

*Beverly Hills*

# STUNNING MODERN JEWEL

12071CrestCt.com

OPEN TUESDAY 11 - 2 | ESPRESSO BAR



*12071 Crest Court*

5BD, 7BA | 6,586± sq.ft. | 28,932± sq.ft. lot

*Offered at \$12,750,000*



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

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**VICTORIA RISKO**

[victoria.risko@sothebyshomes.com](mailto:victoria.risko@sothebyshomes.com)

CalBRE#: 01033692 | 310.882.0246

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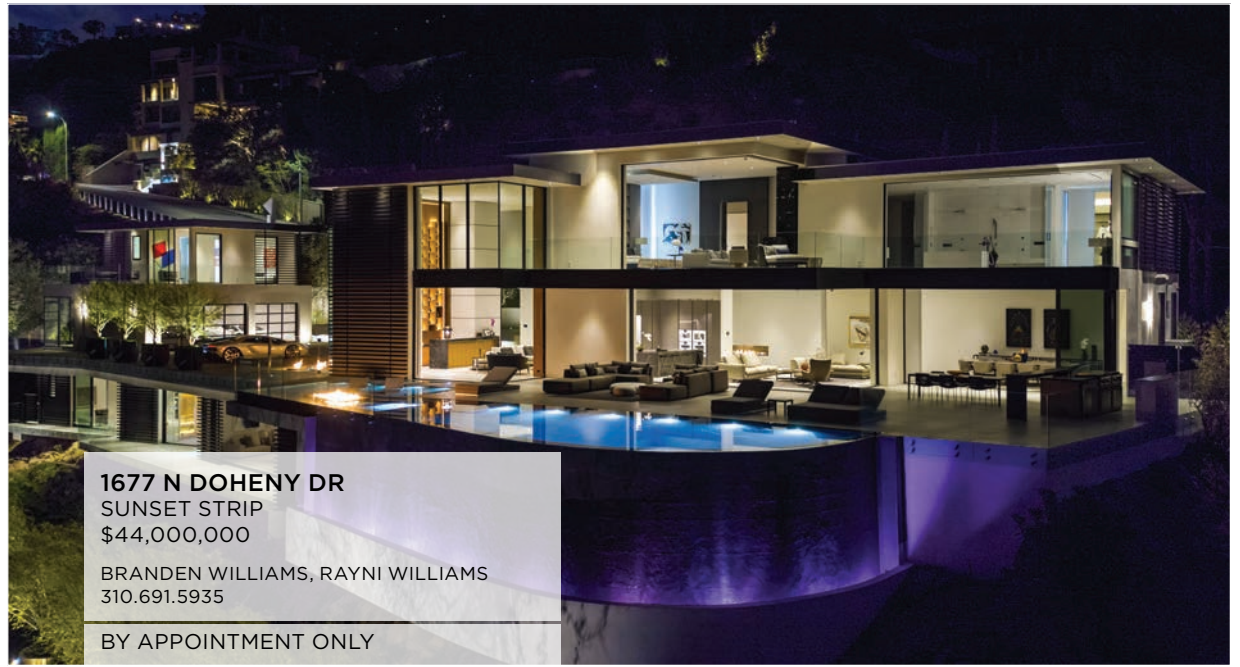
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# HILTON & HYLAND



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

BRANDEN WILLIAMS, RAYNI WILLIAMS  
310.691.5935

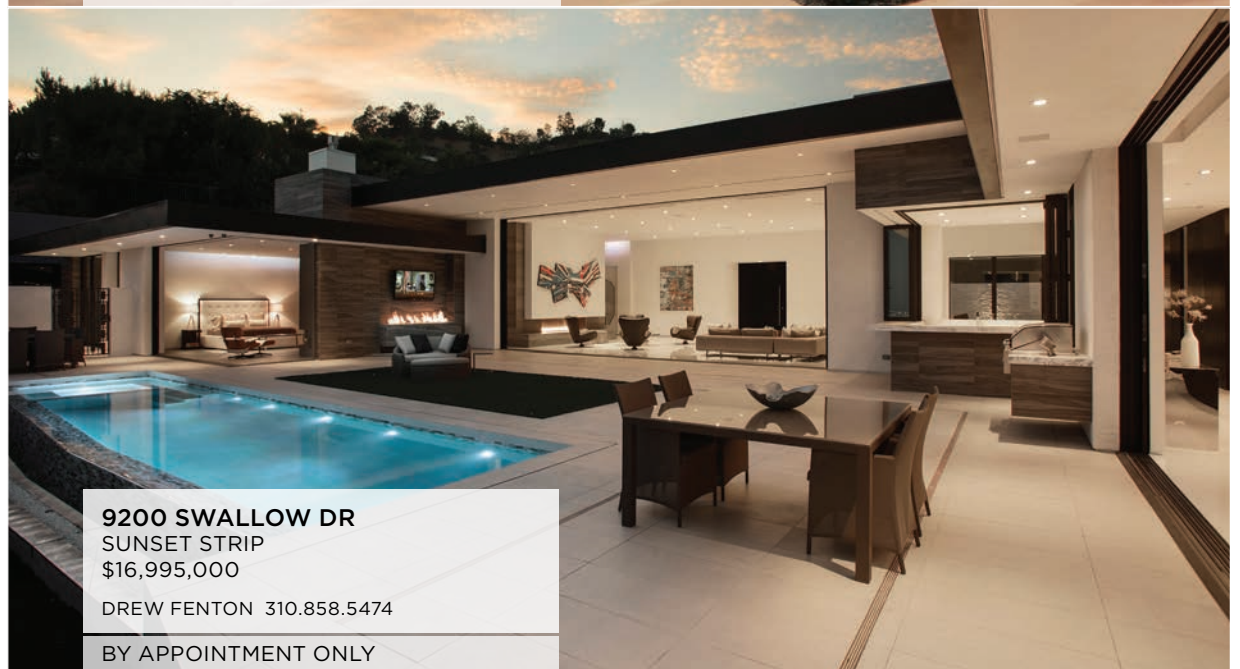
BY APPOINTMENT ONLY



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

TYRONE MCKILLEN, PATRICK FOGARTY  
310.779.2415

BY APPOINTMENT ONLY



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

DREW FENTON 310.858.5474

BY APPOINTMENT ONLY





**2701 VIA ELEVADO**  
PALOS VERDES ESTATES  
\$23,450,000  
DAVID KONHEIM 310.803.9999  
BY APPOINTMENT ONLY



**31038 BROAD BEACH RD**  
MALIBU  
\$17,995,000  
LINDA MAY 310.492.0735  
BY APPOINTMENT ONLY



**850 LINDA FLORA DR**  
BEL-AIR  
\$19,500,000  
JEFF HYLAND 310.278.3311  
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## LAB+ Architects



House, studio, guest apartment and garden view!

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MLS# 16-121932

2008 Federal Avenue, West Los Angeles

\$ 3,400,000

Contact Agent Christina Hildebrand **310.890.3313**

## Robert Skinner, AIA



Classic post and beam design.

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

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\$ 2,695,000

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Calvin Straub, FAIA, Design



Buff, Straub & Hensman, Architects.

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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 balustraded 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](mailto: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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# Charming Brentwood Traditional Farmhouse.

242 S. CARMELINA AVENUE, BRENTWOOD  
4BD | 4.5BA | 3,696 S.F. | 9,000 S.F.

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OPEN HOUSE  
TUESDAY 11-2 PM

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242SCARMELINA.COM

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LEVERAGE  
GLOBAL PARTNERS



# JOHN AAROE GROUP



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



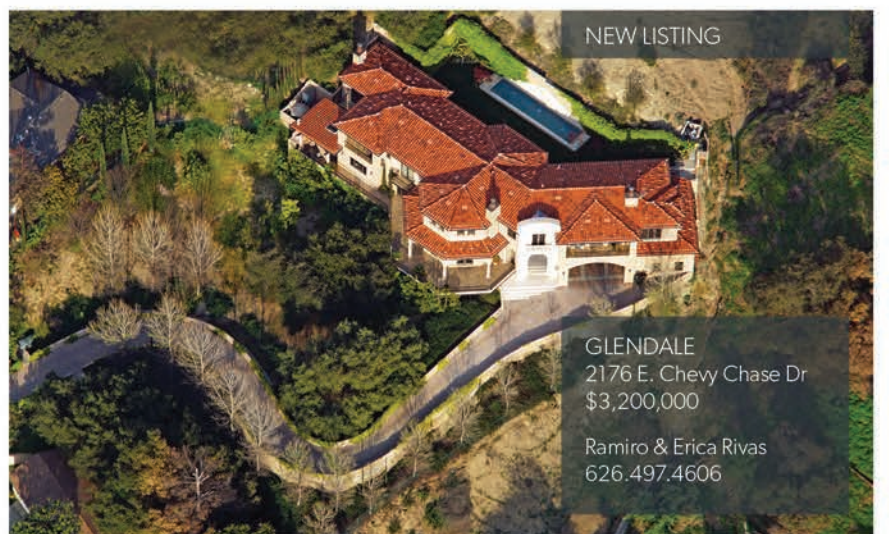
PACIFIC PALISADES  
1644 Casale Road  
\$7,900,000  
Aaron Kirman  
424.249.7162  
Arvin Haddad  
310.909.6434



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



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

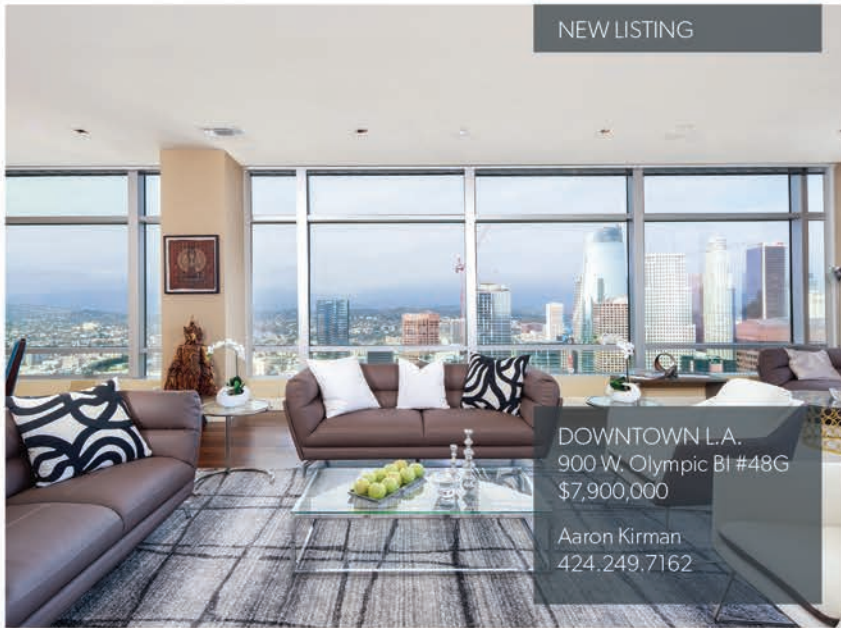


NEW LISTING  
GLENDALE  
2176 E. Chew Chase Dr  
\$3,200,000  
Ramiro & Erica Rivas  
626.497.4606

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

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- SUNSET STRIP
- BALDWIN HILLS
- SHERMAN OAKS
- TOLUCA LAKE
- PASADENA
- DOWNTOWN LA
- STUDIO CITY
- HIGHLAND PARK | NOV '17





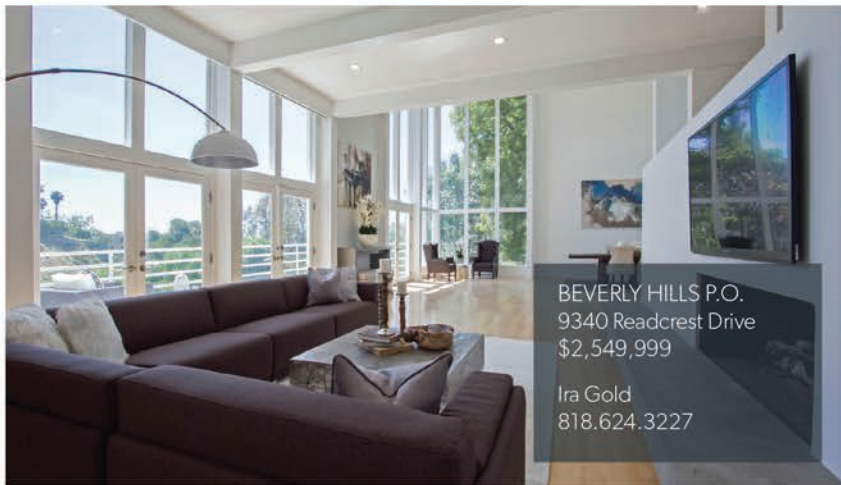
NEW LISTING

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



BEVERLY HILLS P.O.  
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\$2,549,999  
Ira Gold  
818.624.3227



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\$4,995,000  
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310.691.7888  
Joshua Smith  
310.871.5528



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\$1,199,000  
Susana Miller  
310.508.4707



HOLMBY HILLS  
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\$14,995,000  
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BY APPOINTMENT

7 BEDROOM / 6.5 BATH

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[rich@richkissel.com](mailto:rich@richkissel.com)

**2103 ALCYONA DRIVE  
HOLLYWOOD HILLS**

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CHRIS LAIB 323.854.1280

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1424 EL MIRADERO AVENUE  
GLENDALE  
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Recently remodeled estate with a 24-hour guard gated community. Stunning entrance with high ceilings and double staircase leads to 4 en-suite bedrooms. The master suite includes a fireplace and a balcony overlooking the mountains and ocean. Formal dining room with plenty of space to entertain, 2 bar areas in both spacious living and separate family room with lots of natural lights. Gourmet kitchen with center island, breakfast area and pantry. The lot size is 24,551± sq. ft. and encompasses beautiful grounds with a pool, pond, spa and BBQ. Motor court offers plenty of parking plus the 3-car garage. Community amenities include, tennis court, gym, pool and a club house.

**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**  
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Marcus Beck 310.456.9405



**MALIBU | 6269PORTERDALE.COM**  
6BD/6.5BA | \$6,888,000 | web: 0027729  
Clara Yang 310.259.1525



**BRENTWOOD | 303SWESTGATEAVENUE.COM**  
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**MALIBU | 6205OCEANBREEZE DRIVE.COM**  
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**714 16th St • Santa Monica**  
5 bed • 4.5 bath • 4,100 sf • 7,481sf lot  
Andrea Martin • 310.720.7187

**\$4,895,000**



**12616 W Sunset Blvd • Brentwood**  
4 bed • 3.5 bath • 4,369 sf • 9,068sf lot  
Sandra Miller • 310.616.6213

**\$4,400,000**



**120 Outrigger Mall • Marina del Rey**  
5 bed • 5.5 bath • 5,034 sf • 2,890 sf lot  
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**\$3,950,000**



**4103 Roma Ct • Marina del Rey**  
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**981 Linda Flora Dr · Bel Air** **\$2,975,000**  
 5 bed · 4 bath · 2,965 sf · 32,467 sf lot  
 Pam Lumpkin · 310.993.7085



**900 N Gardner St · West Hollywood** **\$2,175,000**  
 Triplex · 2,970 sf · 4,933 sf lot  
 C. Montgomery-Duban | D. Wächter · 310.433.8009



**1919 4th St #C · Santa Monica** **\$2,100,000**  
 3 bed · 2.5 bath · 2,252 sf  
 Sandra Miller · 310.616.6213



**3513 Ashwood Ave · Mar Vista** **\$975,000**  
 Development Opportunity  
 Rosalie Klein · 323.935.8680



**308 Venice Way · Venice** **\$23,500/mo**  
 2 bed · 3 bath · 2,750 sf lot  
 Guy Reid | Raymond Dominguez · 310.699.2601



**2307 Ashland Ave · Santa Monica** **\$15,500/mo**  
 5 bed · 6 bath · 3,498 sf · 7,006 sf lot  
 Guy Reid | Raphael Barragan · 310.699.2601



**407 N 11th St · Santa Monica** **\$15,000/mo**  
 4 bed · 3 bath · 2,824 sf · 7,525 sf lot  
 Staci Siegel · 310.592.6500



**40 Haldeman Rd · Santa Monica** **\$12,500/mo**  
 4 bed · 4.5 bath · 3,171 sf · 11,379 sf lot  
 Sandra Miller · 310.616.6213



**1429 Floresta Pl · Pacific Palisades** **\$10,000/mo**  
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A MARMOL RADZINER FIRST ON A NEAR ACRE OF LUSH GROUNDS  
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OPEN TUESDAY 11 - 2



1003 NORTH ORLANDO AVENUE  
2BD, 2BA | 2,348± sq. ft. | Offered at \$3,195,000



*West Hollywood*

## COUNTRY ENGLISH ON COVETED ORLANDO AVENUE

[1003NorthOrlando.com](http://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](http://alexisvalentinramos.com)

310.867.4404 | [alexis.ramos@sothebyshomes.com](mailto:alexis.ramos@sothebyshomes.com)

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# WESTSIDE ESTATE AGENCY



## ONE-OF-A-KIND BEACH COMPOUND, NEVER BEFORE ON MARKET MALIBU | \$60,000,000

Never before on the market. Very private beach-side estate on a park-like setting of 3 natural manicured acres with mature trees, panoramic ocean views, tennis court, pool, newly renovated 2-story home with panoramic views, & path to beach. Co-listed. [weahomes.com/listing/33218-pacific-coast-hwy](https://weahomes.com/listing/33218-pacific-coast-hwy)

**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](https://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](https://weahomes.com/listing/826-greenway-dr)

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



## 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](https://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](https://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](https://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  
**MALIBU** | "In The Country Mart" 23410 Civic Center Way, Malibu, CA 90265 (310) 456-1171  
**MIAMI** | 2100 Ponce de Leon Blvd, 7th Floor, Coral Gables, FL 33134 (305) 447-1471





Hollywood as only a few will see it.

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\$8,750,000 including furnishings curated by SFA design

3 bed, 4 bath / 4526 SF living / 828 SF terrace / 4 parking spaces

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**MICHELLE MONTANY**  
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**Starting from**  
**the High \$900s**





THE OPPENHEIM GROUP  
REAL ESTATE

## A CONTEMPORARY VIEW HOME ABOVE THE SUNSET STRIP

Situated above the Sunset Strip, this diligently crafted home boasts impressive views of the city and Hollywood Hills from every room. Spanning over 3,600 square feet, an open floor plan highlights a gourmet kitchen with high-end Miele and Gaggenau appliances, retractable Fleetwood doors, large master suite with luxurious bathroom and custom designed closets, and outdoor areas on all levels.



SUNSET STRIP

2118 BEECH KNOLL RD.

\$3,249,000 | 3<sup>BED</sup> 3<sup>BTH</sup> 3,613<sup>SQ. FT.</sup>

OPEN TUESDAY 11-2PM

2118BEECHKNOLLRD.COM

JASON OPPENHEIM  
BROKER/PRESIDENT

jason@ogroup.com | 310.990.6656

OGROUP.COM

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**

**310.270.6682**

**ron@ronholliman.com**

**CHRIS CORTAZZO**

**310.589.2472**

**chris@chrisortazzo.com**



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# V I E W

## FEATURED *Properties*

BRENTWOOD | \$39,950,000  
Represented by VALERIE FITZGERALD 310.285.7515 JADE MILLS 310.285.7508

COLDWELL BANKER RESIDENTIAL BROKERAGE

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BANKER** 





GLOBAL LUXURY

WHERE EXCELLENCE LIVES



HAMPTONS RETREAT! 6,414SF HM IN CHEVIOT!  
CHEVIOT HILLS | \$5,595,000  
Represented by: Ben Lee  
310.858.5489 | ben@benleeproperties.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

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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](http://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](http://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](mailto: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](http://www.beverlyhillscountryestate.com)**



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**TANIA FERRIS**

310-713-8234 | [TaniaFerris68@aol.com](mailto: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  
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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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HOMES@JADEMILLS.COM

JADEMILLS.COM

1115 WALLACE RIDGE  
BEVERLY HILLS

\$15,995,000

**OPEN TUESDAY 11-2**

[WWW.1115WALLACERIDGE.COM](http://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 26<sup>th</sup> • 11-2**

**\$11,995,000**

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



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# 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 26<sup>th</sup> • 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 &amp; GUEST HOUSE



506 S. NORTON AVENUE, WINDSOR SQUARE

**T**his 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](http://www.506Norton.com)GLOBAL  
LUXURY.STEVE FRANKEL  
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SteveFrankel.com



NEWLY OFFERED  
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  
310.595.5915

Justin Mandile  
323.446.3224

Lisa Optican  
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



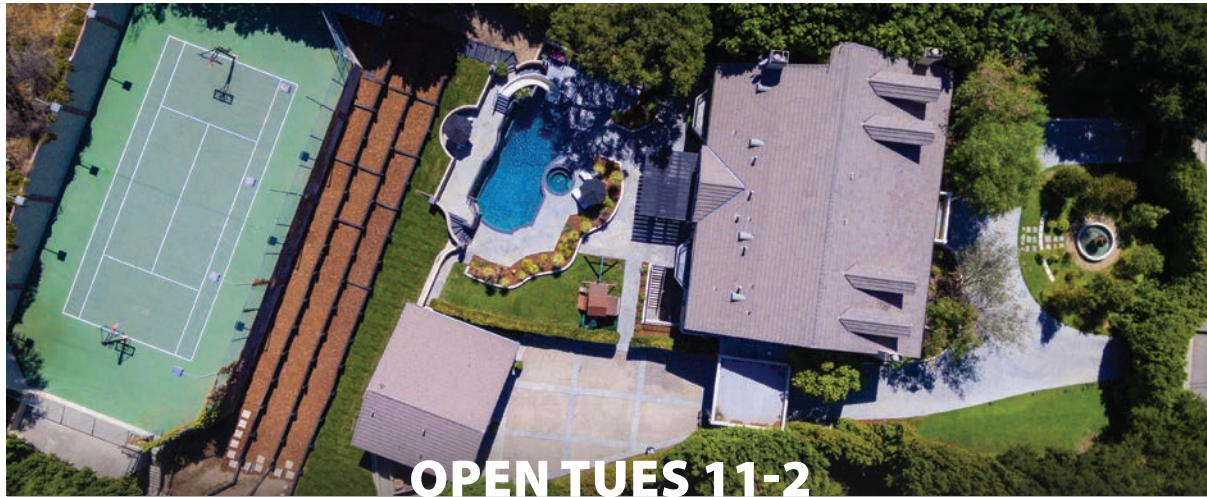
\$949,000 | 2248 E Chevy Chase Dr, Glendale | 3BD/3BA  
Margaret Cashion | 310.795.2200



Let us help you  
**FIND YOUR PERFECT**

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





**OPEN TUES 11-2**

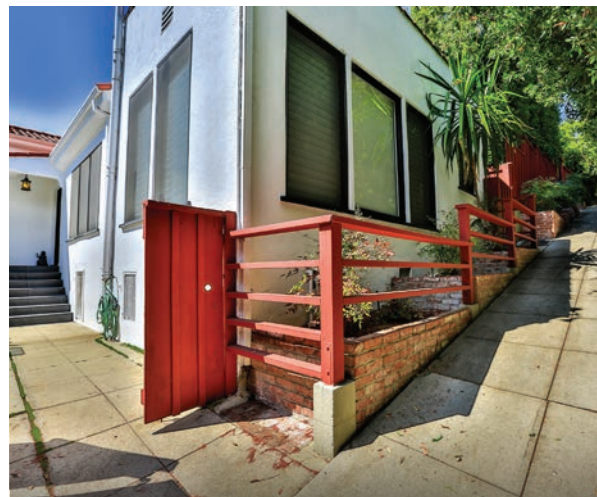
\$6,995,000 | 4322 Hayvenhurst Avenue, Encino | 6BD/8BA  
Fran Chavez | 818.517.1411



\$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



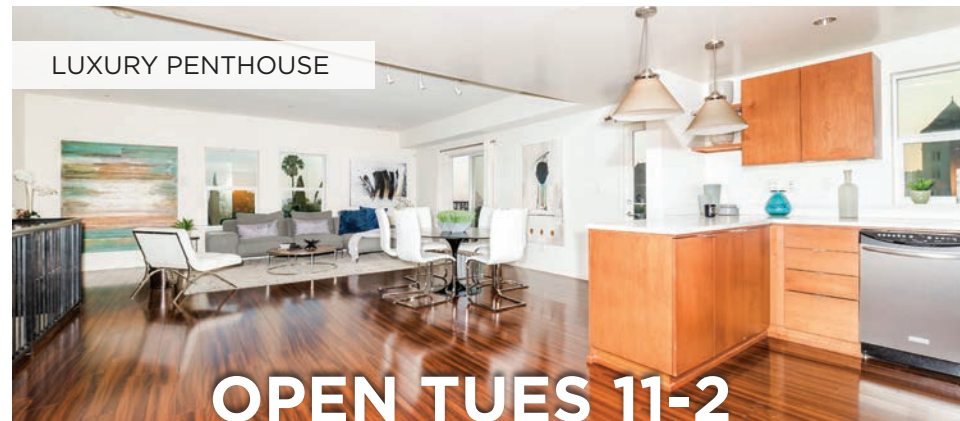
\$1,388,000 | 411 N Oakhurst Drive #305, Beverly Hills | 2BD/2½BA  
Alexandra Pfeifer | 310.230.3776





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](http://WWW.STJAMESCANTER.COM)

**BERKSHIRE HATHAWAY | California Properties**  
HomeServices



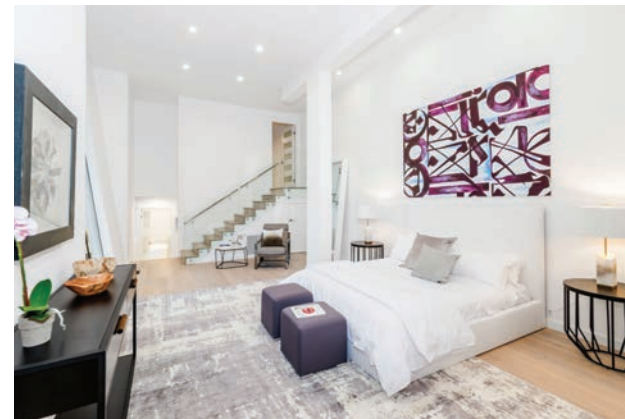
JUST LISTED



**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](http://www.1690sanremodrive.com)



Elisabeth Halsted  
310-820-9340 (office)  
DRE# 01434953  
eh@elisabethhalsted.com  
[www.elisabethhalsted.com](http://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](http://www.671latimer.com)



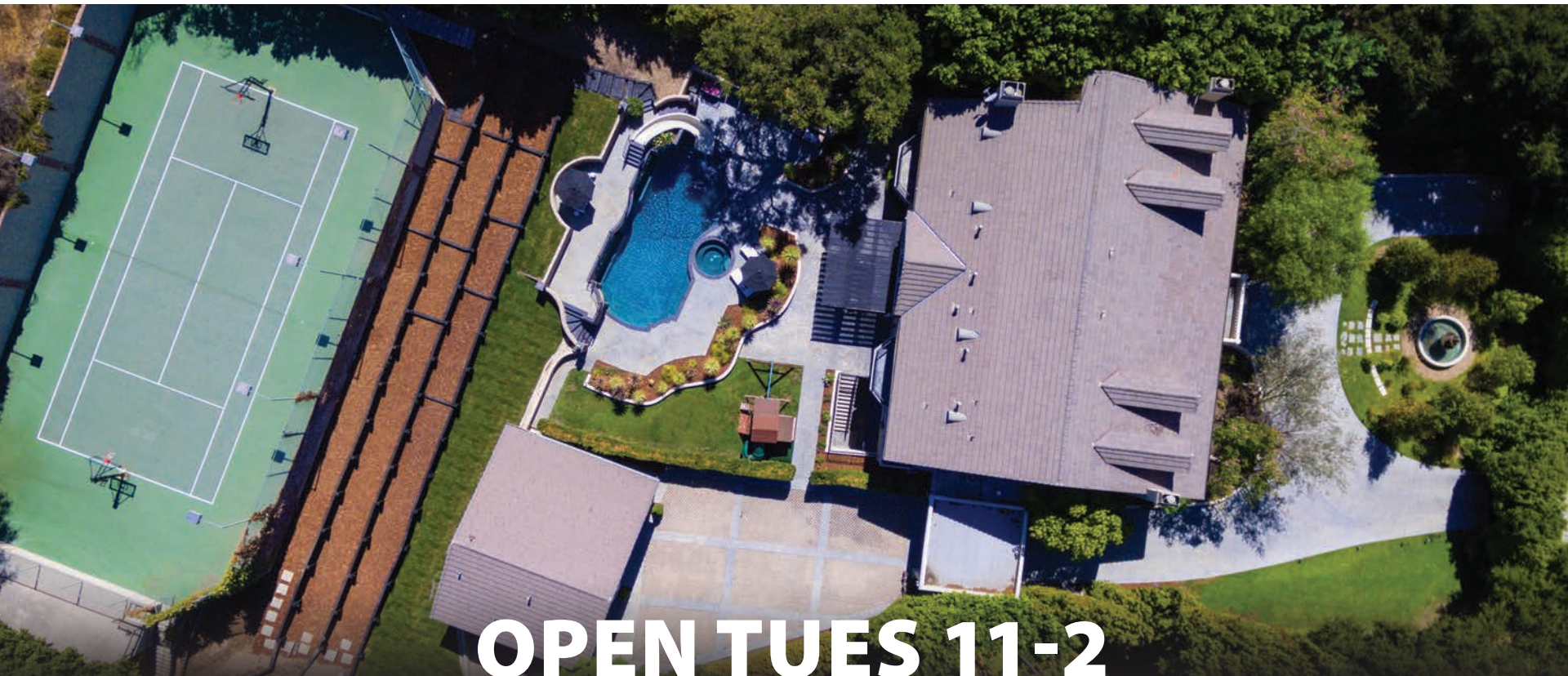
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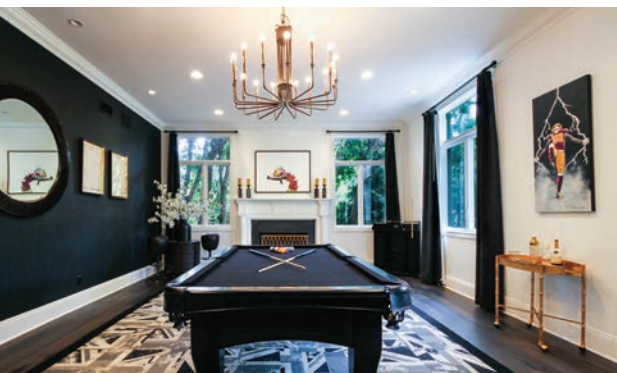




www.4322Hayvenhurst.com



**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

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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](http://www.671latimer.com)



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# NEW TOWNHOMES IN CAMARILLO

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.

2- to 3-Story Homes | 1,326 – 1,971 Sq. Ft.  
 2 – 3 Bedrooms | 2.5 – 3.5 Baths  
 2-Car Attached Garages  
**FROM THE MID \$400,000s**



COMMUNITY CLUBHOUSE



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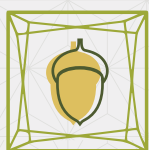


NEIGHBORHOOD PARK

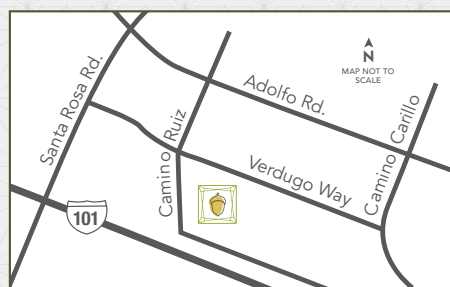


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Like Us and Stay Informed as Construction Continues

\*Broker must accompany and register client on initial visit. Floor plans, elevations, renderings, features, finishes and specifications are subject to change by the developer at any time. They should not be relied upon as representations, expressed or implied. All dimensions and square footages are approximate and subject to normal construction variances and tolerances. Please see a sales agent for clarification. Rendering shown does not represent actual homesites. California licensed broker. CalBRE license #01912034. 🏠





# 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

### ROUJA KOLEVA

RKOLEVA@THEAGENCYRE.COM  
424.400.5922

### MAURICIO UMANSKY

MUMANSKY@THEAGENCYRE.COM  
424.230.3701



An international associate of Savills | THEAGENCYRE.COM





# 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

ACOMORA@THEAGENCYRE.COM  
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**

BROSE@THEAGENCYRE.COM

424.230.3702



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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.

### JON GRAUMAN

JGRAUMAN@THEAGENCYRE.COM  
424.238.2484



An international associate of Savills | THEAGENCYRE.COM







# 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.

**JON GRAUMAN**

JGRAUMAN@THEAGENCYRE.COM

424.238.2484



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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.

**JOEY BRAUER**

JBRAUER@THEAGENCYRE.COM  
424.271.3341

**BLAIR CHANG**

BCHANG@THEAGENCYRE.COM  
424.230.3703



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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**

JSMITH@THEAGENCYRE.COM

424.230.3760



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**MAIN HOUSE**

**GUEST HOUSE**

**POOL HOUSE**

**WOODHILL CANYON**



**POOL HOUSE**



**GUEST HOUSE**



**MAIN HOUSE**



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# NEW LISTING

**3657 WOODHILL CANYON ROAD  
STUDIO CITY**

BY APPOINTMENT ONLY

**A RARE JEWEL**

\$8,500,000 | 3 HOUSES | 5 PARCELS | 8,449 SQ. FT. | 159,452 SQ. FT. LOT

One of the most significant estate sites in the entire San Fernando Valley. Once-in-a-lifetime opportunity to purchase three adjacent homes on five separate parcels in prime south-of-the-boulevard Studio City. Coveted location in the prestigious Silver Triangle. Enjoy spectacular privacy and access to your own private wooded hiking/equestrian trail. Close proximity to shopping, restaurants, and Carpenter Charter Elementary School. Picturesque, private, and close to everything—Hollywood, DTLA, and all the studios.

<http://agency.re/WoodhillCompound>

**CRAIG KNIZEK**

CKNIZEK@THEAGENCYRE.COM

818.618.1006

**INGRID SACERIO**

ISACERIO@THEAGENCYRE.COM

424.354.4887







OPEN TUESDAY 11-2PM

**3532 CAMINO DE LA CUMBRE | SHERMAN OAKS | \$1,700,000**

3 BEDS | 3.5 BATH | 2,690 SQ. FT. | 8,714 SQ. FT. LOT | [WWW.3532CAMINODELACUMBRE.COM](http://WWW.3532CAMINODELACUMBRE.COM)  
CO-LISTED WITH STEFAN POMMEPUY



OPEN TUESDAY 11-2PM

**4916 GREENBUSH AVENUE | SHERMAN OAKS | \$1,595,000**

3 BEDS | 2.5 BATH | 2,500 SQ. FT. | 7,206 SQ. FT. LOT | [WWW.4916GREENBUSH.COM](http://WWW.4916GREENBUSH.COM)  
CO-LISTED WITH ZACHARY SKLAR AND REBEKAH SCHWARTZ SKLAR

**CRAIG KNIZEK**

[CKNIZEK@THEAGENCYRE.COM](mailto:CKNIZEK@THEAGENCYRE.COM)

818.618.1006



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# NEW LISTING

**1027 21ST STREET #2 | SANTA MONICA**

OPEN TUESDAY 11-2PM

**INCREDIBLE SANTA MONICA TOWNHOUSE**

\$1,699,000 | 2 BEDS | 2.5 BATHS | 1,412 SQ. FT.

Incredible townhouse with wonderful curb appeal in a highly sought-after Santa Monica location. Built in 2009, this newer construction residence features two bedrooms, two full bathrooms, a powder room, and private rooftop deck. The open floor plan downstairs is perfect for entertaining with a large family room with fireplace, dining room, and chef's-style kitchen complete with a Viking range and subway tile backsplash. French doors lead to an inviting and spacious patio. The private rooftop deck is ideal for relaxing and taking in the picturesque views.

**MATT KLEIN**

MKLEIN@THEAGENCYRE.COM  
424.488.1016

**DANNY BROWN**

DBROWN@THEAGENCYRE.COM  
310.901.7405



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# SUNSET SESSIONS VIP GRAND OPENING PARTY

THURSDAY, SEPTEMBER 28<sup>TH</sup> 5:30 - 8:30PM

JOIN US FOR SUNSET DRINKS, LIGHT BITES & LIVE MUSIC

THE SEARCH FOR THE PERFECT RENTAL STOPS HERE .....

301 OCEAN AVENUE

SANTA MONICA'S NEWEST LUXURY 24HR DOORMAN BUILDING

STUDIOS | 1-BEDROOMS | 2-BEDROOMS



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DS@THEAGENCYRE.COM  
424.400.5905



**ANNA SOLOMON**  
ANNA@THEAGENCYRE.COM  
424.400.5903



A balcony with a metal railing overlooking the ocean at sunset. Several palm trees are silhouetted against the orange and yellow sky. In the foreground, there are two modern wicker chairs and a small round table with a book and a vase of white flowers.

**301**  
OCEAN



# 1806 BAGLEY AVENUE

BEVERLYWOOD CUSTOM NEW CONSTRUCTION

\$3,395,000

5 BEDS | 6 BATHS

3,670 SQ. FT. | 5,995 SQ. FT. LOT

HORS D'OEUVRES AND REFRESHMENTS WILL BE SERVED.



OPEN TUESDAY 11-2PM

Transitional, new construction in the heart of Beverlywood. Enter to natural light, an open floorplan, high ceilings, white oak floors, and Walker Zanger finishes throughout. Entertainer's kosher kitchen features Thermador appliances, center island, and breakfast nook for informal dining. Large family room with pocket door system accesses the backyard creating a desirable indoor-outdoor flow. Boasting five en-suite beds including a secluded master wing, making this an opportunity not to be missed.

**MEIR KROLL**

MEIR@THEAGENCYRE.COM

310.341.4393



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## PALM SPRINGS' LAST HILLSIDE COMMUNITY

Introducing the private homesites of Desert Palisades, a gated community located three minutes from Downtown Palm Springs. A departure from traditional residential communities, Desert Palisades celebrates architectural expression, giving residents the freedom to design and build homes from the ground up. Among the first homes completed are modern masterpieces by Lance O'Donnell and Al Beadle, showcasing thoughtful, forward-thinking design and far-reaching valley and mountain views.

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The developer reserves the right to make modifications in materials, specifications, plans, pricing, various fees, designs, scheduling and delivery of the homes without prior notice. All dimensions are approximate and subject to normal construction variances and tolerances. Plans and dimensions may contain minor variations from floor to floor. This is not an offer to sell or solicitation to buy to residents in jurisdictions in which registration requirements have not been fulfilled, but is intended for information only. 🏠





**1404 DAWN RIDGE DR**  
BEVERLY HILLS  
\$12,750,000

DREW FENTON 310.858.5474

BY APPOINTMENT ONLY



**2460 SUNSET PLAZA DR**  
HOLLYWOOD HILLS  
\$10,500,000

DENISE MORENO, GORDON MACGEACHY  
310.903.3935

BY APPOINTMENT ONLY



**475 HALVERN DR**  
BRENTWOOD  
\$9,995,000

JENNIFER LEVINE, STEVE LEVINE  
310.200.5366

OPEN TUESDAY 12-2

# HILTON & HYLAND





**1551 VIEWSITE DR**  
SUNSET STRIP  
\$10,599,000  
MONTY BEISEL, DUSTIN CUMMING  
310.944.4430  
OPEN TUESDAY TWILIGHT 7-9PM



**11947 IREDELL ST**  
STUDIO CITY  
\$7,995,000  
GARY GOLD 310.858.5411  
BY APPOINTMENT ONLY



**460 CASTLE PL**  
BEVERLY HILLS  
\$5,990,000  
BRANDEN WILLIAMS, RAYNI WILLIAMS  
JEFF HYLAND 310.691.5935  
OPEN TUESDAY 11-2



HILTONHYLAND.COM





**3343 ADINA DR**  
STUDIO CITY  
\$1,995,000  
BRETT LAWYER 310.858.5402  
OPEN TUESDAY 11-2



**1680 RISING GLEN RD**  
SUNSET STRIP  
\$3,500,000  
JONAH WILSON 310.858.5465  
OPEN TUESDAY 11-2



**10375 WILSHIRE BLVD #4G**  
WILSHIRE CORRIDOR  
\$1,800,000  
BARBARA TENENBAUM 818.858.5465  
OPEN TUESDAY 11-2

HILTON & HYLAND





**237 WINDWARD AVE**

VENICE

\$4,190,000

ZACH GOLDSMITH 310.908.6860

OPEN TUESDAY 11-2



**5005 SUNNYSLOPE AVE**

SHERMAN OAKS

NEW PRICE \$1,495,000

JUSTIN HUCHEL 424.253.5489

BY APPOINTMENT ONLY



**271 N BOWLING GREEN WAY**

BRENTWOOD

\$5,195,000

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# 3343 ADINA DRIVE | HOLLYWOOD HILLS

3 BD | 2 BA | PRICED TO SELL \$1,995,000

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**BRETT LAWYER**

310.858.5402 | [BRETT@BRETTLAWYER.COM](mailto:BRETT@BRETTLAWYER.COM)

CALBRE#: 00897489

**HH HILTON & HYLAND**





OPEN HOUSE TUESDAY 26TH FROM 11 AM TO 2 PM  
1680 RISING GLEN RD, SUNSET STRIP  
\$3,500,000

Located on a walled and gated oversized lot, this fabulous one-story Contemporary Villa is situated on the quiet and serene upper portion of Rising Glen. Wonderful floor plan opens to both a patio with sunny pool on one side, and a private secluded grassy yard on the other. 3 bedrooms, 2.5 baths including a generous master suite, as well as open kitchen and family room, wonderful private office area and enclosed 2 car garage. An amazing opportunity to enjoy as-is, but with endless possibilities for re-imagination with plenty of room to expand.

**JONAH WILSON**  
310.858.5465  
JONAH@JONAHWILSON.COM  
CALBRE#: 01078809

**HH HILTON & HYLAND**



OPEN TUESDAY 11-2

**460 CASTLE PL, BEVERLY HILLS**

\$5,990,000

RARE OPPORTUNITY TO PURCHASE A TROUSDALE ESTATES DEVELOPMENT SITE.  
ZONED FOR SUBTERRANEAN GARAGE.



**JEFF HYLAND**  
310.278.3311

**BRANDEN WILLIAMS**  
310.691.5935

**RAYNI WILLIAMS**  
310.691.5935







OPEN TUESDAY 11-2

# 271 N. BOWLING GREEN WAY BRENTWOOD

5 BD | 5 BA | \$5,195,000



**DAVID KRAMER GROUP**

davidkramergroup.com

**DAVID KRAMER**

David@DavidKramer.com

310.691.2400

BRE 00996960

**ZIV GABAY**

Ziv@DavidKramer.com

310.751.0145

BRE 01971047

**HH HILTON & HYLAND**





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HALF FLOOR RESIDENCES STARTING AT \$6.5 MILLION  
FULL FLOOR PENTHOUSE COLLECTION COMING SOON

OPEN TUESDAY 11-2  
[BEVERLYWESTRESIDENCES.COM](http://BEVERLYWESTRESIDENCES.COM)

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310 278 3311

BILL SIMPSON  
310 994 0455

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1317 DELRESTO DR | BEVERLY HILLS  
BY APPOINTMENT ONLY  
\$14,895,000



SUSÂN PERRYMAN  
310.261.1960  
HH HILTON & HYLAND

ERNIE CARSWELL  
&  
PARTNERS  
424.202.3200

TELES  
A DOUGLAS ELLMAN REAL ESTATE COMPANY





*Architectural Luxury in Stone Canyon*



ERNIE CARSWELL  
PARTNERS

TELES  
A DOUGLAS ELLMAN REAL ESTATE COMPANY



OPEN 11-2



## 10542 Fontenelle Way

Stone Canyon, Bel Air | 6 BD | 8 BA | Guest House | Theatre | 1.2 Acres

Mid-Century inspiration for Contemporary design, lush gardens and splendid resort Pool.

\$9,995,000

ErnieCARSWELL  
BRE#01111566

ChrisPICKETT  
BRE#01475927

ANR

SIGNATURE COLLECTION



OPEN TUESDAY / EXTENDED CARAVAN FROM 11-3PM / CHAMPAGNE & SWEETS

# ICONIC MODERN MASTERPIECE

424 N. FLORES STREET / BEVERLY GROVE NORTH



Innovative new construction entertainers home in prime Beverly Grove North! Modern architecture with 6092sf indoors PLUS another 1510sf of patios and balconies for 7602sf of indoor-outdoor California living. Luxurious IPE wood deck/framed pool-spa, barbecue, fire pit and spacious outdoor dining area. Striking custom tile and hardwood floors, grand 3-story open tread staircase, immense pocketed glass doors and artistic custom built bookcase-shelving installation. There's an over-sized cook's kitchen with walk-in pantry,

Miele appliances, espresso machine and communal center island. Smart home automation. Stately master retreat with outdoor sitting area, spa-like bath with an oversized walk-in closet. The lower level features indoor-outdoor lounge areas, guest suite-office, home theater-screening room, wine room and a private gym-spa area complete with resistance pool, steam room and dry sauna...fit for a King!



[www.OmegaGroup.LA](http://www.OmegaGroup.LA)

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310.429.8191  
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**THE THOUSAND**  
AS ADVERTISED IN THE WALL STREET JOURNAL.

Keller Williams Hollywood Hills does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of the 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.





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LOS FELIZ · EST. 1913 · \$11,750,000



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310.691.7888 | JOHN AAROE GROUP

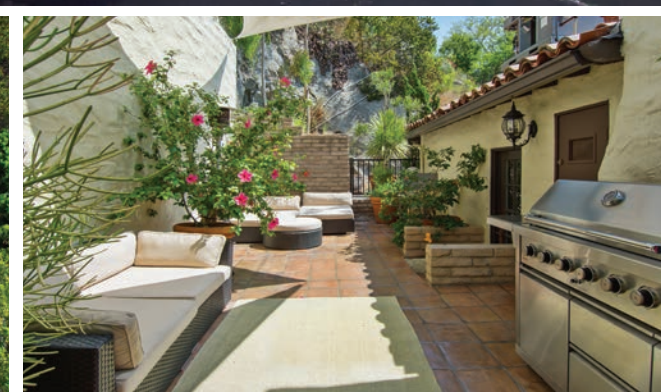




7217 LA PRESA DR., HOLLYWOOD HILLS

OPEN TUESDAY 11-2 | \$2,997,500 | 7217LaPresa.com

JOIN US FOR LUNCH!



### STUNNING MEDITERRANEAN WITH CANYON VIEWS

Engraved in the hillside of the premier Outpost Estates, this elegant Mediterranean style home combines canyon views, expansive terraces w/ beautiful water features & luxury entertainment. Vaulted ceilings, exposed stone walls & grand fireplace in the living room opens to the chef's kitchen customized w/ Miele appliances, built-in espresso station, Thermador refrigerator & wine closet. The attractive formal dining extends to the office, den, walk-in wine cellar & separate guest wing showcasing a luxury jet shower system and private deck. Upstairs exhibits the stunning master suite & bath feat. vaulted ceilings, dual vanities, sunken tub & walk-in closet w/ immediate access to the rear terrace & upper level deck. Guest suite includes a cozy fireplace and balcony w/ views. Incredible opportunity to enjoy the serenity and convenience of this Hollywood Hills home.

MEREDITH SCHLOSSER  
310.923.5811  
meredith@sfjgroup.com

SALLY FORSTER JONES  
310.691.7888  
sally@sfjgroup.com



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John Aaroe Group does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of the property provided by the seller or obtained from public records and other sources. The buyer is advised to independently verify the accuracy of the information. Sally Forster Jones CalBRE# 00558939/ Meredith Schlosser CalBRE# 01910316





# 2854 ROSCOMARE RD. | BEL AIR

OPEN TUESDAY 11-2 | \$4,995,000 | 2854RoscomareRd.com



## PRIVATE BEL AIR RETREAT IS A DEVELOPER'S DREAM

Developers dream! Rare user/development opportunity of 2 adjoining parcels covering over 2 acres of usable land in Bel Air. Potential to build one massive trophy estate or three houses. Fix up and rent out existing home while obtaining permits & plans. Situated up a gated private drive, this secluded lot sits amidst total privacy. Uniquely zoned for non-commercial equestrian use w/ access to over 70,000 acres of trails all the way to Malibu! Hidden w/ natural tree-lined landscape, the property offers a unique retreat away from the city & surrounding neighbors. Existing home comes with fully equipped kitchen, library/study, master suite w/ private deck and large patio extending to pool and spa. This exclusive retreat is unlike anything you have ever seen before—a must see to believe!

SALLY FORSTER JONES  
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JOSHUA SMITH  
310.871.5528  
joshua@sfjgroup.com

DAVID ROTHBLUM  
323.487.1155  
drothblum@olsonmax.com



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JOHN AAROE GROUP

**DONOVAN HEALEY**  
Director, Aaroe Estates

310.903.1876 call/text  
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donovanhealey.com



# 12309 VIEWCREST DRIVE | \$6,495,000

by DONOVAN HEALEY » [viewcrestestate.com](http://viewcrestestate.com)



- Extremely private
- ±7,733 square foot interior space
- Additional glass covered sun rooms
- Long gated and hedged driveway
- 5 bedrooms, 6 bathrooms
- 2 full kitchens

- Maid's quarters
- Lot over an acre and all usable
- 2 large grassy yards
- Room for a pool and guest house
- Carpenter School District
- Close to Harvard-Westlake and Buckley School





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\$7,900,000

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**AARON KIRMAN**

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JOHN AAROE GROUP

**7720 FIRENZE AVENUE  
HOLLYWOOD HILLS**

NEW PRICE \$2,195,000

OPEN TUESDAY 11-2PM

**AARON KIRMAN**

PRESIDENT, AAROE ESTATES

424.249.7162 | [aaronkirman.com](http://aaronkirman.com)

**JONATHAN MOGHARRABI**

ESTATE AGENT

310.633.1300 | [jonathanm@aaronkirman.com](mailto:jonathanm@aaronkirman.com)



# LOS FELIZ GRAND TUDOR

OPEN TUESDAY 11-2pm



## 1957 N Edgemont St, Los Feliz

Originally designed by Architect Merl Barker, of Barker & Ott with notable other commissions: Immaculate Heart of Mary Church - Hollywood, 1921; Good Shepherd Catholic Church - Beverly Hills, 1930; Spanish Gothic Chapel at Mt. Saint Mary's College - Brentwood, 1939. This splendid 1927 Grand Tudor in prime central Los Feliz flats is moments to everything. Center hall entry leads to colossal vaulted ceiling living room with stenciled beams, grand fireplace, wrought iron chandelier, lighted ceremonial gate and warm oak floors. Oversize formal dining room and large media/family room with adjacent kitchen leads to patios and private garden with outdoor fireplace. The downstairs is completed by a private bed/bath suite and pantry/laundry area. Two upstairs bed suites, including a spacious master with sitting area and large additional bedroom/bathroom. Many rich and layered character details still intact: moulding, millwork, lath & plaster walls, period hardware, and vintage tile. Terrific price for this location and size, in a pedigreed residence requiring just limited updating!

Offered at: \$1,849,000 | [1957Edgemont.com](http://1957Edgemont.com)

**PETER MAURICE**  
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310-623-8819

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**10124 HOLLOW GLEN CIRCLE | \$2,950,000**

4 Bedrooms, 6 Bathrooms & Pool

Web# 17271598

Josh & Matthew Altman 310.819.3250

Jacob Greene 310.415.2653



Bel Air Crest

**2496 DEVONPORT LANE | \$1,989,000**

4 Bedrooms, 4 Bathrooms

Web# 17258480

Michelle Oliver 310.500.6111



Beverly Center

**434 N CRESCENT HEIGHTS BLVD | \$3,425,000**

5 Bedrooms, 6 Bathrooms

Web# 17250128

Michelle Oliver 310.500.6111

Cory Charlupski 310.728.9566

Tracy Tutor Maltas 310.595.3885



Beverly Hills Post Office | New Listing

**10131 ANGELO VIEW DRIVE | \$5,050,000**

5 Bedrooms, 4 Bathrooms

Web# 17267626

Tracy Tutor Maltas 310.595.3885



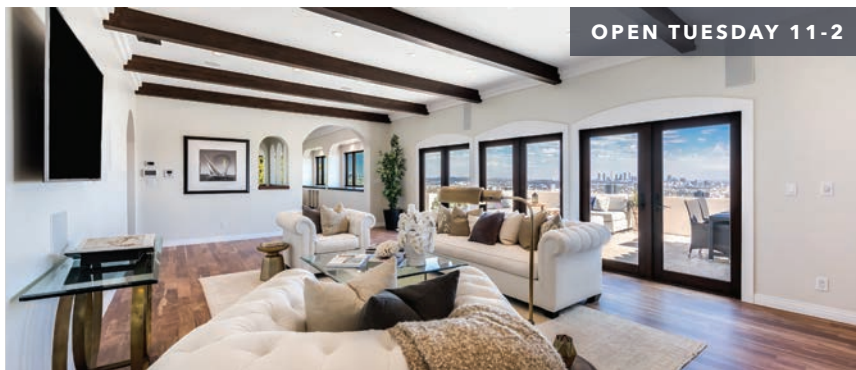
Beverly Hills Post Office

**1433 SUMMIT RIDGE DRIVE | \$3,180,000 | \$13,800 PER MONTH LEASE**

4 Bedrooms, 4 Bathrooms

Web# 17262308

Stefani Stolper 310.733.6551



Hollywood Hills

**7038 LOS TILOS ROAD | \$4,725,000**

6 Bedrooms, 5 Bathrooms & Pool

Web# 17271726

Josh & Matthew Altman 310.819.3250

Marisa Rokstad 310.721.7773

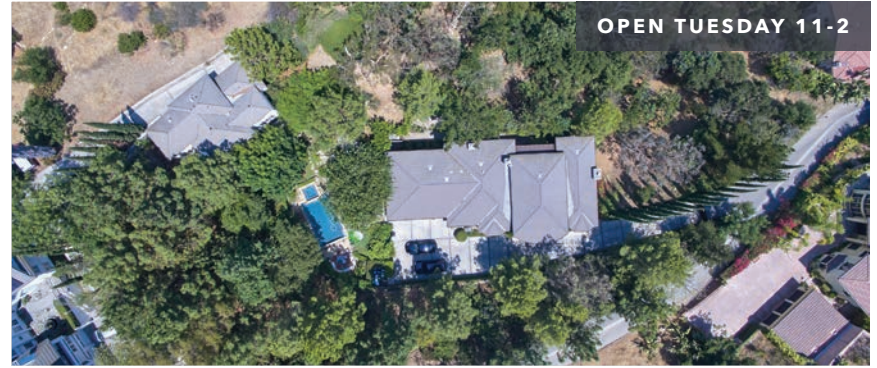




OPEN TUESDAY 11-2

Hollywood Hills | New Listing  
**2181 BEECH KNOLL ROAD | \$2,195,000**

3 Bedrooms, 4 Bathrooms, & Pool  
**Web# 17271600**  
Josh & Matthew Altman 310.819.3250



OPEN TUESDAY 11-2

Hollywood Hills | New Listing  
**3036 BECKMAN ROAD & 3042 MUNRO CIRCLE | \$5,995,000**

11 Bedrooms, 11 Bathrooms, 1.66 Acre Compound  
**Web# 17263990**  
Liz Gottainer 213.393.2209      Jeeb O'Reilly 310.980.5304



Indian Wells  
**77812 COTTONWOOD COVE | \$2,925,000**

7 Bedrooms, 8 Bathrooms  
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Josh Reef 310.728.9228



Sunset Strip  
**1416 BLUEBIRD AVENUE | \$7,249,000**

5 Bedrooms, 6 Bathrooms, Guest House & Pool  
**Web# 17267780**  
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Stefani Stolper 310.403.9331



Bird Streets  
**9222 FLICKER WAY | \$4,495,000**

3 Bedrooms, 4 Bathrooms & Pool  
**Web# 17267782**  
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Venice | New Lease  
**558 RIALTO AVENUE | \$10,500 PER MONTH**

3 Bedrooms, 3 Bathrooms  
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Juliette Hohnen 323.422.7147



[elliman.com/california](http://elliman.com/california)



OPEN TUESDAY 11-2



## 10124 HOLLOW GLEN CIRCLE | BEL AIR

### \$2,950,000 | NEW LISTING

Setting the bar for style, sophistication, and quality, this warm modern is truly in a league of its own. Sitting on one of the largest lots in the area, the 4 bedroom, 6 bathroom home has an abundant grassy yard, large pool/spa, and views spanning the canyon and into the city lights. The home boasts close to 4000 sqft of living space with White Oak flooring, 2 story skylight and impressive stone work throughout. Large outdoor covered spaces with Zen stone garden. Community also includes tennis and basketball courts, hiking trails, pool, recreation room, and gym.  
**Web# 17271598**

**AB** THE ALTMAN BROTHERS

**JOSH & MATT ALTMAN**

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CaIBRE# 01764587

**JACOB GREENE**

O: 310.415.2653

Jacob@TheAltmanBrothers.com

CaIBRE# 01933997

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## 7038 LOS TILOS ROAD | HOLLYWOOD HILLS

### \$4,725,000 | NEW LISTING

Outpost Estates Spanish charmer has been remodeled to influence the glory of old world Spanish Colonial architecture. Lush green courtyard, rounded floral archways upon entry. Views in every direction, spacious living, and indoor/outdoor flow throughout provides for ultimate California living. Entertainer's chef's kitchen with Viking appliances, this 5 bed, 5.5 bath features an infinity edge saltwater pool, BBQ, fridge, and outdoor bath complete with shower. Rich landscaping and terra-cotta tiled roof with solar. This is a well thought out remodel that has been architecturally crafted to blend modern living with old world Spanish glam and awaits entertainment.

Web# 17271726

**AB** THE ALTMAN BROTHERS

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 CalBRE# 01764587

**MARISA ROKSTAD**

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 Marisa.Rokstad@Elliman.com  
 CalBRE# 01894858

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OPEN TUESDAY 11-2



## 2181 BEECH KNOLL ROAD | HOLLYWOOD HILLS \$2,195,000 | NEW LISTING

Views, Views, Views! Nestled in the hills of Laurel Canyon, this Entertainer's paradise is located within the Wonderland School District. This 3,300+ sf 3 BD home features a Master Suite with panoramic city and canyon views, fireplace, walk in closet, separate sitting room and soaring ceilings. Rooftop pool and spa, 180 degree views from multiple balconies, floor to ceiling French doors. Amenities continue with generous 3 car garage, security system, dual heating system. Original Australian Cypress wood flooring. Private and quiet neighborhood is only minutes away from Sunset Blvd grocery, shopping, restaurants and nightlife.

Web# 17271600

2181BeechKnoll.com

**AB** THE ALTMAN BROTHERS

**JOSH & MATT ALTMAN**

O: 310.819.3250

Josh@TheAltmanBrothers.com

CalBRE# 01764587

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OPEN TUESDAY 11-2



## 3036 BECKMAN RD & 3042 MUNRO CIR | HOLLYWOOD HILLS \$5,995,000 | NEW LISTING

The Ultimate Celebrity Compound in the Hollywood Hills. 11 Bedrooms, 11 Baths 1.66 acres - 3036 Beckman Road: 6 Bedrooms, 6 Baths, 5,641 sqft and 3042 Munro Circle: 5 Bedrooms, 5 Baths, 2,725 sqft. Exclusive, gated estate on a private street. The main house is an entertainer's dream offering a dramatic two-story entry, cascading double stairway, open floor plan and walk out wrap around balconies. Second home is adjoined with a pool, spa, outdoor kitchen and dining. Enjoy serene lush living with expansive views. A true hideaway minutes from the studios. **Web# 17263990**



**LIZ GOTTAINER**

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CalBRE# 0414239



**JEEB O'REILLY**

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C: 310.980.5304  
Jeeb.OReilly@elliman.com  
CalBRE# 01156891



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*Malibu*

**6648 ZUMIREZ DRIVE**  
*4BD/5BA | 1 Acre | \$11,495,000*

Island Paradise on the Point. High vaulted ceilings, custom finishes, Brazilian hardwood and polished concrete floors, pocket Fleetwood doors, Miele kitchen, luxurious master and bath. First LEED Platinum build in Malibu. Beach access allows you to drive and park at the beach.



*Malibu*

**6672 ZUMIREZ DRIVE**  
*Land | \$6,495,000*

Extraordinary mostly flat 1.183 acre parcel building site located on one of the most desirable Point Dume Streets. This rare find is begging to be developed into a world class estate, with Malibu Riviera One fractional ownership with drive through and parking on beach lot.



*Malibu*

**3515 SURFWOOD ROAD**  
*3BD/3BA | \$2,395,000*

Perhaps one of the best ocean views in Sunset Mesa, with stunning vistas which encompass the Queen's necklace, Catalina Island and west toward Malibu and the Santa Monica Mountains. This is a wonderful opportunity to create a view rich showplace to call your home.



**James Respondek**  
CalBRE#00713972 | 310.488.4400



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Exclusive Guard Gated Community | Completely Rebuilt Estate

5 Bedrooms, 7 Bathrooms

8,324+ sq. ft. (approx.) | 91,646 sq. ft. lot (approx.)

Park-Like Grounds with Resort-Style Pool & 100-Foot Waterfall

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Just Listed \$14,500/month



**9128 Leander Place, Beverly Hills**

Just Listed \$11,900/month



**8900 Alto Cedro Drive, Beverly Hills**

Just Listed \$13,000/month



**2321 Canyonback Rd, Los Angeles**

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**1800 Angelo Drive**  
6 Bed | 5 Bath | 4,487 Sq Ft  
\$7,995,000  
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**Paul Margolis**  
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Introducing The Fuller Four



1339 North Fuller Avenue, Hollywood  
 2 & 3 Bedroom Floorplans  
 2,502-2,787 Sq Ft  
 From \$1,599,000  
[fuller4.com](http://fuller4.com)

—  
**Open House**  
 Tuesday, 9/26  
 10am-3pm

A boutique development featuring four modern luxury residences, combining contemporary design with spacious floor plans and stunning city views in the heart of Hollywood.

**Joe Reichling & Boni Bryant**

323.395.9084  
[bryantreichling.com](http://bryantreichling.com)



# 15234 RAYNETA DRIVE



## WELCOME TO A WORLD CLASS JEWEL

Introducing a new level of luxury and privacy. Set on a promontory in the hills of Sherman Oaks, the pure pastoral ambiance of the countryside pervades this elegant brand new gated villa, offering a spectacular setting surrounded by dazzling panoramic city and mountain views alongside architecturally impeccable interiors and the finest designer finishes.



BRAND NEW CONSTRUCTION | \$6,800,000

6 Br + 8 Ba | 8,600+ sq ft | 32,469 sq ft lot

15234Rayneta.com



**TATIANA DEROVANESSIAN**

President | Realtor®

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**818.421.2890**

tatiana@dreamlivingLA.com

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CalBRE #01912761

OPEN TUESDAY & FRIDAY 11-2

dreamlivingLA®



# 1664 Sunset Plaza Drive, Los Angeles



**BROKER'S OPEN**

Tuesday, September 26th  
11am - 2pm



*Offered at \$3,849,000*

Remodeled to perfection! It took over \$750,000 and more than 8 months to create this beauty. This one is a MUST SEE! Entertainer's home with attention to detail. Over 4500 Sq. Ft. of modern home with open and airy floor plan. Fully staged by Marshall Design Group. Huge mahogany pivot entry door leads you into a stunning wood and glass foyer. 4 en-suite bedrooms with private bathrooms. Powder room. Master bedroom with dual walk-in closets. Breathtaking views from PDC to the ocean. Large balconies on each level. Brand new ROOF. Large grassy back yard with plenty of room for a pool. Top-of-the-line appliances and a large built-in refrigerator. Wood floor, designer tiles. Master bedroom has a fireplace. Security system. Very open design. 2 individual garages as well as 2 off-street parking spaces. Bonus/game room ideal as a home theater.



Proudly Presented by  
**STEVEN BIJAN**  
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**310.897.0044**  
[www.stevenbijan.com](http://www.stevenbijan.com)







**\$3,250,000**

**4 beds**

**4 baths**

**2,539 sq. ft.**

**1.12 acre lot**

## 1575 Stone Canyon Rd. Bel Air

A stunning and sophisticated mid-century modern with high ceilings and clear-story windows. Large gourmet kitchen with an enormous island and substantial natural light. Great open floor plan for entertaining. Spacious master bedroom with his and hers walk-in closets and a large master bathroom. Also, a good potential to remodel and add square footage or completely redevelop. **Open Tues: 9/26 from 11-2**



The Dean Company

**Greg Dean | Nick Hassel**  
**310-502-5002 | 310-658-3042**  
**CalBRE # 00970290 | 01972478**





**Just Listed!**  
**5881 Locksley Pl**  
**\$1,850,000**

**Open Tuesday, September 26th  
from 11am to 2pm**

Montecito meets Hollywood in this character-rich Spanish masterpiece, located in prime Franklin Village. Four bedrooms + den/office and 3.5 bathrooms outfit this delightful charmer. Take in the canyon views amongst the gorgeous hardwood floors and beamed ceilings throughout. Gorgeous gourmet kitchen welcomes your inner chef home. Your private oasis is outfitted with patios, where one can enjoy the lush and exotic landscaping that ensconce the property. Live. Better. Here.

[5881Locksley.com](http://5881Locksley.com)

**The Sunset Team**

**Alex Lombardo & Roberto Seixas**  
9000 W. Sunset Blvd. Suite 1100  
West Hollywood, CA 90069  
310 274 3900

**KW** HOLLYWOOD HILLS  
KELLER WILLIAMS REALTY



REDEFINING REAL ESTATE

Sales | Consulting | Design





## Just Listed! 931 N La Jolla Ave

*Please call for pricing*

**Open Tuesday, September 26th  
from 11am to 2pm**

Stunning architectural masterpiece in West Hollywood that sets the bar for new construction. Sleek and smart, featuring 4 bedrooms and 4.5 bathrooms, this gem is well-thought out and buyer-friendly at every turn. Control all of the home's functions from the touch of your smartphone or tablet with the Crestron Smart System. Entertain in optimal style in the luxe backyard, complete with saltwater pool, spa, fire pit, and cabana with projector for viewings al fresco. Indoors and outdoors overlap perfectly courtesy of abundant second-story skylights and pocket sliding doors. Live. Better. Here.

[931LaJolla.com](http://931LaJolla.com)

### The Sunset Team

Alex Lombardo & Roberto Seixas  
9000 W. Sunset Blvd. Suite 1100  
West Hollywood, CA 90069  
310 274 3900

**KW**HOLLYWOOD HILLS  
KELLERWILLIAMS REALTY



REDEFINING REAL ESTATE

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OPEN TUESDAY 11 - 2

TWILIGHT AFFAIR 6:30-8PM  
WINE & LITE BITES



3446 CARIBETH DRIVE  
5BD, 3.5BA | 3,490± sq. ft. | Offered at \$2,695,000



*Encino*

## DRAMATIC CUL-DE-SAC VIEW HOME

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

Extensively rebuilt in 2005 with a Phillippe Stark inspired architectural design featuring a single story 5 bedroom, 3.5 bath modern home offering an open, flowing floor plan with a magnificent grand room and high ceilings. This private jetliner and mountain view property boasts 180 degrees of unimpeded scenery. Located on Encino's most coveted cul-de-sac street only minutes from the 405 and the 101 freeways, this private residence was built for entertaining. You will enjoy hosting your guests in the massive kitchen which boasts a 55 sq. ft. Cesarstone island or poolside on the Brazilian mahogany deck, alongside the modern blue glass fire-pit and Viking BBQ ensemble. The master suite enjoys an exquisite valley view beyond the Jacuzzi and modern automated black-out blinds for the weekends. Get lost in the 142 sq. ft. master closet or the his/her master bathroom. The 14,278 sq. ft. property is completely surrounded by mature ficus and recent landscaping improvements. The spacious double-garage has glass enclosures and enamel floors. This 3,281 sq. ft. mid-mod property is California living at its best.



**GREG MOESSER**

CalBRE# 0634345 | 310-770-9014

[greg@LAClassicEstates.com](mailto:greg@LAClassicEstates.com)

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# Broker Open House

## Tuesday 11:00AM-2:00PM



### 851 N. Kings Road, #PH304 West Hollywood

3 Bedrooms  
 1,950 Square Feet  
 Fitness Center, Spa

3 Bathrooms  
 Side-by-Side Parking  
 700 Square Foot Private Deck

### \$1,785,000



**L A M E R I C A**  
 REAL ESTATE

*Strategy, Creativity, and Accountability*

Rick Albert, Broker Associate

323.929.7653

[RALbert@LamericaUSA.com](mailto:RALbert@LamericaUSA.com)

Paul Wylie, Broker and President

323.515.9585





## 4315 Roma Court, Silver Strand, Marina del Rey

### SHOWN BY APPOINTMENT



4 bedrooms



4 bathrooms

Impressive custom Classic Cape Cod contemporary on the banks of Grand Canal located in close proximity to the footbridge that takes you to our most pristine marina beach. Private and gated two-story entry. Beautiful solid pumpkin pine wide plank hardwood floors. Wonderful natural light. Great room with open floor plan, vaulted wood ceilings to create volume and natural light. Country cook's kitchen with huge center island with gas grill, large walk-in pantry, and balcony suitable for barbecue. Oversized doors with Phantom screens lead to patio overlooking the canal. Tyvek's deck cantilevered over swimming pool. Sunken living room with wood burning fireplace. The ground floor has four car garage then enters to lower bedroom level with adjoining bathroom. Oversized master bedroom suite with a step-down sitting area and west facing balcony enjoys canal and ocean views. His and her walk-in closets. Master bath with skylight. Good-sized 2nd and 3rd bedrooms with bathroom off the hallway. Top floor crows nest with wet bar and roof deck garden patio with ocean views.

Offered at \$3,495,000



PETER & TY

310.821.2900

bergmanbeachproperties.com



Gibson International does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property the buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. CalBRE 01076358/01015897





OPEN TUESDAY 11 - 2 PM

NEW LISTING | NEW CONSTRUCTION



**911** MILWOOD AVE.  
\$4,695,000  
BLOCKS AWAY FROM ABBOT KINNEY

DAVID ACOSTA  
310.310.9411  
CALBRE# 01871101







**GOLDEN PALM**  
P R O P E R T I E S  
CALBRE: 01990804

# NEW LISTING

[WWW.3112CORDADR.COM](http://WWW.3112CORDADR.COM)

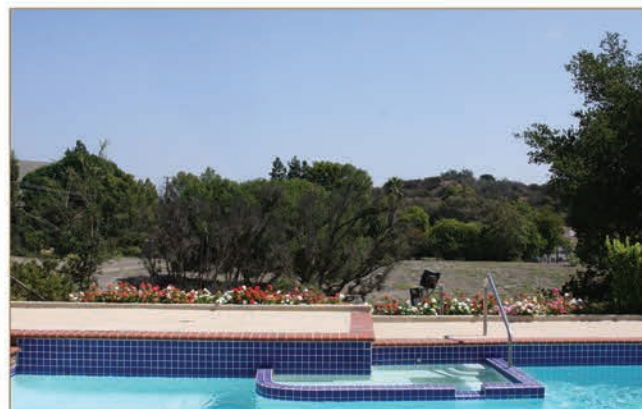
**Brokers Open - Tuesday September 26, 11AM - 2PM**

## **3112 Corda Dr.**

Los Angeles, CA 90049

**\$2,250,000**

Situated in Brentwood's highly sought after Skycrest neighborhood is 3112 Corda Drive, a pool and park view home with mid-century flair. This single story home features 4 Bedrooms, 4 Bathrooms, in 3,511 square feet of open concept living space. All on a lush, well maintained, flat 13,068 sq.ft. Lot.



(310) 279-5235 | [GOLDENPALMPROPERTIES.COM](http://GOLDENPALMPROPERTIES.COM)



Open Tuesday 11-2 and Sunday 2-5



## 13258 CHALON ROAD, BRENTWOOD

Distinctive Architectural Set In Serene Half Acre± Paradise...

This private, gated 4 bedroom, 3.5 bath (approx. 4000 sq ft) custom designed haven has an incredible outdoors-indoors feel. Soaring high beamed ceilings and numerous window walls envelop the interiors with views of cascading gardens with koi pond, pool, tea house, and dining deck. Distinguished in the LA Times as a home “with global touches and spiritual personality.” Truly an extraordinary property!

Offered for \$3,150,000 | [www.13258Chalon.com](http://www.13258Chalon.com)



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LUXURY

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