Showcasing the Best of the

1459 VIA CRESTA

Enjoy summer year-round in this exquisitely beautiful home, with Queen's Necklace views. Sun-drenched rooms, with bleached floors, offer a casual, beachy lifestyle. Sensational kitchen/family rm open to deck with fireplace for dining and dancing al fresco. Lots of room for children and guests with four bedroom suites, plus delightful guest apt. Sit by the pool watching the sail boats. Host a poker tournament in the amazing Pub/Lounge. Celebrate the rewards of life. **\$5,750,000**

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Palisades

Come see our fresh new look



OPEN TUESDAY 11AM - 2PM
MARY LU TUTHILL
310.979.3990



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THORNTON ABELL, AIA CA. 1959



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8616 ALLENWOOD ROAD, HOLLYWOOD HILLS | \$2,950,000
4 BEDROOMS, 4 BATHS IN WONDERLAND DISTRICT OPEN TUESDAY 11-2



STEPHEN APELIAN | CALBRE #01885055
STEPHEN@STEPHENAPELIAN.COM | 323.804.3400

JOHNNY LEE SCHELL | CALBRE #01902430
JOHNNY.SCHELL@COLDWELLBANKER.COM | 818.621.0999

LUNCH PROVIDED



MAR VISTA TRADITIONAL GEM

JADE MILLS

310-285-7508

HOMES@JADEMILLS.COM

MARLYSE SCHERR

213-309-0627

HOMESBYMARLYSE@GMAIL.COM

3361 ROSEWOOD AVENUE

MAR VISTA

\$ 1,699,000

OPEN TUESDAY 11 - 2

COLDWELL BANKER RESIDENTIAL BROKERAGE | BEVERLY HILLS SOUTH OFFICE | 166 N. CANON DRIVE | BEVERLY HILLS, CA 90210



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SPECTACULAR TROUSDALE ESTATE

INCREDIBLE NEW PRICE

Jade Mills

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JADEMILLS.COM

1115 WALLACE RIDGE
BEVERLY HILLS

\$15,995,000

OPEN TUESDAY 11-2

WWW.1115WALLACERIDGE.COM

COLDWELL BANKER RESIDENTIAL BROKERAGE | BEVERLY HILLS SOUTH OFFICE | 166 N. CANON DRIVE | BEVERLY HILLS, CA 90210



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Comfortably Elegant Unobstructed View Estate



205 North Tigertail Road • Brentwood

- Gated 2 story French-influenced manse
- Bucolic open canyon and ocean views
- Custom built by the owner in 2002
- Featuring sunlit rooms with super high ceilings
- European-style grounds with ultimate privacy
- Dramatic 2 story living room overlooks grounds
- 6 generous bedrooms
- Master suite with large balcony, fireplace, walk-in
- Substantial outdoor guest facility/screening room and bath
- Fabulous family room with fireplace
- Separate large office downstairs
- Dual laundry facilities (one upstairs / one downstairs)
- Public rooms open to veranda, flowing lawns, pool/spa, views
- Over 100 feet of frontage on prestigious lower Tigertail Road
- Endless potential to update to your exacting design specifications

Grand Opening Tuesday, September 26th • 11-2

\$11,995,000

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



**GLOBAL
LUXURY™**



Brand New 2sty Mediterranean on Huge Lot



531 North Fuller Avenue • Los Angeles

If you've seen this home before, you won't recognize it now!

- Quality construction with amazing volume
- Designed for entertaining on a grand or intimate scale
- Sunlit rooms with exquisite flooring and surfaces
- Dramatic 2 story "great" room and massive dining room
- Center-isle kitchen/family room combination
- Top appliances in kitchen
- Separate large office downstairs
- 4 bedrooms up, guest bedroom down
- Dual guest bathrooms downstairs
- Generous laundry room upstairs
- Master suite with walk-in, balcony, luxe bath
- Deep yard with pool/spa, patios, lawn, pergola, pool bath
- Direct access 2 car garage for privacy and security
- Gated motorcourt for off-street parking galore
- Premier road in coveted La Brea-Melrose neighborhood
- Proximate to all of the best that Los Angeles has to offer!

Open Tuesday, September 26th • 11-2

Reduced to Sell! \$2,995,000

Michael J. Libow
Coldwell Banker
(310) 285-7509

Verna Helbling
John Aaroe Group
(310) 849-2485



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SPECTACULARLY RESTORED AMERICAN COLONIAL WITH POOL & GUEST HOUSE



506 S. NORTON AVENUE, WINDSOR SQUARE

This meticulously renovated 1919 Windsor Square Traditional home features gorgeous finishes chosen to preserve the original detailing and charm. A white picket fence opens to a grassy lawn and pathway leading to a storybook entry. Large light and bright dual-sided living room with new French oak hardwood floors, fireplace, and restored, original multi-paned windows. The formal dining room opens onto romantic side terrace with koi fountain. Spectacular chef's kitchen with custom cabinets, high-end stainless appliances, and oversized Carrera marble center island adjoins the great room which features crafted coffered ceilings. The powder room completes the main level. A craftsman staircase leads to a magnificent master suite with terrace overlooking the backyard. Dreamy, one-of-a-kind marble bathroom with dual vanities, large shower, spa tub, and water closet. There are two additional bedrooms and a bath. Sensational, resort-like backyard with newly completed 40-foot salt-water pool and gazebo with fantasy rain wall. Brand new one bedroom guest house with large media room/gym/office. There is also a much sought after 3-car garage off alley. This is a rare opportunity to live in an historic Windsor Square home that has been reimagined for today's living!

OFFERED AT \$3,395,000

OPEN TUESDAY 11AM - 2PM



For more photos, visit www.506Norton.com



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STEVE FRANKEL
DISTINCTIVE HOMES

CALL 310.281.3981
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MAGICAL 1.2 + ACRE BEL AIR ESTATE

901 STONE CANYON

\$9,995,000 | OPEN 11-2 | 1.2 ACRES | 901STONECANYON.COM

JOYCE REY | 310.285.7529

TIMOTHY DI PRIZITO | 310.266.2777

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1011 N. HILLCREST ROAD | BEVERLY HILLS

OPEN TUE 11-2PM

\$12,000,000 | 5,276 sq ft | 21,629 sq ft lot

Remodeling opportunity for mid-century home or build new up to 12,000 sq ft

Adam Rosenfeld

Justin Mandile

Lisa Optican

310.595.5915

323.446.3224

310.351.6646





1118 TOWER ROAD | BEVERLY HILLS
\$9,995,000 | 5 BED 6 BATH
ADAM ROSENFELD 310.595.5915, KYLE GIESE 310.975.5838
COLEY LAFFOON 323.702.5551



16668 CALNEVA DRIVE | ENCINO
\$2,495,000 | 5 BED 7 BATH
ADAM ROSENFELD 310.595.5915, LAURA BREHM 612.751.3307



3229 DESCANSO DRIVE | SILVER LAKE
\$1,668,000 | 4 BED 5 BATH
JUSTIN NAOE 310.920.4445, GILAD SCHIOWITZ 917.748.3795



6542 PEACH AVENUE | VAN NUYS
\$1,199,000 | 3 BED 3 BATH
JOURDAN LEE 310.598.8940, JESSE ZAMORA 818.445.5153
SU JIANG 626.297.6784

BERKSHIRE HATHAWAY | California Properties HomeServices



\$5,195,000 | 200 Bentley Cir, Bel Air | 5BD/6½BA
Drew & Susan Gitlin | 310.415.1968



\$16,500,000 | 25220 Walker Road, Hidden Hills | 8BD/13BA
Marc & Rory Shevin | 818.251.2456/818.251.2476



\$2,395,000 | 4910 Brewster Dr, Tarzana | 6BD/7BA+GH
L. Rubin/J. Krutchik | 213.760.1110/818.259.1512



\$2,150,000 | 3314 Van Allen Pl, Topanga | 6BD/7BA
Steve Rifkin | 818.917.8890



\$2,049,000 | 66 Tierra Cielo Ln, Santa Barbara | 3BD/3½BA
Team Scarborough | 805.331.1465



\$1,995,000 | 1940 Delta Street, Echo Park | 4BD/4BA
Y. Beranek/G. Salazar | 424.343.4213/310.400.6756

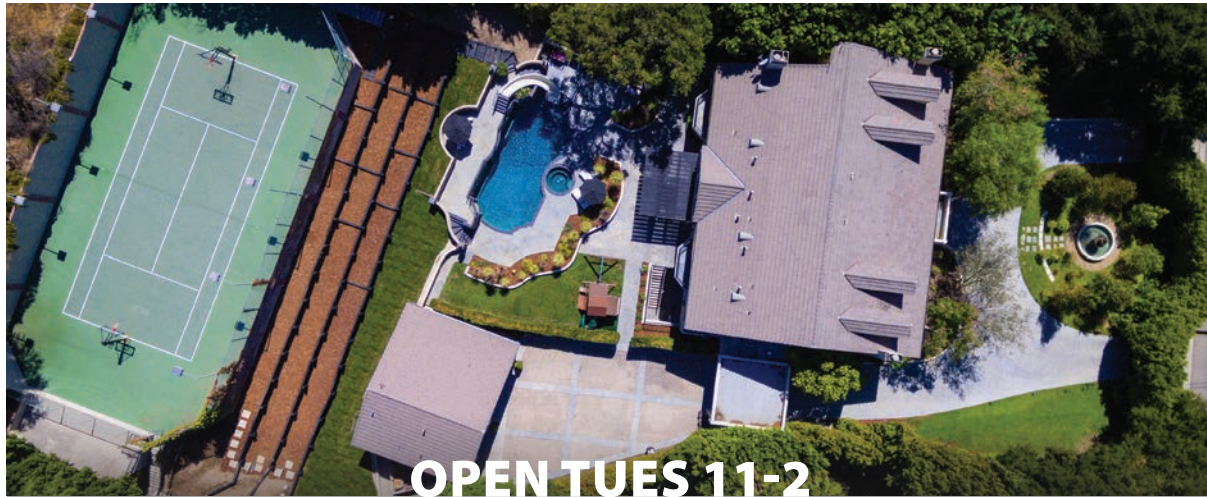


\$949,000 | 2248 E Chevy Chase Dr, Glendale | 3BD/3BA
Margaret Cashion | 310.795.2200



Let us help you
FIND YOUR PERFECT

BEVERLY HILLS | BRENTWOOD | CALABASAS | ENCINO | LOS FELIZ | LOS OLIVOS | MONTECITO



OPEN TUES 11-2
\$6,995,000 | 4322 Hayvenhurst Avenue, Encino | 6BD/8BA
Fran Chavez | 818.517.1411



\$3,545,000 | 16067 Valley Wood Rd, Sherman Oaks | 5BD/6½BA
Cameron/Spitz | 818.380.2151/818.817.4284



\$1,799,000 | 17173 Strawberry Dr, Encino | 7BD/3½BA
Tziporah Block | 818.380.2559



\$1,295,000 | 6864 Alta Loma Terr, Hollywood Hills | Duplex
Todd Henricks | 310.913.3470



\$1,250,000 | 1747 S Barrington Ave #101, West Los Angeles | 4BD/3½BA
Karen Parcell | 310.230.3766



\$900,000 | 1440 23rd St #313, Santa Monica | 2BD/2BA
Ian Brooks | 310.428.6569

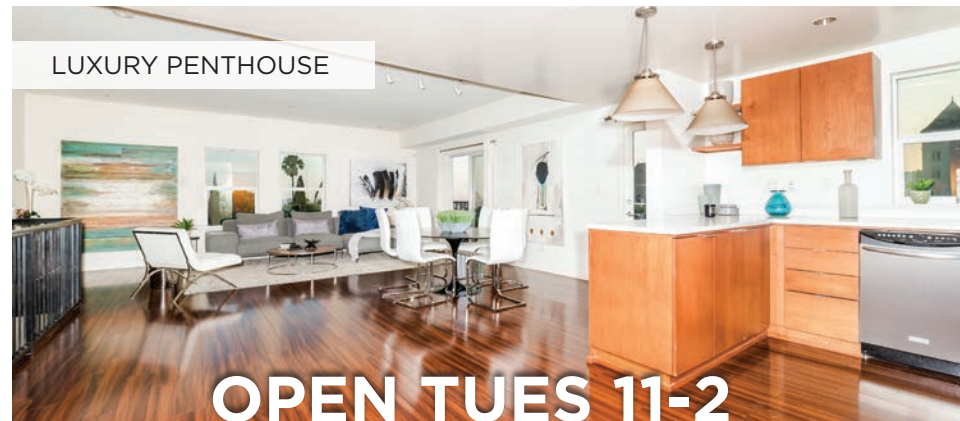


\$1,388,000 | 411 N Oakhurst Drive #305, Beverly Hills | 2BD/2½BA
Alexandra Pfeifer | 310.230.3776



BY APPOINTMENT

460 N PALM DR #305, BEVERLY HILLS \$4,295,000
The largest residence (3600SF) in Beverly Hills' newest (2015) "5-star" doorman condominium building, "460 Palm."



LUXURY PENTHOUSE

OPEN TUES 11-2

1420 N LAUREL AVE #PH402, WEHO \$1,149,000
Chic 2-story 2BD/2.5BA prime West Hollywood penthouse built in 2005 with panoramic views & 4 outdoor terraces!



BY APPOINTMENT

70300 SAN LORENZO RD, PALM DESERT \$3,695,000
LA Times "HOT PROPERTY" - FRANK SINATRA'S secret hideaway estate "Villa Maggio" overlooking panoramic desert views.



REDUCED

OPEN TUES 11-2

851 N SAN VICENTE #205, WEHO \$779,000
Beautiful & spacious 2BD/2BA corner unit at desirable "The Desmond" Mediterranean building in prime West Hollywood.



BY APPOINTMENT

1830 VERDUGO VISTA DR, GLENDALE \$2,188,000
VERDUGO VISTA VILLA (1926) - Romantic Spanish Med Estate w/ 2 guest houses on a half acre of private hilltop grounds.



REDUCED LUXURY LEASE

23660 MALIBU COLONY RD, MALIBU \$150,000/mo
Enjoy this fully furnished and one-of-a-kind, 3-story 5BD/8BA beachfront property in guard gated Malibu Colony.

WWW.STJAMESCANTER.COM

BERKSHIRE HATHAWAY | California Properties
HomeServices

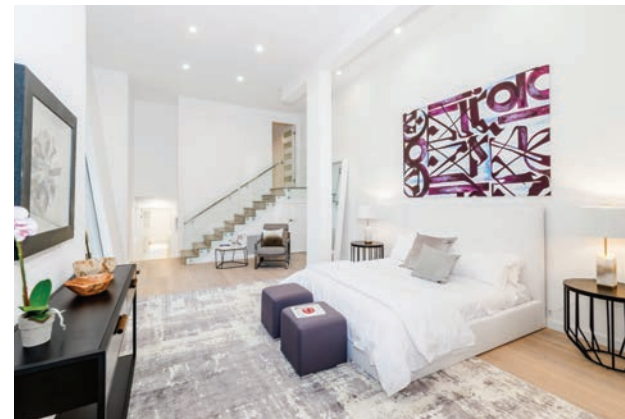
JUST LISTED



2376 KIMRIDGE RD, BEVERLY HILLS, CA 90210

OFFERED AT \$4,500,000

Private Beverly Hills "loft-like" 4500+sf, 4 BD+4.5 BA Modern Architectural smart home redone in 2017 featuring an open living/dining area, 14ft ceilings, gourmet Bauformat German kitchen, & a grand private 1850sf rooftop w/ room for a spa. An entertainer's dream home.



FIRST BROKERS OPEN Tuesday, September 26, 11-2pm
LUNCH WILL BE SERVED

WWW.2376KIMRIDGE.COM

MARKUS CANTER
Luxury Properties Director
310.704.4248 | markuscanter@bhhsca.com

CRISTIE ST. JAMES
Luxury Properties Director
310.291.1029 | stjamesest@aol.com



Elegant Home in the Palisades Riviera

1690 San Remo Drive, Pacific Palisades

\$38,000,000

This magnificent home is reminiscent of the great English manor homes of the 18th century. With Elegant stature the house gracefully resides on over an acre of land in the Pacific Palisades Riviera. Captivating views from within this exquisite manor & from the magnificent gardens include the Pacific Ocean, downtown skyscrapers, majestic snow capped peaks, & the Getty Museum. Designed by Architects Ferguson & Shamamian from NYC, the structure is impeccably built with refined & rare materials using the most sophisticated craftsmanship. Some of these extraordinary finishes and fixtures include mother of pearl paneled walls, custom steel glass doors & large paned steel windows, hand carved marble & stone fireplaces, rare crystal chandeliers, detailed wooden moldings, & wooden Doric columns. With interiors created by the internationally acclaimed Michael Smith, this traditional 7 bedroom & 13 bathroom home is infused with a rich comfortable palette of rare textiles & textures creating opulence & beauty. The classical floor plan with a center entrance hall, library, formal dining room, gracious living room, large sunny gallery, eat-in chefs kitchen & butlers pantry, wood paneled great room & breakfast room, lavish master suite, state-of-the-art theatre, gym, staff quarters w/separate kitchen, offices, yoga studio, play room, pool, spa, & much more! Expansive gardens with commanding views are ideal for entertaining & intimate private porches with hidden patios create a rambling wonderment of elegant living.

This crème de la crème estate is for the most discerning buyer. JEWEL of the RIVIERA.

www.1690sanremodrive.com



Elisabeth Halsted
310-820-9340 (office)
DRE# 01434953
eh@elisabethhalsted.com
www.elisabethhalsted.com

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Rustic Canyon Architectural

671 Latimer Road, Santa Monica

\$18,000,000

This Architectural Masterpiece by Chu + Gooding Architects is nestled off Latimer Road in coveted Santa Monica Canyon. This exceptionally well designed home on an expansive lot is perfectly positioned to capture light throughout the day. In a captivating environment this home opens to a natural setting and includes; a glass walled living room with a wood burning fireplace, a dining room ideally placed for open entertaining and sliding glass walls to large outdoor patios, wood burning fireplace near pool, an open chef's kitchen with butler's pantry, cozy media room, 5 large bedrooms each having outdoor access to patios and sunny balconies, 5 bathrooms and 2 powder rooms, extra reading nooks, and 2 private offices. The manicured large grassy backyard with pool and spa is filled with exceptional mature sycamore and ancient redwood trees all abutting a private creekside garden which offers an abundant wildlife setting. This exquisite piece of dramatic contemporary architecture on one of the most private, serene roads near the Pacific ocean is a rare paradise.

www.671latimer.com

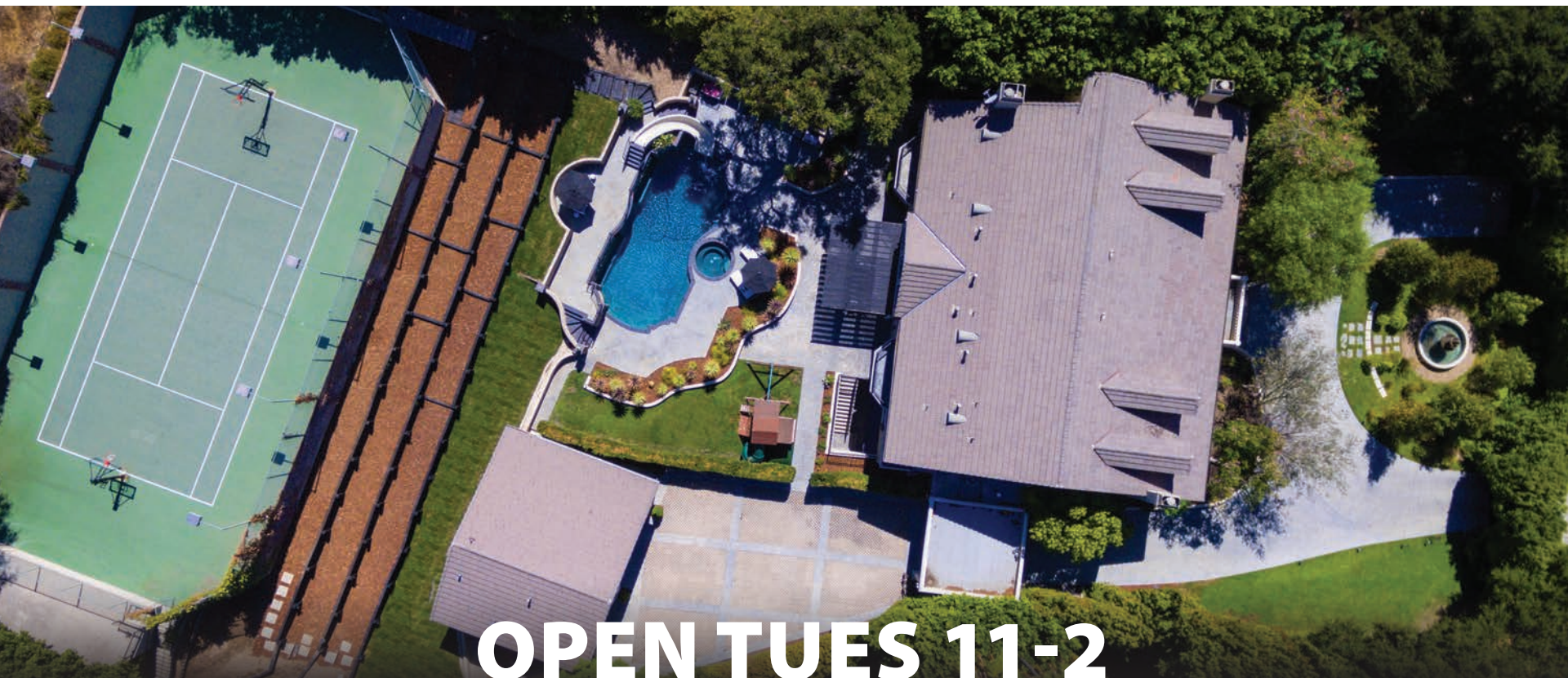


Elisabeth Halsted
310-820-9340 (office)
DRE# 01434953
eh@elisabethhalsted.com
www.elisabethhalsted.com

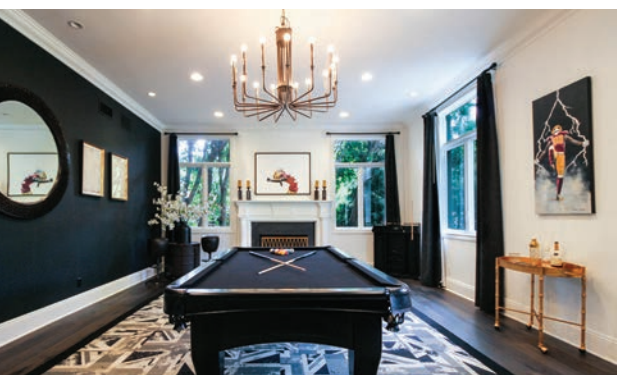
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www.4322Hayvenhurst.com



OPEN TUES 11-2



4322 Hayvenhurst Ave
Encino

6 BD, 8 BA, GH, pool,
spa, media rm, TC

Offered at **\$6,995,000**

Concealed behind gates on over a 1-acre parcel, this exceptional Neo-Classical tennis court estate radiates luxurious sophistication and affords unparalleled privacy. Unlike most highly styled homes, this lavishly appointed residence possesses incredible warmth with-out being ostentatious. The expansive property is comprised of a 6 bedroom 8 bath main house and a fully equipped 2 bedroom 1 bath guest house. The sprawling interior is enhanced by a dramatic double staircase, grand scale common rooms, coffered ceilings, an impressive home theatre with wet bar, temperature controlled wine storage, massive finished attic space and a gourmet double island kitchen with commercial grade appliances that include a side by side SubZero, SubZero wine storage, 6 burner professional Wolf range, and double dishwashers. Upstairs, an open study and 4 ensuite bedrooms compliment the palatial master retreat which features a sitting room, fireplace, balcony, dual walk-in closets and a resort quality bath with double steam showers, oversized soaking tub, and a sauna. The striking grounds are the perfect balance between relaxation and outdoor recreation and have a lit north/south tennis court (doubles as a basket-ball court, numerous relaxing patios and a sparkling pool and spa with waterslide. Additional amenities include surround sound, closed circuit security, a circular drive and detached 3 car garage

Exclusive Representation by

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CHAVEZ**
PREMIER LUXURY PROPERTIES



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Estates Division

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Top 100 in So. California at BHHS

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Rustic Canyon Architectural

671 Latimer Road, Santa Monica

\$18,000,000

This Architectural Masterpiece by Chu + Gooding Architects is nestled off Latimer Road in coveted Santa Monica Canyon. This exceptionally well designed home on an expansive lot is perfectly positioned to capture light throughout the day. In a captivating environment this home opens to a natural setting and includes; a glass walled living room with a wood burning fireplace, a dining room ideally placed for open entertaining and sliding glass walls to large outdoor patios, wood burning fireplace near pool, an open chef's kitchen with butler's pantry, cozy media room, 5 large bedrooms each having outdoor access to patios and sunny balconies, 5 bathrooms and 2 powder rooms, extra reading nooks, and 2 private offices. The manicured large grassy backyard with pool and spa is filled with exceptional mature sycamore and ancient redwood trees all abutting a private creekside garden which offers an abundant wildlife setting. This exquisite piece of dramatic contemporary architecture on one of the most private, serene roads near the Pacific ocean is a rare paradise.

www.671latimer.com



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Sparked by the Mission Oaks spirit, Teso Robles is Camarillo living for a new generation. Rich with convenience, features and amenities, this community is full of opportunities that are as vibrant as its surroundings.

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 2 – 3 Bedrooms | 2.5 – 3.5 Baths
 2-Car Attached Garages
FROM THE MID \$400,000s



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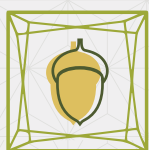


NEIGHBORHOOD PARK

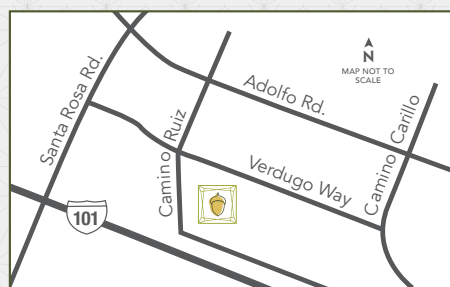


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1006 LEXINGTON ROAD

BEVERLY HILLS



REDEFINING THE BEVERLY HILLS ESTATE

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

\$32,000,000

7 BEDS

12 BATHS

16,400 SQ. FT.

27,045 SQ. FT. LOT

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424.230.3701



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1853 N. VISTA STREET

HOLLYWOOD HILLS



CLASSIC OLD HOLLYWOOD COUNTRY ENGLISH COMPOUND

At the base of Runyon Canyon, this stunning and gracious 1920s English estate is an enchanting hideaway in one of L.A.'s most iconic neighborhoods. Light filled Interiors reveal a gracious floor plan suited to family life and entertaining. Included are a generous great room, elegant library, and large chef's kitchen with plentiful French doors to expansive patios throughout. Additional features include a free-standing guest house, generous master suite with a private terrace and superb grounds.

BY APPOINTMENT ONLY

NEW LISTING | \$5,795,000

5 BEDS

4.5 BATHS

AILEEN COMORA

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424.230.3746

PAUL LESTER

PLESTER@THEAGENCYRE.COM
310.488.5962



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NEW LISTING

637 S. LUCERNE BOULEVARD | HANCOCK PARK

OPEN TUESDAY 11-2PM

HISTORIC HOME IN HANCOCK PARK

\$8,999,000 | 8 BEDROOMS | 10 BATHROOMS | 12,147 SQ. FT. | 18,900 SQ. FT. LOT

Historic Cultural Monument #403; John C. Austin, architect of Griffith Observatory reimagined by Xorin Balbes is this extensive remodel, rare example of 1900s architecture. High ceilings, massive public rooms, intricate woodworking. Grand entry hall w/large fireplace; enormous living room; elegant formal dining room; library; gourmet kitchen with butler pantry; and breakfast room. Grand staircase leads to master suite with luxurious bathroom and walk-in closet; five en-suite bedrooms; billiards room/TV lounge; bar and games room; yoga/mediation room; den with built-in desk area. Below is a screening room and wine cellar lead to a picturesque landscaped garden with new pool and spa. The guest house includes kitchen, living room, two bedrooms and one-and-a-half bedrooms. Gated and private two-car garage and motor court for 10 cars with a porte cochere. Mills Act provides significant property tax benefits and also qualifies for charitable conservation easement for additional federal tax benefits.

BILLY ROSE

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NEW PRICE

8689 FRANKLIN AVENUE | SUNSET STRIP

**PLANS APPROVED, PERMITS PAID FOR - SHOVEL READY
DEVELOPMENT OPPORTUNITY ON RARE DOUBLE LOT ABOVE SUNSET STRIP**

\$1,250,000 | 12,051 SQ. FT. LOT

Amazing opportunity to develop a spectacular modern/architectural home on a rare double lot with over 200 feet of frontage. Fully permitted plans to build an approximately 6,000 SF home perched above the Sunset Strip. Approved plans include 14-foot ceilings, movie theater, wine cellar, roof top infinity pool, four bedrooms, six bathrooms, parking for five cars, and more. Property boasts unobstructed 180-degree views overlooking the city and ocean. Incredible opportunity at a phenomenal price.

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NEW LISTING

8157 LAUREL VIEW DRIVE | SUNSET STRIP

OPEN TUESDAY 11-2PM

BEAUTIFULLY RE-IMAGINED SPANISH CONTEMPORARY

\$6,495,000 | 4 BEDS | 5 BATHS | 4,860 SQ. FT. | 11,348 SQ. FT. LOT

A very special, reimagined Spanish contemporary with exquisite design and sophistication. Enter into an expansive open space with soaring ceilings, multiple entertaining areas, dining space, and chef's kitchen. Open floor plan is encircled by tall windows and French doors, which flood the room with natural light and create wonderful indoor-outdoor living. The backyard is immensely private with a sparkling pool, covered trellis and upper patio. Moments from the Sunset Strip and Chateau Marmont.

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NEW LISTING

321 N. OAKHURST DRIVE #303 | BEVERLY HILLS

OPEN TUESDAY 11-2PM

BEVERLY HILLS TWO-BEDROOM CONDOMINIUM

\$817,000 | 2 BEDS | 2 BATHS | 1,791 SQ. FT. | 22,501 SQ. FT. LOT

This spacious condominium is located in the heart of Beverly Hills. Beautifully remodeled, this two-bedroom, two-bathroom residence features include hardwood floors, fireplace, large living room, dining area, updated kitchen with stone countertops and laundry area. Building amenities include security guard, pool, spa, sauna, bbq area, recreation and exercise room.

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838 16TH STREET

SANTA MONICA



OPEN SUNDAY 2-5 PM

This gorgeous two-bedroom, two-and-a-half bathroom townhome boasts an exclusive Montana Avenue location, and is minutes from the best shops and restaurants. Multiple balconies and patios with a private roof top deck and peek-a-boo views of the ocean. Gourmet kitchen with granite counter tops, and high-end appliances. The bedroom suites upstairs have high ceilings and are flooded with light. Second floor loft area is perfect for a den or office. The two-car garage and extra storage space.

NEW LISTING | \$1,750,000

2 BEDS

3 BATHS

1,570 SQ. FT.

JACKIE SMITH

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