


**01 Beverly Hills** *Single Family*

TUESDAY

<b>1115 WALLACE RDG</b>		Open	11-2	<b>red</b>
<b>\$15,995,000</b>	4+5	CONTEMPORARY		



**INCREDIBLE NEW PRICE!  
SPECTACULAR TROUSDALE ESTATE**

This newly constructed trophy property is a sensational offering of classic Modern architecture that makes an unparalleled statement of vision & design while showcasing stunning panoramic city to ocean views. Situated on an almost 30,000 sq.ft. lot on a private cul-de-sac in prime Trousdale Estates, the property is completely private, gated, & hedged. The apx. 5,500 sq.ft. home was flawlessly designed & crafted with the highest quality systems & materials. Saltwater pool & spa.

**MLS#17-231184**  
Jade Mills 310-285-7508  
COLDWELL BANKER

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

<b>1119 SCHUYLER RD</b>		Open	11-2	<b>rev</b>
<b>\$7,695,000</b>	4+4	1sty-TRADITIONAL		



**WONDERFUL 1 STORY IN SPECTACULAR SETTING!**

Beautiful single story home on lower Schuyler on large 30,262 sq ft lot with private park like setting & endless mature trees. Sitting directly across the street from one of Beverly Hills largest & most iconic properties. Wonderful move-in condition with open spacious living room opening to the pool & majestic grounds and setting. Wonderful kitchen with breakfast room, formal dining, terrific master with doors opening to the pool area and beautiful kids bedrooms. Beverly Hills School District.

**MLS#17-264896**  
Ginger Glass 310-927-9307  
COLDWELL BANKER BHN

Blt-Ins,Dshwshr,Dryer,Frzr,Grbg Disp

<b>460 CASTLE PL</b>		Open	11-2	<b>rev</b>
<b>\$5,990,000</b>	3+4	MID-CENTURY		



**ELEGANCE & SOPHISTICATION  
TROUSDALE ESTATES HOME**


Designed by Charles Wong AIA in 1962, this Trousdale Mid-Century, once home to Bob Hope's agent, is the perfect renovation project or new development opportunity. Tucked away on a quiet cul-de-sac on an over-half-acre lot on an oversized pad; this is one of the few remaining lots zoned for a subterranean garage in Trousdale. A long driveway through a porte-cochere leads to a spacious carport with room for home expansion. Northwest-facing views afford spectacular sunsets from almost every room.

**MLS#17-208356**  
J Hyland | B&R Williams 310.278.3311  
HILTON & HYLAND

WILLIAMS & WILLIAMS

**02 Beverly Hills Post Office** *Single Family*

<b>12071 CREST CT</b>		Refresh.	11-2	<b>NEW</b>
<b>\$12,750,000</b>	5+7	MODERN		




**STUNNING MODERN JEWEL IN GATED COMMUNITY**

Perfectly situated at the end of a cul-de-sac in the prestigious gated Summit community, w/spacious motor court, this modern estate was extensively remodeled in 2017. The 5 bed, 7 bath home boasts jetliner views, well as new appliances, walnut hardwood floors, Crestron Smart Home System, salt water infinity edge pool, limestone deck & steps, sports court, & custom stone slab work in all bathrooms. Lavish master suite has separate luxurious dual baths and closets, and a spacious balcony and deck.

**VICTORIA RISKI/MARC NOAH 3108820246**  
SOTHEBY'S

ESPRESSO BAR

<b>2660 BENEDICT CANYON DR</b>		Lunch	11-2:30	592B1	<b>NEW</b>
<b>\$8,995,000</b>	5+7	TRADITIONAL			



**COME FOR CATERED LUNCH! 2.2 ACRE CELEBRITY ROW MEGA ESTATE**

Fabulous location on BHPO's famed CelebrityRow. Very rare 2.2Acre CountryEstate w/nearly 96,000sqft of land. Totally private, peaceful & secure w/long gated driveway entrance+motorcourt parking for appx. 15-20cars. Great for owner/users or developers, there is no other estate like this one. Expansive, deep square lot w/300ft of street frontage & room for TennisCourt. Huge lawns w/wide open spaces. RobertByrd Traditional w/an enchanting ambiance & great indoor-outdoor flow. Apprx 6400sqft.

**MLS#17-263130**  
Tania Ferris 310-713-8234  
COLDWELL BANKER

www.beverlyhillscountryestate.com

<b>2376 KIMRIDGE RD</b>		Lunch	11-2	<b>NEW</b>
<b>\$4,500,000</b>	4+4.5	2sty-MODERN		



**NEW BEVERLY HILLS LISTING MODERN ARCHITECTURAL RESIDENCE**

Unique Beverly Hills "Art-Loft" 4500+sf, 4 BD+4.5 BA Modern Architectural Residence created in 2017 with exquisite attention to detail. This uber-sexy entertainer's sanctuary boasts a massive interior open living/dining area w/ extraordinary light, dramatic 14ft ceilings, a gourmet Bauformat German kitchen featuring Subzero/Miele appliances & quartzite leather finish countertops, and a grand private 1850sf rooftop built to accommodate a private spa, making this an entertainer's dream home.

**ST. JAMES + CANTER 310.704.4248**  
BERKSHIRE HATHAWAY

WWW.2376KIMRIDGE.COM

<b>9856 EASTON DR</b>		Open	11-2	<b>red</b>
<b>\$1,069,000</b>	1+1			




Discreetly gated and totally private and renovated 1925 hideaway nestled in the hills of Beverly Hills with the utmost taste and quality!!! Featuring unobstructed tranquil views from every room with all the up to date modern comforts and conveniences!!! Fabulous outdoor entertaining areas and much much more !!! Totally separate finished garage perfect for studio or gym!!! The PERFECT retreat for the most discriminating buyer!!! SEE ALL PHOTOS FEATURING THIS TROPHY PROPERTY!!!

**MLS#17-254984**  
Doron Langer 310-433-8790  
SOTHEBY'S INTERNATIO

Blt-Ins,Cbl,Dryer,Grbg Disp

<b>9374 BEVERLY CREST DR</b>		Open	12-2	<b>rev</b>
<b>\$11,950,000</b>	5+6	ARCHITECTURAL		




**9374 BEVERLY CREST DR**

Newly designed and decorated, this is an absolutely stunning contemporary with massive city and ocean views from every room in the house. Gated and private from the street the glass entry opens into a spacious entry with commanding 180-degree views. The master suite is on this level- it is large with a sitting area, fireplace, and terrace. You can watch the sunset over the Pacific Ocean from bed! Richly appointed master bath with dual vanities and luxurious walk in closet.

**MLS#16-130256**  
Valerie Fitzgerald 310-285-7515  
COLDWELL BANKER RESI

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

<b>12080 SUMMIT CIR</b>		Open	11-2	<b>rev</b>
<b>\$8,500,000</b>	6+8	2sty-TUDOR		



**REMODELED VIEW PROPERTY IN THE "SUMMIT"**

Classic, sophisticated and renovated home. Large formal rooms and an incredible floor plan. An abundance of natural light resonates throughout. All bedrooms with en-suite bathrooms. 10 ft ceilings & 25ft entry. An impressive motor court with 3 car garage. Two additional storage rooms above garage, an office and two powder rooms. An indoor-outdoor flow, glistening salt water pool and numerous entertaining areas.

**MLS#17-270250**  
M.Ostrow/ F.Kohanim 310-497-7199  
CB-NORTH/NS-BH

www.12080summitcircle.com

**OPEN HOUSE STATUS**

Automatic Status: The MLS™ will automatically assign NEW or REV

- NEW** New, automatic status
- NEW\*** New, not yet listed
- RED** Reduced
- REV** Review, automatic status
- BOM** Back on Market

TUESDAY

<b>12012 CREST CT</b>	Open	11-2	<b>rev</b>
<b>\$6,595,000</b>	6+6	FRENCH	




**AMAZING VALUE IN THE SUMMIT**

Incredible opportunity in the exclusive gated community of The Summit, 12012 Crest Court showcases classical finishes, luxury and timeless design at its highest level. Inspired by French Country estates, this home features 6 bedrooms, 6 baths, and a 3 car garage. South-facing to capture the spectacular sunsets, 12012 Crest Court sits upon nearly 16,000 sq ft of flat land, beautifully landscaped to make the most out of its massive canyon and ocean views.

MLS#17-250666  
Ari Afshar 310-780-3180  
COMPASS ariafshar.com/crest

<b>8416 GRAND VIEW DR</b>	Open	11-2	<b>NEW</b>
<b>\$3,350,000</b>	4+4	POST & BEAM	



**RENOVATED POST & BEAM ON PROMONTORY LOT W/ EXPLOSIVE VIEWS**

A rare opportunity to own a promontory view house in the Hollywood hills. 4 Br + 3.5 Ba Post & Beam renovation with 300 degree views. Featuring soaring wood ceilings, gourmet kitchen with top-of-line appliances, two master suites with huge walk-in closets, three fireplaces and wrap-around decks to soak in the view. The 26,000+ lot includes a patio with fire pit, bar and 12-person spa tub, as well as a flat grassy area. Gated driveway and parking for 8 cars. Don't miss this sensational property!

MLS#17-272772  
Lisa Pierce 310-922-9784  
GIBSON INTERNATIONAL Spa/Jacuzzi,Dshwshr,Viking Appl,FirePit


**02 Beverly Hills Post Office** Lease

<b>2660 BENEDICT CANYON DR</b>	Lunch	11-2:30	592B1	<b>NEW</b>
<b>\$35,000</b>	5+7	TRADITIONAL		

SEE TODAY'S FULL PAGE AD. CATERED LUNCH. 2.2 ACRE COUNTRY ESTATE. FULLY FURNISHED TRADITIONAL, HUGE MOTORCOURT, LARGE OPEN SPACES, GRASSY LAWNS & AN ENCHANTING 6400SFT HOME. CALL FOR SHORT TERM RATES

MLS#17-263202 www.beverlyhillscountryestate.com  
Tania Ferris 3107138234 COLDWELL BANKER

<b>9128 LEANDER PL</b>	Refresh.	11-2	<b>NEW</b>
<b>\$11,900</b>	4+5	1sty-TRADITIONAL	




**LONG TERM BHPO LEASE WITH CITY, CANYON & OCEAN VIEWS!**

Updated light bright 4 bedroom 4.5 bath gated property sits on a quiet cul de sac with beautiful front courtyard. The home features gleaming hardwood floors, two sided fireplace adjoining living & dining room,office, large gourmet kitchen with stainless steel Viking range & 2 SubZeros. Elegant French doors and windows open to an entertainers paradise featuring a swimmers' solar heated pool and lounge area. Tenant Occupied, Available Nov 1st

Rochelle Atlas Maize 3109688828  
NOURMAND & ASSOCIATE Bit-Ins,Cbl,Dshwshr,Dryer,

<b>2118 BEECH KNOLL RD</b>	Open	11-2	<b>NEW</b>
<b>\$3,249,000</b>	3+3	MODERN	




**A CONTEMPORARY VIEW HOME 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 appliances, retractable Fleetwood doors, large master suite with luxurious bathroom and custom designed closets, and outdoor areas on all levels. Fully automated home system, including full security, mood lighting and state-of-the art steam room completes this contemporary stunner.

MLS#17-265140  
Jason Oppenheim  
THE OPPENHEIM GROUP www.ogroup.com

<b>1146 SIERRA ALTA WAY</b>	Open	11-2	<b>NEW</b>
<b>\$3,099,000</b>	4+3.5	2sty-SPANISH	




**PRIVATE SPANISH OASIS ABOVE SUNSET**

Private and gated home behind towering hedges above Sunset Blvd. This refined, Spanish jewel sits on the last street before Beverly Hills. Generous, two-story home features a detached guest house and a glistening swimming pool. French doors and tall windows open to: a Sattilo-tiled patio, fountain, lush backyard, large pool, and a flagstone terrace. This serene oasis is just steps away from the Sunset Strip and Beverly Hills.

Vahé Shaghzo 310-777-6388  
CBBHN Range, Dishwasher,Fridge

<b>10011 CHARTER OAK LN</b>	Open	11-2	<b>NEW</b>
<b>\$4,500</b>	3+3	CONTEMPORARY	




**GORGEOUS BENEDICT CANYON RETREAT**

Enchanting, private mini-compound on private street. Sattilo tile & wb fireplace, 2 bed/2 updated baths in main house, vaulted ceilings, ss appliances in well appointed kitchen, den, additional loft space & patios. Detached studio for guests or office with own bathroom & outdoor space. Two parking spaces, one covered, complete this stunning residence. Perfectly situated minutes from tony Bel-Air, & within jogging distance to UCLA & Wilshire Blvd. A very special find!

MLS#17-272198  
Sarah McMaster 213.215.2563  
NOURMAND & ASSOCIATE Dshwshr,Dryer,Fridg,Trsh Cmpctr,Wshr

<b>7217 LA PRESA DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$2,997,500</b>	3+4	MEDITERRANEAN	



**STUNNING MEDITERRANEAN WITH CANYON VIEWS - JOIN US FOR LUNCH**

Engraved in the hillside of the Outpost Estates, this elegant Mediterranean style home combines canyon views, terraces w/water features & entertainment. Vaulted ceilings, stone walls & fireplace in the living room. Kitchen has Miele appliances & espresso station. Formal dining, office, den, walk-in wine cellar & guest wing w/ jet shower system & deck. Master suite & bath has dual vanities, sunken tub, walk-in closet, & terrace/upper deck. Enjoy the serenity of this Hollywood Hills home.

MLS#17-269534  
SallyF.Jones/M.Schlosser 310.691.7888  
JOHN AAROE GROUP 7217lapresa.com

**03 Sunset Strip - Hollywood Hills West** Single Family

<b>2401 OUTPOST DR</b>	Open	11-2	<b>NEW</b>
<b>\$4,500,000</b>	5+6	2sty-CONTEMPORARY	



**STUNNING CONTEMPORARY!**

Envisioned by Arano Design and constructed with the highest level of craftsmanship, this stunning contemporary home is the epitome of the California lifestyle; featuring tranquil hillside views, sumptuous finishes and the latest in smart home technology. An open concept design with a soaring grand entry foyer, rich wood floors and Fleetwood pocket doors and windows that seamlessly blend the interior with the exterior environment. Offering over 4,700 square feet of luxury living space.

MLS#17-272352  
Tom Scrocco/Randy Isaacs 310-259-7355  
COLDWELL BANKER-BHS www.2401Outpost.com

<b>2571 OUTPOST DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,995,000</b>	4+5	MEDITERRANEAN	




**CHIC MEDIT ESTATE WITH MAJOR GROUNDS!**

Extensive remodel w a sophistication for today's modern lifestyle. Walled for privacy. Dramatic Liv Rm with vaulted beamed ceilings. Wide-open flr plan. Hrdwd flrs. Gourmet kitchen. Tremendous Mstr suite with huge walk-in closet. Indoor/outdoor flow to the amazing grounds.Huge pool with lots of lounging space. Great house for entertaining. New sports court. Lots of off-street parking. This is a "Smart house" where all systems can be controlled by cell phone and I-pad. A very exciting property.

MLS#17-272576  
Neal Baddin 323-793-7405  
COLDWELL BANKER RESI BBQ,Bit-Ins,Cbl,Dshwshr,Dryer,Other

TUESDAY

<b>X 8616 ALLENWOOD RD</b>		Lunch	11-2	<b>NEW</b>
<b>\$2,950,000</b>	4+4	1sty-MID-CENTURY		




**THORNTON ABELL AIA CA. 1959**

Designed by architect Thornton Abell in 1959 and impeccably restored by Tony Unruh in 2005, this Mid-century classic is in the Wonderland School District on a rare, acre-plus private parcel. At the end of a long, gated, private drive, it has floor-to-ceiling walls of glass, pastoral canyon and tree top views, Palos Verdes stonework, terrazzo floors, and beautiful teak cabinetry. Open plan ideal for entertaining. Spectacular master, separate guest quarters, pool. Truly harmonious living.

Apelian/Schell (323)804-3400  
CB BEVERLY HILLS S.

www.StephenApelian.com

<b>3343 ADINA DR</b>		Open	11-2	<b>NEW</b>
<b>\$1,995,000</b>	3+2			




**DON'T MISS THIS INCREDIBLE MIDCENTURY JEWEL**

Bring or send your buyer's to this amazing property. Set high above the street + up a long drive in a forest of trees. Gorgeous and rare 1957 architectural by Harry Greene. Redone w/ stainless steel kitchen, polished concrete, and stone. Beautiful resort style pool, courtyards, fire pit, outdoor bath tub + more! Hurry!

Brett Lawyer 310.858.5402  
HILTON & HYLAND

3343Adina.com

<b>2808 WOODSTOCK RD</b>		Open	11-2	593/A2	<b>NEW</b>
<b>\$2,950,000</b>	3+2.5	TRADITIONAL			



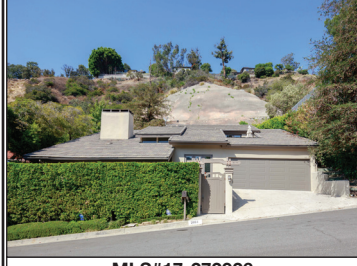
**CHARMING TRADITIONAL**

PRIVATE & GATED. LARGE LOT WITH BEAUTIFUL GARDENS, POOL & SPA. 3 BEDS, 2 1/2 BATHS, DEN, SPACIOUS LIVING ROOM WITH SECLUDED DECKS. LOVELY SEPARATE 1+1 GUEST HOUSE. MOVE-IN CONDITION. MUST SEE.

Verna Cornelius 310-867-0563  
RODEO REALTY-SUNSET

Refrigerator, Oven, W/D, Dishwasher,

<b>2664 ZORADA DR</b>		Open	11-2	<b>NEW</b>
<b>\$1,695,000</b>	2+3	CONTEMP MED		




**EXQUISITE, DESIGNER DECORATED HOME IN THE HOLLYWOOD HILLS**

Hedged and gated for privacy, designed with an Asian flair, this home is serene from the moment you step through the gate to the lily pond courtyard and enter a home with a flowing open floor plan with high vaulted ceilings, wood floors, gourmet kitchen, family room with fireplace. French doors open to serene and tranquil Asian-inspired patios/decks with fountain, spa and waterfall, sauna, outdoor shower, as well as multiple, seating, sunning and dining areas all surrounded by lush landscaping.

MLS#17-272926  
Mimi Starrett 310.467.4395  
JOHN AAROE GROUP

www.2664zorada.aaroe.site

<b>1621 FAIRFAX AVE</b>		Open	11-2	<b>NEW</b>
<b>\$2,875,000</b>	4+6	2sty-ARCHITECTURAL		




**URBAN LIVING IN THE CITY**

This stunning brand new contemporary is located in the heart of the Hollywood Foothills right where the World Famous Sunset Strip meets the charming and sought after historical Sunset Square and Spaulding Square neighborhoods. A mini fortress with gated driveway, private garage and parking for guests. Perfectly tucked away with an incredible roof deck with 360 degree views. State of the art smart home technology throughout the home.

MLS#17-270472  
Brian Ades 310-503-8080  
SOTHEBY'S

A new 21st Century Brownstone

<b>1551 VIEWSITE DR</b>		Open	7-9	<b>rev</b>
<b>\$10,599,000</b>	5+6	CONTEMPORARY		




**TWILIGHT VIEWING 7 PM -9 PM**

Located at the end of a cul-de-sac behind private gates, sits this approximately half-acre celebrity compound with breathtaking city lights to expansive ocean views. Outstanding features include state-of-the-art chef's kitchen, large private master suite with spacious walk-in closet, brand new modern glass staircase, 12-seat home theater, game room with wet bar, maids' quarters and private parking for up to 8 cars within the gated estate.

MLS#17-240416  
M. Beisel D. Cumming 310.944.4430  
HILTON & HYLAND

HiltonHyland.com

<b>2181 BEECH KNOLL RD</b>		Open	11-2	<b>NEW</b>
<b>\$2,195,000</b>	3+4	MODERN		



**VIEWS, VIEWS, VIEWS!**

Nestled in the hills of Laurel Canyon, this Entertainer's paradise is located in Wonderland School District. First time on the market in 12 years, this 3,300 + sf 3 BD home offers Master Suite w/ spectacular views, fireplace, walk in closet, separate sitting room, soaring ceilings. Rooftop pool and spa, 180 degree views from multiple balconies, floor to ceiling French doors. Private, quiet neighborhood minutes away from Sunset Blvd grocery, restaurants, nightlife.

Josh & Matthew Altman 310.819.3250  
DOUGLAS ELLIMAN

www.TheAltmanBrothers.com

<b>1664 SUNSET PLAZA DR</b>		Open	11-2	<b>rev</b>
<b>\$3,849,000</b>	5+6	CONTEMPORARY		



**VIEW, VIEW, VIEW!**

Remodeled to perfection! It took over \$750,000 and more than 8 months to create this beauty. Over 4500 Sq. Ft. of modern home with open & airy floor plan. Huge mahogany pivot entry door leads you into a stunning wood & glass foyer. 4 en-suite BRs with private BAs. Powder room. Master BR with dual walk-in closets. Breathtaking views, from PDC to the ocean! Large balconies on each level. Brand new ROOF. Large grassy back yard w/plenty of room for a pool. Bonus/game room ideal as a home theater.

MLS#17-248850  
Steven B. Mesbah 310.897.0044  
RODEO REALTY - BH

Top-Of-The-Line Appliances

<b>7720 FIRENZE AVE</b>		Open	11-2	<b>NEW</b>
<b>\$2,195,000</b>	4+4	POST & BEAM		




**NEW PRICE**

Tucked away in the heart of Hollywood Hills, this stunning home exudes tranquility. Contemporary and modern in style and design, this home has views of the canyon and trees, along with an open floor plan perfect for indoor and outdoor entertaining. One can enjoy a grand living room with a fire place, a peaceful patio terrace and pool, as well as hardwood floors, gourmet kitchen, and an abundance of natural light throughout the home.

MLS#17-249440  
Aaron Kirman 424-249-7162  
JOHN AAROE GROUP

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

<b>2377 JUPITER DR</b>		Open	11-2	<b>rev</b>
<b>\$2,850,000</b>	5+4	CONTEMPORARY		



**RARE MT OLYMPUS SMART HOME**

Featuring all the finest details, walnut flrs, FLTWD doors & windows, this RARE 5 BD/3.5 BA home in the Hollywood Hills has been completely remodeled. Open LR w/FP leads to kitch w/Caesarstone counters, Miele appliances & Poliform cabinetry. On 3rd lvl is mstr suite w/views, spa like BA w/ oversized tub, a 2-person shower. Additional entertainment area w/mini-kitch & FLTWD glass doors creating seamless indoor/outdoor living onto the deck & saltwater pool. Lower flr is a theater & 2 car garage.

MLS#17-259050  
Kennon Earl 424.230.7928  
COMPASS

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

<b>6926 WOODROW WILSON DR</b> Open 11-2		<b>rev</b>
<b>\$1,950,000</b>	4+3 2sty-CONTEMPORARY	
	<b>NEW CONSTRUCTION 4 BEDROOM, 3 BATHROOM CONTEMPORARY</b>	
Brand new construction - just completed light & bright 4 bedroom 3 bath contemporary home featuring an open floor plan. Chef's kitchen with 6 burner Wolf range, Sub-Zero, quartz counter tops and built-in wine fridge. Sparkling pool with waterfall in the sun-drenched back yard. Attached 2 car garage + storage room. Hillside and Hollywood sign views. Be the first to occupy this wonderful new home.		
Jim Noonan COLDWELL BANKER RESI	310-801-8182	Other

**03 Sunset Strip - Hollywood Hills West** Condo / Co-op

<b>7270 HILLSIDE AVE, UNIT 109</b> Open 11-2		<b>NEW</b>
<b>\$698,000</b>	2+2 CONTEMPORARY	
	<b>HUGE DELUXE 2+2 RENOVATED CONDO NEAR RUNYON CANYON! GORGEOUS</b>	
Pristine Deluxe 2+2 Condo. Feels like a house! Elevated, light & bright 1st floor end unit w/ Huge open floor, huge living room for entertaining, remodeled open kitchen, hardwood floors, large balcony, 2 updated bathrooms, large master suite, laundry inside, excellent closet space, central cooling system, floor to ceiling windows, & recessed lighting. Building has pool, spa, guest parking, EQ insurance, elevator, renovated lobby & hallways, controlled access, lush courtyard, and low HOA dues!		
jimmy martinez PARTNERS TRUST BH	3233770548	www.HousesinLA.com

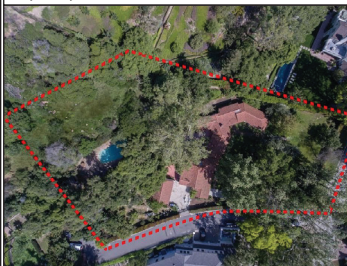
<b>7135 HOLLYWOOD #1006</b> Refresh. 11-2		<b>NEW</b>
<b>\$679,000</b>	2+2 1sty-CONTEMPORARY	
	<b>STUNNING CITY VIEWS/RENOVATED 10TH FLOOR UNIT</b>	
Fantastic city views from every room! Great remodeled 10th floor unit at the Hollywood Versailles Tower. Light & bright open floor plan with new flooring, stunning remodeled kitchen with Caesar stone counters, custom cabinets, recessed lights, newer appliances. Redone baths with double sinks, top of the line fixtures, beautiful tiles. Huge balcony to enjoy the wonderful city views from. Laundry inside. Full service high rise: 24hr door man, valet, gst pkg, pool, gym, mgr.		
MLS#17-272248 Jimmy Martinez/S. Seeram PARTNER'S TRUST/SIR	3107793990	stove, refrig, washer/dryer

<b>623 N ALTA DR</b> Open 11-2		<b>NEW</b>
<b>\$410,000</b>	0+1 1sty-ARCHITECTURAL	
	<b>EXQUISITE FRANKLINTOWERS PIED-A-TERRE EXPANDED W/ ALCOVE</b>	
Fully remodeled condo in luxury high-rise. Doorman, valet parking and luxury living at its best. Across from Runyon Canyon! Spa bathroom, massive walk in shower, new modern kitchen and floors, central air and heat, flat screen TV, heated pool all year round, amazing roof deck with priceless LA views, spa, gym and so many other building amenities. One secure parking spot.		
Louvet/Wight KELLER WILLIAMS BH	310-968-9978	TheLouvetGroup.com

<b>7250 FRANKLIN AVE, UNIT 206</b> Open 11-2		<b>NEW</b>
<b>\$410,000</b>	0+1 ARCHITECTURAL	
	<b>EXQUISITE FRANKLIN TOWERS PIED-A-TERRE W/ EXPANDED ALCOVE</b>	
Fully remodeled condo in luxury high-rise. Doorman, valet parking and luxury living at its best. Across from Runyon Canyon! Spa bathroom, massive walk in shower, new modern kitchen and floors, central air and heat, flat screen TV, heated pool all year round, amazing roof deck with priceless LA views, spa, gym and so many other building amenities. One garaged parking spot.		
Louvet/Wight KELLER WILLIAMS BH	310 968-9978	TheLouvetGroup.com

**04 Bel Air - Holmby Hills** Single Family

<b>1262 MORAGA DR</b> Open 11-2		<b>NEW</b>
<b>\$12,895,000</b>	5+7 2sty-TRADITIONAL	
	<b>QUALITY ESTATE WITH PARK-LIKE FLAT YARD</b>	
One of the most significant estates in guard-gated community of Moraga Estates situated on a pvt parklike 2+ acre parcel. Recently rebuilt w/ exquisite style & perfect for entertaining. Formal living & dining rms open to patio w/ frplce. Chefs ktchn w/ island flows to family rm w/ vaulted ceilings. Dwnstrs are 2 offices, game room, gym & guest suite. Upstairs is the master suite w/ 2 walk-in closets & 3 add'l bedrms. Resort-style pool & huge grass area. 3 car garage, wine cellar & dog run.		
MLS#17-271474 Steven Moritz SOTHEBY'S INT'L RLTY	310.871.3636	www.1262moraga.com


<b>901 STONE CANYON RD</b> Open 11-2		<b>NEW</b>
<b>\$9,995,000</b>	6+5 1sty-SPANISH	
	<b>MAJOR DEVELOPMENT OPPORTUNITY</b>	
Located a block away from the famed Hotel Bel-Air. 1.2 acres in Prime Lower Bel-Air Zoned RE2.0. Former celebrity estate. Owner-user or investor-developer w/ huge upside potential. Privacy, security and seclusion abound!		
MLS#17-272610 Ray/Di Prizito COLDWELL BANKER	310-266-2777	http://901stonecanyon.com/


<b>2854 ROSCOMARE RD</b> Lunch 11-2		<b>NEW</b>
<b>\$4,995,000</b>	5+4 RANCH	
	<b>BEL AIR RETREAT IS A DEVELOPER'S DREAM - JOIN US FOR LUNCH</b>	
Rare user/development opportunity of 2 adjoining parcels over 2 acres of usable land w/ potential to build 1 massive estate or multiple homes. Fix up/rent out existing home while obtaining permits & plans. Gated private drive & secluded private lot. Zoned for non-commercial equestrian use w/ access to over 70K acres of trails to Malibu! Tree-lined landscape. Unique retreat away from the city & neighbors. Existing home includes full kitchen, library/study, master suite w/ private deck & patio.		
MLS#17-271910 SF Jones/JSmith/D Rothblum JAG/REMAX	310.691.7888	2854roscomarerd.com

<b>1680 RISING GLEN RD</b> Open 11-2		<b>NEW</b>
<b>\$3,500,000</b>	3+2.5	
	<b>FABULOUS RISING GLEN ONE-STORY CONTEMPORARY VILLA</b>	
Located on a walled and gated oversized lot. 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-imagining with plenty of room to expand.		
Jonah Wilson HILTON & HYLAND	310.858.5465	HiltonHyland.com

<b>10124 HOLLOW GLEN CIR</b> Open 11-2		<b>NEW</b>
<b>\$2,950,000</b>	4+4 MODERN	
	<b>WARM BEL AIR MODERN IN LEAGUE OF ITS OWN</b>	
Sitting on one of the largest lots in the area, the 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 FT 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, rec room, and gym.		
J & M Altman & J Greene DOUGLAS ELLIMAN	310.819.3250	www.TheAltmanBrothers.com

TUESDAY

<b>10435 OLETHA LN</b>	Open	11-2	<b>red</b>
<b>\$1,439,000</b>	3+3	2sty-CONTEMPORARY	
	<b>JUST REDUCED \$60K! BEST VALUE IN BEVERLY GLEN/BEL AIR!</b>		
Upon entering this beautiful home, residents and guests are greeted by a light-filled living room with soaring ceilings and an adjoining sun-room/bonus space. The hallway leads to an over-sized laundry room, a large wine closet, and two bedrooms with en-suite bathrooms and generous closet space. Updated chef's kitchen, breakfast area, and family room that opens to the gorgeous and private backyard. Master suite, replete with updated spa-like bathroom w large tub and walk in shower.			
MLS#17-255074		RILEYandCOLLINS.com	
Allie Riley/M.Collins 310-467-4567		TELES PROPERTIESICB	


<b>2148 MANNING AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,499,000</b>	3+2.75	SPANISH	
	<b>BEAUTIFULLY UPDATED DESIGNER SANTA BARBARA SPANISH COURTYARD</b>		
Enter privately landscaped gated courtyard w/ covered patio & open space ideal for entertaining. Custom tiled foyer to step-down LR w/ authentic wood beamed ceiling, fireplace, picture window & additional windows overlooking courtyard & greenery. Large family rm w/ fireplace & french sliding doors to private back deck & grassy yard. Newly remodeled open chef's kitchen w/ quartz countertops, subway tiled backsplash, s/s appliances including 6-burner range, overlooking sunny breakfast room.			
Chad Lund / Patty Best 310.801.2641		www.2148ManningAvenue.com	
TELES PROPERTIES			

<b>10505 SANDALL LN</b>	Open	11-2	<b>rev</b>
<b>\$4,350,000</b>	4+5		
	<b>Meticulously Maintained Tuscan Farm House</b>		
This property features an open floor plan & an abundance of natural light. There are 3 bdms, including master. The master has double door entry, fireplace, walk-in closet with built-ins & skylights & an exercise alcove with TV. The master bathroom features a Jacuzzi tub, large stone/tile shower & separate WC. Guest apartment has full bthm, dining area w/ wet bar, fireplace, & patio. The grounds feature an infinity edge spa/water feature, stone patios, a built-in BBQ, & overlook magnificent views			
MLS#17-217048		www.10505sandall.com	
Joseph Babajian 310-623-8800		RODEO REALTY - BEVER	

<b>1225 MANNING AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,089,000</b>	3+3	TRADITIONAL	
	<b>TIMELESS AND TASTEFUL ENGLISH TOWNHOME</b>		
This two bedrm, two and a half bath Country English townhome is ideally located, just minutes from the Wilshire Corridor, Westwood Village & Beverly Hills. Enter this immaculate 3-story townhome w/its own private garage where you'll find comfort & sophistication. Enter the formal living room featuring a fireplace, wet bar, soaring ceilings, plantation shutters & dark hardwood floors. This irresistible townhome is the recipe for comfort: ideally located in a great neighborhood, convenient & spacious			
MLS#17-272498		BBQ,Cing Fan,Dshwshr,Dryer,Micro,Other	
Sherri Noel 310-994-8721		KELLER WILLIAMS-SANT	

**04 Bel Air - Holmby Hills** *Lease*

**05 Westwood - Century City** *Condo / Co-op*

<b>10389 SUMMER HOLLY CIR</b>	Refresh.	11-2	<b>NEW</b>
<b>\$6,500</b>	4+3	2sty-CONTEMPORARY	
	<b>MODERN, UPDATED - GREAT LEASE VALUE</b>		
OPEN HOUSE TUES. 11-2PM. Wood floors, modern appliances, high ceilings, and gorgeous Master with en suite Bath. Formal dining area, family, and living rooms, plus extra large vaulted bonus room. Expansive deck leading to a private grassy yard surrounded by mature trees. Exclusive community amenities include swimming pool, modern gym, tennis, clubhouse, basketball court and quaint park, all within walking distance, and 24 hour armed patrolled security.			
MLS#17-271536		Antna,Blt-Ins,Cbl,Dshwshr,Dryer,Other	
Laurent Bertet 310-869-9922		KELLER WILLIAMS B.H.	

<b>1200 CLUB VIEW DR #600</b>	Open	11-2	<b>NEW</b>
<b>\$8,200,000</b>	3+4	CONTEMPORARY	
	<b>BEVERLY WEST RESIDENCES</b>		
Beverly West is an ultra-luxe private, 22-story boutique high-rise overlooking the Los Angeles Country Club with 35 breathtaking, light-filled residences. 360° Views stretch east from Beverly Hills to Hollywood and Downtown, south to Century City and west to the Pacific. Beverly West is the ultimate in Southern California luxury living with amenities ranging from a 24-hour doorman and concierge service, security team, and valet, to a saltwater pool and Pilates studio.			
MLS#17-259466		BeverlyWestResidences.com	
Jeff Hyland Bill Simpson 310.994.0455		HILTON & HYLAND	

**05 Westwood - Century City** *Single Family*

<b>1323 HOLMBY AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$3,995,000</b>	4+4	3sty-TRADITIONAL	
	<b>ABSOLUTELY STUNNING WESTWOOD TRADITIONAL</b>		
One of the finest homes in Westwood! Masterpiece built w/ care & craftsmanship that your client will appreciate. The home has over 5,000 sq ft of living space, with a floor plan that is perfect for families and entertaining. 4BD/ 4BA + Office + Media Room & Gym (could be 5th BD). Lg kitchen w/ butler's pantry, custom cab, Lacanche range, Subzero & Thermador. Formal dining rm, living rm, & laundry room plus tons of storage. Walk to Century City, UCLA, & Westwood Village!			
Melinda & Scott Tamkin 310-493-4141		www.1323Holmby.com	
COMPASS			

<b>10375 WILSHIRE #4G</b>	Open	11-2	<b>NEW</b>
<b>\$1,800,000</b>	2+3	MID-CENTURY	
	<b>NORTH FACING BEAUTY IN THE WILSHIRE TERRACE</b>		
Offering sophistication & comfort in this gorgeous fully remodeled home w/private northerly views of gardens, tree tops & mountains. Large view terrace (approx. 176 sq ft) perfect for all types of entertaining, w/access from den, living room & master bedroom. Exquisite finishes, parquet floors, granite, marble & selected woods for the abundant custom storage. Luxurious master includes a bath with both tub & shower, custom walk-in closet, a myriad of cabinets & drawers. Full building amenities			
MLS#17-256414		HiltonHyland.com	
Barbara Tenenbaum 310-720-7270		HILTON & HYLAND	


<b>1740 MALCOLM AVE #103</b>	Open	11-2	<b>NEW</b>
<b>\$849,000</b>	2+2.5	CONTEMPORARY	
	<b>BEAUTIFULLY UPDATED &amp; SPACIOUS 2 BED/2.5 BATH</b>		
With 2 private outdoor areas & ideal indoor-outdoor flow for entertaining & relaxing. Feels like a home w/ double doors & formal entry w/ large closet opening to living room w/ gas fireplace & french doors to paver-tiled balcony overlooking atrium of greenery. Large dining area opens to living room & updated open kitchen w/ breakfast bar, granite countertops, gas range, blt-in microwave & double ovens. Desired floor plan w/ 2 large bdms on opposite sides of unit, both w/ en-suite full bathrooms.			
MLS#17-271348		www.1740MalcolmAvenue103.com	
Chad Lund / Patty Best 424-202-3295		TELES PROPERTIES	

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TUESDAY

<b>1932 PELHAM AVE, UNIT 401</b> Open 11-2		<b>NEW</b>
<b>\$799,000</b>	2+2 MEDITERRANEAN	
<b>SUN KISSED PENTHOUSE</b>		
 <p>Bright and spacious condo with an open floor plan, high ceilings, fireplace and plantation shutters throughout. Only 8 units in the building, this is one of 2 units on the top floor with only one common wall. The high ceiling master includes a charming balcony, twin walk-in closets and a master bath with dual vanities, shower and soaking tub. This bright and spacious condo has an open den, perfect for a home office, reading room or simply TV watching! W/D in unit and 2 car parking.</p>		
Lynn Whitaker 3106227404		1932pelham401.com
GIBSON INTERNATIONAL		

<b>11993 FOXBORO DR</b> Open 11-2		<b>NEW</b>
<b>\$5,149,000</b>	5+6 2sty-CAPE COD	
<b>BEAUTIFUL DESIGNER CAPE COD W/ POOL/SPA ALL ENSUITE BEDROOMS</b>		
 <p>In the heart of Brentwood, the meticulous designer Nest zoned home w/ wood floors &amp; high ceilings, The main floor offers a formal living rm w/FP that flows into a dining room w/ coffered wood ceiling, huge family rm w/FP that's open to a gourmet island kitch w/ high-end appliances &amp; breakfast area, an ensuite bedroom, chic powder rm &amp; 2-car garage. Triple glass French-style doors open to an entertainer's patio &amp; landscaped turf yd w/ saltwater pool/spa &amp; BBQ Island. Also, bonus/Gym upstairs.</p>		
MLS#17-271628		
Holliman & Cortazzo 310-270-6682		S of Sunset, W. of Westgate, E. of Bundy
COLDWELL BANKER BH N		

<b>1833 FAIRBURN AVE, UNIT 106</b> Open 11-2		<b>NEW</b>
<b>\$795,000</b>	0+0 CONTEMPORARY	
<b>NEW LISTING! PRIME WESTWOOD LOCATION!</b>		
 <p>Bright 2 + 2 corner unit centrally located on quiet st. Large entry leads you to generous liv rm w/stacked stone fplc, adj balcony &amp; separate dining. Bright eat-in kitchen w/laundry closet. Large master ste. Master bath boasts double sinks, separate soaking tub &amp; shower. Ample sized 2nd bdrm. Plantations shutters, bamboo floors. Quiet smaller complex, prime Westwood location, close to Century City, restaurants &amp; shops. Secure building with community garage- 2 spaces. Westwood Charter Elementary</p>		
Rogos & Barbara Babchick 310-777-6213		Mark & Lynn Rogo/Barbara Babchick
CB BHN		

<b>13258 CHALON RD</b> Open 11-2		<b>NEW</b>
<b>\$3,150,000</b>	4+3.5 ARCHITECTURAL	
<b>DISTINCTIVE ARCHITECTURAL SET IN SERENE HALF ACRE PARADISE</b>		
 <p>This private, gated, custom designed haven has an incredible outdoors-indoors feel. Soaring high beamed ceilings + numerous window walls envelop the interiors with views of cascading gardens, koi pond, tea house &amp; dining deck. Enter through a poolside courtyard &amp; patio to a grand, open living rm; spacious dining rm &amp; gourmet kitchen; enormous live/work/play studio. Dramatic master wing includes generous his &amp; hers baths, deep walk-in closet + separate office. Truly an extraordinary property!</p>		
Susan Stark/Joan Caplis 310.345.7450		13258Chalon.com
GIBSON / CB BW		

<b>2141 S BENTLEY AVE #202</b> Open 11-2		<b>NEW</b>
<b>\$449,000</b>	1+1 TRADITIONAL	
<b>CHARMING CONDO IN WESTWOOD</b>		
 <p>Fantastic opportunity to own this preferred top floor condo filled with natural light. Conveniently located in the heart of Westwood with close proximity to UCLA, Century City, shops and restaurants. This well maintained 1 / 1 bath unit features a charming courtyard within a gated and secured complex.</p>		
MLS#17-272454		
Ron Wynn 310-591-9172		Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn,Fridg
COLDWELL BANKER RESI		

<b>11338 CHENAULT ST</b> Open 11-2		<b>NEW</b>
<b>\$2,895,000</b>	5+5.5	
<b>NEW MODERN BARN IN BRENTWOOD GLEN!</b>		
 <p>Brand new, modern, barn-style home in the Brentwood Glen. The gourmet chef's kitchen features a Carrara marble island which opens up to a spacious family room overlooking the grassy yard. The luxurious master suite boasts a large walk-in closet and a white marble, spa-like bath. Four en-suite bedrooms are located upstairs and one en-suite bedroom downstairs. Charming neighborhood in a central Brentwood location. Easy freeway access. Close to UCLA.</p>		
D. Brown / C. Ambuehl 310.901.7405		
THE AGENCY		

<b>10375 WILSHIRE BLVD #7K</b> Open 11-2		<b>rev</b>
<b>\$895,000</b>	1+2 MID-CENTURY	
<b>FABULOUS VIEW, EXQUISITELY REMOD, FULL SERV WILSHIRE TERRACE</b>		
 <p>Reminiscent of a New York loft, this one bedroom + 1.5 bath accommodates both a pied-a-terre or full-time residence. Great room incl. an open kitchen w/ SS countertops, custom cabinetry &amp; stainless Gaggenau appliances. Beautiful end cut HW floors &amp; rare "Striata Olympico" slab marble bath w/ heated floors create a stunning aesthetic. Custom noise canceling windows. New double pane windows &amp; sliding doors to the east are perfectly positioned for viewing the LA skyline, majestic mountains &amp; LACC.</p>		
MLS#17-262006		
Michele Hall 310-850-1357		If Possible, Please Park on Beverly Glen
COLDWELL BANKER BW		

<b>211 S MEDIO DR</b> Open 11-2		<b>NEW</b>
<b>\$2,700,000</b>	3+2 SPANISH	
<b>SPANISH STYLE JEWEL BOX IN DESIRABLE BRENTWOOD LOCATION</b>		
 <p>Re-imagine your ideal oasis in a peaceful tree-lined neighborhood. This 3 bed/2 bath home features charm + character w/a Fresco painting and Batchelder tile around fireplace in the LR, hardwood floors, a true basement and arch doorways. Renovated kitchen with granite countertops, tile backsplash, Viking stove plus breakfast nook. Two bedrooms upstairs &amp; bath with walk-in closets. Garden &amp; two patios out back plus guest house. Located in the Kenter/PaulRevere/Palisades High school district.</p>		
MLS#17-272712		
Colleen Dolan 310.367.5457		Diana Braun Group
COMPASS		

**06 Brentwood** Single Family


<b>271 N BOWLING GREEN WAY</b> Open 11-2		<b>NEW</b>
<b>\$5,195,000</b>	5+5	
<b>NEW CONSTRUCTION FARMHOUSE IN THE HEART OF BRENTWOOD</b>		
 <p>Nestled on a tree lined street just N of Sunset, this home offers 5br/5 1/2 baths and the highest attention to detail. A grand entry leads to double height ceilings accessorized w/ stylish light fixtures &amp; 9" wide oak floors. The spacious chef's kitchen will take your breath away as it opens to the great room &amp; allows natural light to flow through the classic French doors. A seamless wall of sliding doors opens the great room to a covered patio, outdoor fireplace &amp; grassy back yard.</p>		
David Kramer Ziv Gabay 310.691.2400		DavidKramerGroup.com
HILTON & HYLAND		


<b>12357 RIDGE CIR</b> Open 11-2		<b>NEW</b>
<b>\$2,350,000</b>	3+4 3sty-CONTEMP MED	
<b>AMAZING &amp; ELEGANT HOME!</b>		
 <p>Amazing quality, elegance &amp; detail in this fabulous townhouse in The Ridge in Mountaingate Open space, high ceilings, large bright rooms. Great closets, master bedroom with view of north golf course. Great space for entertaining in kitchen, dining area, den. Third floor area opened up with a very large office with tons of storage. Outdoor kitchen with BBQ on patio. Some of the furniture can be included in purchase price. See agent for complete list. 24 hour guard gate, community pool,</p>		
MLS#17-271320		
Carole Schiffer 310-442-1384		Fan,BBQ,Blt-Ins,Cbl,Dshwshr,Refr
COLDWELL BANKER RESI		

TUESDAY


<b>X 11361 ELDERWOOD ST</b> Lunch 11-2 <b>\$1,825,000</b> 3+2 1sty-TRADITIONAL		<b>NEW</b>
		
<b>CHARMING UPDATED TRADITIONAL IN BRENTWOOD GLEN</b> Extensively remodeled 3BD, 2BA traditional home in Brentwood Glen, close to Beloit. Hardwood floors throughout and fireplaces in both the Master Bedroom and Living Room. The elegant and spacious Formal Dining Room flows seamlessly into the Living Room. Great designer eat-in kitchen with cozy banquette, as well as all the modern appliances. Master bath has excellent details and finishes. The back of the property has a large covered patio and grassy yard creating a peaceful outdoor setting.		
Wheeler Coberly 310.351.6234 PARTNERS TRUST BW		Refrigerator,Dishwasher,W/D,Oven,Range

<b>475 HALVERN DR</b> Open 12-2 <b>\$9,995,000</b> 5+7 CONTEMP MED		<b>rev</b>
		
<b>475 HALVERN DR</b> Step into a private paradise. Walled and gated contemporary Mediterranean estate on a quiet cul-de-sac featuring sun filled skylit rooms that open to decks and terraces, courtyards overlooking a virtual private parkland, a resort like yard with pool and spa, outdoor stainless steel kitchen/frig/BBQ and a romantic fire pit open cabana setting. Indoor/outdoor living at its finest.		
MLS#17-251614 Valerie Fitzgerald 310-285-7515 COLDWELL BANKER RESI		BBQ,Dshwshr,Dryer,Grbg Disp,Rng/Ovn


<b>X 3321 MANDEVILLE CANYON RD</b> Lunch 11-2 <b>\$1,785,000</b> 4+3.5 RANCH		<b>NEW</b>
		
<b>MANDEVILLE RETREAT</b> Tucked off the road and over the bridge features this charming 4 bedroom and 3.5 bath home with family room. This sun filled home is a gem with modern updates and original details. Hardwood floors and French doors lead to the lovely garden. Serenity and privacy surround this home on one of the most prestigious streets, Mandeville Canyon Road. This is a must see and easy to show.		
Hilary Davis 310.666.5163 BERKSHIRE HATHAWAY		Lunch will be served


<b>06 Brentwood</b>		<i>Condo / Co-op</i>
<b>11500 SAN VICENTE BLV, UNIT 221</b> Open 11-2 <b>\$1,750,000</b> 2+3		<b>NEW</b>
		
<b>ELEGANT CONDO IN FULL SERVICE BUILDING</b> 2 bed, 3 bath condo, approx 2650sf - feels like a home. High-end finishes throughout. Over sized eat in kitchen w/ walk in pantry. Generously sized LR w/ high ceilings & French doors. Master suite w/ 3 closets. Bonus area is perfect spot for home office. Patio off every room. Valet parking, 24 hour doorman, gym, rooftop pool & spa! All within walking distance to Brentwood's finest shops and restaurants.		
Howie Nicoll 310-927-2038 KELLER WILLIAMS BH		www.TheBrentwood221.com

<b>X 100 N WOODBURN DR</b> Lunch 11-2 <b>\$6,995,000</b> 5+6 1sty-MID-CENTURY		<b>red</b>
		
<b>NEW MID-CENTURY MODERN WRAP AROUND YARD</b> Mid century modern 1/2 acre in guard-gated Brentwood Circle. 2 fully equipped kitchens, Luxurious master includes a separate den with wet-bar & wood burning fireplace, steam shower, tub, heated floors & fireplace, & grand walk-in closet. 3 more en-suite bedrooms, + maid's quarters. Wrap-around yard w mature hedges for privacy. Swimmers pool features a spa, shallow wading area, and an impressive water feature. This fully integrated smart home, theater, lighting, & video security system.		
MLS#17-229812 Ness Krief 310-430-0667 VIRTUAL REAL ESTATE		BBQ,Blt-Ins,Clng Fan,Dshwshr,Dryer,Other

<b>11715 CHENAULT ST, UNIT 204</b> Open 11-2 <b>\$1,495,000</b> 3+3.5 1sty-MEDITERRANEAN		<b>NEW</b>
		
<b>THREE BEDROOM LUXURIOUS CONDO IN BRENTWOOD</b> Warm, quiet and inviting, this 3 bedroom, 3.5 bath has a beautiful view of greenery from the living room. This open plan home has Asian maple floors, formal dining room, French doors leading to a tile balcony and a large, gourmet kitchen w/ Caesar stone counters, farm sink, custom cabinets and Viking stainless steel appliances. All en suite bedrooms, the large master suite has a customized walk in closet, and an all stone bath with double sinks, oversized shower and soaking tub. EQ Ins.		
Lindsay/Hicks 310-466-7892 PARTNERS TRUST		

<b>310 N CARMELINA AVE</b> Open 11-2 <b>\$22,500,000</b> 6+10 TRADITIONAL		<b>rev</b>
		
<b>NEW, STRIKING MODERN TRAD ON 35K+ SQ FT LOT IN PRIME BW</b> Brand new very special Modern Georgian Estate on pvt 35K+ sq ft tree-filled lot w/ deep setback, expansive flat pad & lovely vistas on qt & picturesque North Carmelina. Painstakingly designed & built over a 4-year + period. Bluestone terraces & beau grounds inc pl/spa, field-size lawn & gorgeous canyon setting. Hardwd flrs which are unique to each rm, beau light fixtures & hardware thru-out, furniture grade built-ins, outdr FP, fire pit, fountain, outdr shower, BBQ and spacious 3 car-garage.		
MLS#17-241630 David Offer 310-820-9341 BERKSHIRE HATHAWAY		www.310northcarmelina.com

<b>X 11830 MAYFIELD AVE #201</b> Lunch 11-2 <b>\$999,950</b> 2+2 TRADITIONAL		<b>NEW</b>
		
<b>NEW LISTING CATERED BROKER'S OPEN</b> Step into this beautiful front facing unit in the heart of Brentwood, with its private balcony and warm and inviting open floor plan. This absolute turnkey condo offers wonderful living area with its fireplace, stainless farmhouse sink, stunning updated bathrooms, all new appliances, and formal dining area. You will love the beautifully updated en suite master bath and the closets are large and plentiful.		
Caitlin Colvin 203-257-9558 RODEO REALTY		Dshwshr,Dryer,Hood Fan,Rng/Ovn,Wshr

<b>X 205 N TIGERTAIL RD</b> Lunch 11-2 <b>\$11,995,000</b> 6+6 2sty-FRENCH		<b>rev</b>
		
<b>PRIME LOWER TIGERTAIL ESTATE! BUCOLIC CANYON &amp; OCEAN VIEWS!</b> CUSTOM-BUILT IN 2002 SITS THIS EURO-INFLUENCED MANSE BEHIND GATES. FEATURING BUCOLIC OPEN CANYON & OCEAN VIEWS, THIS HOME IS READY TO BE BROUGHT INTO 2017! THE PUBLIC ROOMS ALL OPEN TO AN EXPANSIVE VERANDA OVERLOOKING ENDLESS FLOWING LAWNS, POOL/SPA, AND PRIVATE VIEWS. LOWER LEVEL OUTDOOR SCREENING ROOM/GUEST FACILITY. DRAMATIC ENTRY WITH SWEEPING STAIRCASE. SEPARATE LARGE OFFICE & FAMILY ROOM WITH FP. 5 BEDROOM UP AND GUEST SUITE DOWN. HUGE MASTER WITH GREAT VIEW BALCONY, FIREPLACE, WALK-IN.		
MLS#17-266208 MICHAEL J. LIBOW 310-285-7509 CBRB - BH S		

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**Coming Sept. 27**

**07 West L.A.** *Condo / Co-op*

<b>11578 IOWA AVE #201</b>	Open 11-2	<b>NEW</b>
<b>\$899,000</b>	3+3 CONTEMPORARY	
		
Location, location, location. Great single-level condo that feels like a home. Turnkey 3BR + 3BA designer unit in prime westside location - Brentwood & Santa Monica adjacent. Well maintained, fully-secured building w/ just one neighbor per floor. Quiet 2nd-floor, corner unit boasts wide-plank hardwood floors, granite countertops and new cabinetry. Recessed lighting, open layout, natural light, fireplace, balcony, stainless steel appliances and much more. Roof-top terrace w/ 360 degree views.		
MLS#17-272770 Brian Maser 310-795-8010 MASER CONDO SALES Dshwshr,Dryer,Elvtr,Micro,Rng/Ovn,Other		

<b>1706 COLBY AVE, UNIT 102</b>	Open 1-2	<b>NEW</b>
<b>\$799,000</b>	2+2 1sty-CONTEMPORARY	
		
<b>BEAUTIFULLY DESIGNED AND CONSTRUCTED CONDO</b> 2 br + 2 ba condo built in 1993 w/approx. 1341 sqft. This extremely bright unit has stunning views. Large and spacious floor plan w/only one common wall. SXS inside laundry, large master suite w/sitting area and 2 balconies.		
Gary Limjap 310.430.0818 COLDWELL BANK RESI Built-Ins, dishwasher, washer, dryer		

**08 Cheviot Hills - Rancho Park** *Single Family*

<b>3220 SHELBY DR</b>	Open 11-2	<b>NEW</b>
<b>\$3,250,000</b>	5+6 2sty-CONTEMP MED	
		
<b>ELEGANT CHEVIOT HILLS MEDITERRANEAN</b> Situated on a large lot that offers beautiful city views. The interior is adorned w/ built-ins, crown moldings, a fireplace and hw floors. The kitchen features a large center island, a Viking Range & opens to a spacious living room. Upstairs is the master suite with a luxurious bathroom, a laundry room & 3 additional bedrooms. Downstairs is a media room/den, a wine cellar & French doors that open to an amazing backyard. The yard features a large lawn & resort style pool. A true gem.		
MLS#17-271632 Matthew O'Keefe 3104294552 GIBSON INTERNATIONAL BBQ,Cbl,Dshwshr,Grbg Disp,Rng/Ovn,Other		


**09 Beverlywood Vicinity** *Single Family*

<b>1806 BAGLEY AVE</b>	Lunch 11-2	<b>NEW</b>
<b>\$3,395,000</b>	5+6 2sty-CONTEMPORARY	
		
<b>BEVERLYWOOD CUSTOM NEW CONSTRUCTION</b> Transitional, new construction in the heart of Beverlywood. Enter to natural light, an open floorplan, high ceilings, white oak floors, and Walker Zanger counter tops 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.		
Meir Kröll 310-341-4393 THE AGENCY		

**10 West Hollywood Vicinity** *Single Family*

<b>424 N FLORES ST</b>	Refresh. 11-3	<b>NEW</b>
<b>\$5,495,000</b>	5+8 3sty-CONTEMPORARY	
		
<b>ICONIC MODERN MASTERPIECE</b> <b>WWW.424FLORES.COM</b> Innovative new construction entertainers home in prime Beverly Grove North! 6092sf indoors PLUS 1510sf of patios & balconies for 7602sf of indoor-outdoor CA living. Pool-spa, BBQ & fire pit. Cook's kitchen, walk-in pantry. Smart home automation. Master retreat w/ outdoor sitting area, spa-like bath & huge closet. LL features indoor-outdoor lounge area, guest suite-office, home theater-screening room, wine room & private gym-spa complete w/ resistance pool, steam room & dry sauna..fit for a King!		
Omega Group-Todd Michaud 310.429.8191 KELLER WILLIAMS HH www.OmegaGroup.LA		

<b>931 N LA JOLLA AVE</b>	Open 11-2	<b>NEW</b>
<b>\$3,985,000</b>	4+4.5 2sty-MODERN	
		
<b>ARCHITECTURAL WEST HOLLYWOOD MASTERPIECE!</b> Stunning Architectural Masterpiece in West Hollywood that sets the bar for New Construction. Sleek and Smart, this gem is well-thought out and buyer-friendly at every turn, featuring LED lighting throughout. Control all of the home's functions from the touch of your smartphone or tablet with a Crestron Smart System. The home's 4 bedrooms are 4.5 bathrooms are exceptionally appointed, leaving even the most-discerning impressed. Entertain in optimal style in the luxe backyard. Live. Better. Here.		
The Sunset Team 310.274.3900 KW DOWNTOWN LA www.931LaJolla.com		

<b>740 N LAUREL AVE</b>	Refresh. 11-2	<b>NEW</b>
<b>\$1,795,000</b>	2+2 1sty-SPANISH	
		
<b>1923 MELROSE SPANISH CHARMER</b> SPANISH-MED 2 BDRM/2 BATH, FIREPLACE, HUGE CHEF'S KITCHEN, HARDWOOD FLOORS, FAMILY RM W/ POLISHED CONCRETE, LARGE 2 CAR GARAGE, QUIET STREET, SECURITY.		
JACK BROWN 310.429.3781 RODEO REALTY--BH		

**10 West Hollywood Vicinity** *Condo / Co-op*

<b>1351 CRESCENT HEIGHTS #312</b>	Open 6-8	<b>NEW</b>
<b>\$824,950</b>	3+2	
		
<b>BRIGHT PENTHOUSE UNIT</b> Priced to sell! Private one story spacious, bright, corner penthouse unit! 3 bedrooms, 2 bathrooms. Almost 1500 square feet. Three large skylights that open. Mountain & city views. Open flow. Kitchen with granite & stainless steel appliances. Hardwood floors. Fireplace. Private view balcony. Master suite. Side by side parking, additional storage. High-tech security. Close to eateries on the Sunset. HOA includes earthquake insurance. Sunny pool.		
MLS#PV17195043MR Rae Lord 310-947-1667 COLDWELL BANKER RESI Open 09/26/17 from 6PM-8PM		

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TUESDAY

<b>660 N SWEETZER AVE #207</b>		Open	11-2	<b>NEW</b>
<b>\$785,000</b>	2+2	CONTEMPORARY		



**2 BEDROOM CORNER UNIT, MOVE-IN READY**

Terrific 2 bed 2 bath corner unit - with strong views of the Hills and City + privacy. Formal entry & living room w/ hardwood floors, recessed lighting, gas fireplace. Great entertainment flow with high ceilings throughout. Split Bedrm floorplan each w/balconies have generous walk-in closets & newly remodeled bathrms with custom finishes. HOA dues include EQ insurance, water, trash, sewer, maintenance.

MLS#17-272580  
David Yocum 310.560.6164  
HILTON & HYLAND  
HiltonHyland.com

<b>851 N SAN VICENTE #205</b>		Open	11-2	<b>red</b>
<b>\$779,000</b>	2+2	MEDITERRANEAN		



**REDUCED! SELLER IS MOTIVATED!**

Beautiful & spacious 2BD/2BA corner unit at desirable "The Desmond" Mediterranean building in prime West Hollywood. Ideal for entertaining, this unit features a wonderful open floor plan with 2 master suites on opposite sides, 2 private balconies, tall 9' ceilings with crown molding throughout, hardwood floors, granite countertops, stainless steel appliances and fireplace in the living room. Abundant closet spaces and storage, in-unit laundry, alarm system, 2 side by side parking

MLS#17-255534  
Cristie St. James 3102911029  
BERKSHIRE HATHAWAY  
Dryer, Micro, Rng/Ovn, Wshr

<b>1345 N HAYWORTH AVE #4</b>		Refresh.	11-2	<b>NEW</b>
<b>\$475,000</b>	1+1	SPANISH		



**CHARMING WEST HOLLYWOOD SPANISH CONDO**

This charming, light and bright condo in a classic, vintage, courtyard-style building sits in the perfect location just steps from fabulous dining, entertainment, and all that the Sunset Strip and West Hollywood have to offer. The cozy kitchen opens into the formal dining room and ample size living room. Hardwood floors flow throughout the unit. Coved ceilings, arched doorways, and plenty of windows and natural light to complete the ambiance of this impeccably maintained nostalgic unit.

MLS#17-272780  
Brian K. Courville 323.315.7451  
JOHN AAROE GROUP  
Clnng Fan, Grbg Disp, Rng/Ovn, Fridg

<b>8455 FOUNTAIN AVE #420</b>		Open	11-2	<b>rev</b>
<b>\$789,000</b>	2+2	CONTEMPORARY		



**BREEZY, QUIET, NEAR PERFECT LOCATION!**

Spacious remodeled 2 bed 2 bath, airy, with limestone floors throughout. Large eat-in stainless kitchen with private entry and balcony, plus side by side laundry. Generous dining and living room with fireplace leads to gated patio and direct pool access. Remodeled spa like bathrooms with soaking tub and duel shower heads. Newer HVAC, quiet building location, private & breezy with no street noise and easy garage access for two tandem cars. Bring or send clients. Also Open Sunday 9/17, 2-5PM.

MLS#17-268186  
Jeffrey Sachs 310-777-6361  
COLDWELL BANKER-BHN  
Dshwshr

<b>1100 ALTA LOMA RD #1405</b>		Open	11-2	<b>red</b>
<b>\$2,895,000</b>	2+3	1sty-CONTEMPORARY		



**EMPIRE WEST REDUCED AND REDONE WITH BEST SOUTH & EAST VIEWS**

FULL SERVICE EMPIRE WEST WITH UNOBSTRUCTED SOUTH & EAST VIEWS. COMPLETELY REDONE WITH 2 EN SUITE MASTERS & 3 HUGE WALK IN CLOSETS. VIEWS SPAN SOUTH TO CATALINA ISLAND & EAST TO HOLLYWOOD HILLS TO DOWNTOWN L.A. OPEN KITCHEN WITH CAESAR STONE COUNTERTOPS & NEW STAINLESS APPLIANCES. NEW FLOOR TO CEILING TELESCOPIC WINDOWS WITH REMOTE COVERINGS LEAD TO LARGE ENTERTAINING TERRACE. BUILDING ALSO INCLUDES ROOF TOP POOL WITH BANQUET ROOM, SECURITY, 24HR RESIDENT & GUEST VALET PKG, CONCIERGE, GYM, TENNIS CT.

MLS#17-256260  
Guy Fedele 310-770-4444  
GOLD STAR REALTY  
Blt-Ins, Cbl, Dshwshr, Frzr, Grbg Disp, Other

**11 Venice** Single Family

<b>221 5TH AVE</b>		Open	11-2	<b>NEW</b>
<b>\$3,495,000</b>	3+3	2sty-CAPE COD		



**ONE OF A KIND VENICE CAPE COD STEPS FROM ROSE AVE**

One of a kind Venice Cape Cod steps to Rose Ave. Details include a living area w/ sea grass covered walls & French doors opening to the front porch. Kitchen incl Carrara marble counters, stainless applncs, custom cabinets, walk-in pantry w/ laundry room, & large island. Master feat high ceilings, walk-in closets, en-suite bath w/ Carrara marble counters w/ dual sinks. The finished attic incl 2 add bedrooms w/ walk-in closet & add space. The outdoor space feat a Jacuzzi & BBQ w/ surround sound.

MLS#17-267254  
Nancy Osborne 310-907-6517  
HALTON PARDEE  
blt-ins, dshwshr, wshr/dryr, rng/ovn

<b>1100 ALTA LOMA RD #606</b>		Open	11-2	<b>red</b>
<b>\$1,895,000</b>	2+3	1sty-CONTEMPORARY		



**EMPIRE WEST REDUCED AND REDONE SOUTH CITY LIGHTS VIEW**

FULL SERVICE EMPIRE WEST. LIVE IN LUXURY IN THIS 2 BEDROOM & 2.5 BATH SOUTH FACING CITY VIEWS CONDO. ELEGANCE ALL THE WAY IN THIS CONTEMPORARY CONDO. ITALIAN DESIGN KITCHEN WITH ALL THE FINEST APPLIANCES. SPA LIKE MASTER BATH WITH HUGE CLOSET. FLOOR TO CEILING TELESCOPIC SLIDING GLASS DOORS. LUTRON SYSTEM THROUGHOUT, AUDIO/VIDEO. 24HR RESIDENT & GUEST VALET PKG, GYM, TENNIS CT, CONCIERGE, ROOFTOP POOL & BANQUET ROOM, DOG PARK. STEPS FROM SUNSET STRIP & SANTA MONICA BLVD. SHOPS, RESTAURANTS & MORE

MLS#17-252900  
Guy Fedele 310-770-4444  
GOLD STAR REALTY  
Cbl, Dshwshr, Grbg Disp, Hood Fan, OVEN

<b>1060 NOWITA PL</b>		Refresh.	11-2	<b>NEW</b>
<b>\$1,595,000</b>	2+1	CALIFORNIA BUNGALOW		



**SOPHISTICATED BUNGALOW IN VENICE BEACH**

Sophisticated Venice bungalow with modern interiors, this home is truly an oasis right in the heart of Silicon Beach. With a lush front yard and a privacy gate, and an extensive private backyard with a woodfire pizza oven, this home is reminiscent of having your own little private park in the center of Venice. Inside, gleaming hardwood floors and a newly remodeled kitchen with stainless steel appliances compliment a comfortable living area and a perfect place to entertain. Experience Venice!

MLS#17-267254  
Kerry Ann Sullivan 310-907-6517  
HALTON PARDEE  
www.HaltonPardee.com

<b>1420 N LAUREL AVE #402</b>		Open	11-2	<b>red</b>
<b>\$1,149,000</b>	2+3	2sty-ARCHITECTURAL		




**JUST REDUCED \$100,000! GREAT PRICE FOR THIS AMAZING PH!**

Breathtaking 2-story West Hollywood luxury contemporary Penthouse built in 2004 with panoramic views & 4 outdoor terraces! The bright & light 2 bedroom suite + 2.5 bath front corner unit has south, west, & north exposures! It features sleek high end designer details, fixtures, & stainless steel appliances. The modern gourmet kitchen boasts Caesarstone counter tops & imported cabinets, hardwood floors in living room & dining area. Laundry inside unit. 2 parking spaces, side by side.

MLS#17-266244  
Cristie St. James 3102911029  
BERKSHIRE HATHAWAY  
Cbl, Dshwshr, Elvtr, Grbg Disp, Micro, Other

<b>1106 ROSE AVE</b>		Refresh.	11-2	<b>red</b>
<b>\$2,795,000</b>	4+5	2sty-MODERN		




**MODERN MEETS BOHEMIAN IN THIS VENICE HOME**

An architectural masterpiece, 1106 Rose Avenue is the perfect blend of modern and bohemian Venice Beach living. With over 3000 square feet of living space, this property boasts 4 bedrooms, 4.5 baths with a spectacular secluded backyard with a baja sectioned pool, raised spa and waterfall. The main living area consists of a state of the art kitchen with Thermador appliances, fireplace encased in Carrara marble and collapsible panoramic doors.


MLS#17-261886  
Kerry Ann Sullivan 310-907-6517  
HALTON PARDEE  
www.HaltonPardee.com


TUESDAY


<b>860 AMOROSO PL</b>	Open	11-2	<b>red</b>
<b>\$1,799,000</b>	1875000	2+1	
1sty-CALIFORNIA BUNGALOW			
<b>VENICE WALK STREET!!</b>			
 <p>Invest in one of the hottest areas of Silicon Beach! Amoroso Place. This Walk Street home is on a very desirable corner lot. Live now &amp; build or add on in the future. A sunny home w/ wood floors &amp; great closet space. The living room opens to a separate dining area big enough for guests. The kitchen has new cabinetry &amp; newer built in appliances. Defying square footage all rooms feel generous in size. Large outdoor spaces. Four flourishing vegetable planters! Two car garage w/two spots in back.</p>			
MLS#17-261542			
Linda Scheft		310-985-5812	
COLDWELL BANKER		SS Appliances	


<b>12 Marina Del Rey</b>	Open	11-2	<b>NEW</b>
<b>4115 GLENCOE AVE, UNIT 302</b>	2+2	MODERN	
<b>\$1,089,000</b>			
One-of-a-kind SoHo style loft where aesthetics meets functionality to create the perfect combination of industrial chic and California beach living. Open floor plan w/17ft soaring ceilings,			
Tab Howard		310-346-3500	
<b>SOTHEYB'S INTERNATIO</b>			

<b>734 PALMS BLVD</b>	Open	11-2	<b>rev</b>
<b>\$5,095,000</b>	3+2.5	2sty-ARCHITECTURAL	
<b>STUNNING VENICE ARCHITECTURAL RESIDENCE</b>			
 <p>A true masterpiece balancing simplicity, luxury &amp; a modern lifestyle that embraces the outdoors. Designed by architects Marmol Radziner, this visionary 2-story, 3BR/2.5BA (plus office) architectural home uniquely blends spectacular indoor/outdoor spaces with the best contemporary finishes &amp; features including open plan living/dining room, exceptional double height cook's kitchen, 700 SF covered outdoor living space with fireplace &amp; cozy ceiling heaters &amp; private backyard with room for a pool.</p>			
MLS#17-270078			
Jennifer Hughes		310-383-7299	
BULLDOG REALTORS		www.734Palms.com	

<b>13 Palms - Mar Vista</b>	Open	11-2	<b>NEW</b>
<b>3135 MOUNTAIN VIEW AVE</b>	5+4	TRADITIONAL	
<b>\$2,499,000</b>			
<b>NEW ENGLAND INSPIRED HOME WITH CITY VIEWS</b>			
 <p>This private, spacious &amp; upscale home is well positioned on one of Mar Vista Hill's best streets. Enter this traditional home w/a large living room &amp; formal dining area to find a fireplace &amp; hardwood floors. Towards the back of this home, there's a large family room &amp; eat in kitchen. High ceilings &amp; skylights create a sense of volume in the family room. Upstairs, there's a mstr suite w/it's own fireplace, vaulted ceilings &amp; spa like bathrm. Mar Vista Elementary is a short stroll away.</p>			
MLS#17-272492			
Sherri Noel		310-994-8721	
KELLER WILLIAMS-SANT		Cent Vac,Dshwshr,Dryer,Grbg Disp,Intrcm	

<b>237 WINDWARD AVE</b>	Open	11-2	<b>rev</b>
<b>\$4,190,000</b>	4+4	ARCHITECTURAL	
<b>ROBERT THIBODEAU DESIGNED ARCHITECTURAL MASTERPIECE</b>			
 <p>With soaring redwood ceilings, great natural light, large scale rooms with Fleetwood doors and polished concrete and wood floors extending throughout. Entertain on the extensive rooftop deck with 360-degree views. This is an extremely well built, bright, airy modern home in the center of prime Venice just steps from the beach and the avant-garde eats and shops on renowned Abbot Kinney Blvd.</p>			
MLS#17-268374			
Zach Goldsmith		310.908.6860	
HILTON & HYLAND		HiltonHyland.com	

<b>12901 WARREN AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,487,000</b>	5+4	2sty-ARCHITECTURAL	
<b>BEAUTIFULLY UPDATED HILLTOP HOME IN MAR VISTA</b>			
 <p>This beautifully updated corner lot home features a spacious living/dining area as well as a gourmet chefs kitchen equipped w/Viking appliances. French doors lead you to the private outdoor sanctuary, which includes a large patio deck w/ built in BBQ, a separate sitting area w/ fire-pit, &amp; outdoor sport court. The 2nd floor includes 5 spacious beds including a master suite w/ fireplace, walk-in closet, &amp; private balcony w/ views. The stunning master bath includes a separate soaking tub &amp; shower.</p>			
Jonathan Pearson			
HALTON PARDEE		310-907-6517	
www.HaltonPardee.com			

<b>2429 CLOY AVE</b>	Open	11-2	<b>rev</b>
<b>\$1,795,000</b>	3+2	CONTEMPORARY	
<b>A SILVER TRIANGLE TREASURE</b>			
 <p>Silver Triangle treasure, this contemporary, cool and stylish single family home will inspire your lifestyle with infinite joy. Private and serene with its seamless indoor/outdoor flow. This home boasts a modern mid-century feel and an open floor plan that highlights beautiful Milgard wood framed windows throughout the home. Sustainable bamboo and accent polished concrete floors usher you through the front garden and into the home's vaulted living room.</p>			
MLS#17-267144			
Penny Muck		3109076517	
HALTON PARDEE		www.haltonpardee.com	

<b>3361 ROSEWOOD AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,699,000</b>	3+2.5	TRADITIONAL	
<b>MAR VISTA TRADITIONAL GEM</b>			
 <p>Picturesque Traditional home situated on one of the best cul-de-sac streets in Mar Vista on an approx. 7,230 sq.ft. lot. Enjoy sophisticated &amp; comfortable living in this wonderfully updated 3 bdrm &amp; 2.5 bath home. Light &amp; bright with fabulous open floor plan including combined living &amp; dining area &amp; lovely kitchen w/breakfast bar. Spacious backyard w/patio &amp; lawn. Located within walking distance to award-winning Mar Vista Elementary School, the Farmer's Market, &amp; Santa Monica Airport Park.</p>			
Jade Mills			
COLDWELL BANKER		310-285-7508	
Refrigerator, Range/Oven			

**12 Marina Del Rey** Single Family

<b>4216 ALLA RD</b>	Open	11-2	<b>NEW</b>
<b>\$1,199,000</b>	3+2	2sty-OTHER	
<b>UPDATED DEL REY 3/2 HOME</b>			
 <p>Remodeled and ready to move in! Highly sought after Del Rey neighborhood, close to shops, restaurants and movie theaters! 3 bedrooms, 2 baths plus detached studio (or reconvert back to garage.) Upstairs is a large and private Master Suite with a beautiful, bougainvillea covered deck. Large, private backyard. This is the one you've been waiting for!</p>			
MLS#17-271504			
Joanne Vuylsteke		3104870943	
NOURMAND & ASSOCIATE			

<b>12710 ADMIRAL AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,495,000</b>	3+2.5	2sty-CAPE COD	
<b>FABULOUS REMODELLED CAPE COD IN A GREAT NEIGHBORHOOD</b>			
 <p>Charming Cape Cod home on a quiet street with a great open floor plan. A huge family rm with a f/place, and French drs opening to the backyard. A cook's kitchen with a center island, walk in pantry and breakfast bar. Bright spacious living rm.&amp; dining rm area and a nook perfect for a home office. The master bedroom has French doors leading to a private balcony, en-suite bathroom and walk in closet. The home is approximately 2,366 sq. ft. on a 5,004 sq. ft. lot with a. 2 car oversized garage.</p>			
Marc Fishman			
GIBSON INTERNATIONAL		310-622-7484	
Viking Stove, Fridge Freezer, Dishwasher			

TUESDAY

<b>11306 ROSE AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,450,000</b>	3+2	TRADITIONAL	



**TRADITIONAL HOME WITH ENTERTAINER'S YARD**

This traditional home is tucked on a cul-de-sac near Mar Vista Park & the award winning Mar Vista Elementary School. Hardwd floors throughout enhance the warm feeling you will get upon entering this 3 bedrm, 2 bathrm home. There's a timeless brick fireplace & French doors that open to a magical backyard. The efficiently designed kitchen has ample storage & counter space. Park your toys in the detached 2-car garage w/ample storage. Enjoy a wonderful life in this inviting & desirable neighborhood.

MLS#17-272482  
 Sherri Noel 310-994-8721  
**KELLER WILLIAMS-SANT**

Micro,Rng/Ovn

<b>1125 HARVARD ST</b>	Open	11-2	<b>NEW</b>
<b>\$2,280,000</b>	2+1	TEAR-DOWN	



**BUILDER OPPORTUNITY - DRIVE BY ONLY**

Your chance to build something uniquely different North of Wilshire in the college streets of Santa Monica! Perfect for a developer or end-user! Pre-approved plans by Darian Radac & Alberto Juarez of Novum Architecture. All the heavy lifting here has been done saving you months, and months, of time and energy on design and the permitting process. Call today for an appointment to review the plans, renderings and visit the site as this unique opportunity certainly won't last!

MLS#17-271456  
 Stacy White 310-998-7206  
**PARTNERS TRUST SM**

Other

<b>13113 MORNINGSIDE WAY</b>	Open	11-2	<b>NEW</b>
<b>\$1,195,000</b>	3+2	TRADITIONAL	



**CHARMING, MAR VISTA AREA HOME**

This move-in ready 3 bedroom, 1.5 bath home is just a few blocks from Venice. You will love the indoor/outdoor feel with glass doors to the charming backyard and Jacuzzi. Hardwood floors just redone; front and backyard newly landscaped. Original floor plan; extended living room with recessed lighting. Upgrades include; copper plumbing, upgraded electrical panel, granite counters, dual pane sliding glass doors, and tankless water heater. Loads of potential. Nothing comparable at this price.

MLS#17-272412  
 Ron Wynn 310-621-1772  
**COLDWELL BANKER RESI**

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

<b>530 17TH ST</b>	Open	11-2	<b>rev</b>
<b>\$6,695,000</b>	6+9	3sty-SPANISH	



**MONTECITO SPANISH CONTEMPORARY IN SANTA MONICA**

Montecito meets Santa Monica in this stunning contemporary Spanish redesign, extensively renovated & customized with luxury finishes in a grand 3-story floorplan. Gorgeous blend of romantic curves and clean sophisticated lines. Modern California living features a formal living & dining room, office, sleek gourmet kitchen with large island, Wolf range, Sub Zero & butler's pantry. Theater, gym, kitchenette, large guest suite with patio and maid's room complete the lower level.

MLS#17-267940  
 Sacha Radford 3106174464  
**THE AGENCY**

Blt-Ins,Dshwshr,Dryer,Frzr,Grbg Disp

<b>3863 MARCASEL AVE</b>	Refresh.	11-2	<b>red</b>
<b>\$2,368,000</b>	2475000	5+4 MODERN	



**PREMIUM MAR VISTA COMPOUND W/ GUEST HOUSE**


This premium compound in Mar Vista's beautiful North Oval, completely re-imagined in 2009, will have you at curb appeal. Its grid-patterned, drought-friendly xeriscaping, inspired by the Getty Center's design, perfectly complements the three-bedroom main house's corrugated steel and Mangaris wood facade. Inside, the open concept living area beams with natural light. Fall in love with cooking again in its dream kitchen, including a huge island and walk-in pantry, and Thermador appliances.

MLS#17-252600  
 Kerry Ann Sullivan 310-907-6517  
**HALTON PARDEE**

www.HaltonPardee.com

**14 Santa Monica** Condo / Co-op

<b>515 OCEAN AVE #507S</b>	Lunch	11-2	<b>NEW</b>
<b>\$2,885,000</b>	2+3	1sty-MODERN	



**REMODELED MODERN UNIT WITH OCEAN AND PARK VIEW**

Stylishly remodeled with top-of-the line European finishes and no expense spared, this unit has 2 en-suites + LARGE Office with built-in shelves that can be used as a 3rd bedroom. It offers head-on park and ocean-views from the living room and large balcony. Situated on Santa Monica's coveted Gold Coast, this full-service building offers 24-hour security, valet and onsite manager. Large in-unit laundry room with side-by-side W/D. 2 side-by-side assigned parking. Extra storage. HOD includes EQ.

MLS#17-272252  
 Josie Tong 310-808-8808  
**SOTHEBY'S INTERNATIO**

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

**14 Santa Monica** Single Family

<b>621 21ST PL</b>	Open	11-2	<b>NEW</b>
<b>\$4,550,000</b>	4+5	2sty-TRADITIONAL	



**TRADITIONAL HOME EXCELLENT FLOOR PLAN, NORTH OF MONTANA!**

Welcome home! This traditional style home features the ideal floor plan! 4 bdrms upstairs, 4.5 baths in the main house. Open floorplan with high ceilings & generously sized rooms. Updated kitchen features breakfast area & opens to family room with sitting area & large entertaining bar. All 4 bedrooms are en-suite. French doors lead out to a secluded garden with a vine covered arbor, BBQ area, patio & lawn. 2-car garage with attic & attached guest room with half bath. Franklin school district.

MLS#17-258506  
 John Hathorn 310-500-1262  
**PARTNERS TRUST SM**

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

<b>401 CALIFORNIA AVE, UNIT 7</b>	Open	11-2	<b>NEW</b>
<b>\$1,999,000</b>	3+3	ARCHITECTURAL	




**WWW.401CALIFORNIA7.COM**

Floor to ceiling glass doors and multiple skylights, high ceilings and clean lines, this 2-story penthouse has a stylish vibe. 3 bedroom/3 bath home features pale maple hardwood floors throughout the main level, a large cook's kitchen with stainless steel appliances and spacious dining area, fireplace in living room and private balcony. Private master suite with walk-in closet. 2-car secured parking plus guest parking; HOA includes earthquake ins.

Regina Vannicola 3106252061  
**KELLER WILLIAMS SM**

Range/Oven, Fridge, Washer/Dryer

<b>543 14TH ST</b>	Open	11-2	<b>NEW</b>
<b>\$3,696,000</b>	5+4	COUNTRY ENGLISH	




**LOVELY COUNTRY ENGLISH STYLE HOME**

Tucked behind privacy hedges and surrounded by mature landscaping. Approx. 3,900sqft- livable and charming! Lots of natural light, elegant details, high ceilings and plantation shutters thru-out! Graceful living rm with vaulted beamed ceiling and fireplace. Large formal dining rm, kitchen opens to breakfast area and family rm with fireplace. 1 bdrm, 1.5 baths down stairs and 4 bdrms, 2 baths upstairs. Private backyard with covered brick patio, grassy lawn and pretty trees.

MLS#17-272452  
 Charles Pence 310-500-1260  
**PARTNERS TRUST SM**

Blt-Ins,Dshwshr,Dryer,Frzr,Other


<b>101 OCEAN AVE, UNIT F401</b>	Open	11-2	<b>NEW</b>
<b>\$1,900,000</b>	1+2	CONTEMPORARY	



Joan Sather 3107400302

TUESDAY

<b>838 16TH ST, UNIT 4</b>	Open 11-2	<b>NEW</b>
<b>\$1,750,000</b>	2+2.5 2sty-CONTEMPORARY	
	<b>2 BED 2.5 BATH TOWNHOME IN THE HEART OF SANTA MONICA</b>	
<p>This gorgeous 2 bedroom, 2 1/2 bathroom townhouse condo boasts an exclusive Montana Avenue location, and walking distance to all the best shops and restaurants, multiple balconies and patios, with private roof top deck and a peek-a-boo view of the ocean. Featuring a gourmet kitchen with granite counter tops, and high end appliances. Hard wood floors throughout. The bedrooms suites upstairs have high ceilings and are flooded with light. Second floor loft area is perfect for a den or office.</p>		
Jackie Smith THE AGENCY	213-494-7736	

<b>515 OCEAN AVE #705N</b>	Open 11-2	<b>rev</b>
<b>\$2,195,000</b>	2+2 CONTEMPORARY	
	<b>SUNSET AND OCEAN VIEWS</b>	
<p>Sophisticated, exquisitely remodeled condo with unobstructed ocean, mountain, and sunset views. This absolute turn-key condo is stunning with contemporary finishes and warm wood flooring. The unit is bathed in natural light and has floor-to-ceiling sliding doors that open to a large balcony. Features a contemporary Chef's kitchen with stainless steel Viking appliances, custom white cabinetry, and quartz countertops that flows seamlessly into open entertaining spaces.</p>		
Chris Hicks BERKSHIRE HATHAWAY	310.980.7980	515ocean705.com

<b>1027 21ST ST #102</b>	Open 11-2	<b>NEW</b>
<b>\$1,699,000</b>	2+3 TRADITIONAL	
	<b>INCREDIBLE SANTA MONICA TOWNHOUSE!</b>	
<p>Incredible townhouse with wonderful curb appeal in a highly sought-after Santa Monica location. This newer construction residence (built in 2009) features two-bedrooms, two full bathrooms, powder room, large patio, and private rooftop deck. The open floor plan downstairs is perfect for entertaining with a large family room with fireplace, dining room, and a chef's style kitchen complete with a Viking range and subway tile backsplash. French doors lead to a spacious and private patio.</p>		
M. Klein / D. Brown THE AGENCY	424-488-1016	Rng/Ovn,Fridg,Wshr

<b>124 IDAHO AVE #502</b>	Refresh. 11-2	<b>rev</b>
<b>\$2,149,000</b>	3+3 1sty-CONTEMPORARY	
	<b>GOOD THINGS DO COME BACK! GREAT VIEWS!</b>	
<p>Rare to find - stunning Ocn, City &amp; Mnt Vus! Remod 3 BR, 3 BA just 1/2 block to Ocean Ave. Single level, great floor plan w almost 1800 sq ft, includes light/bright living rm/ dining area w wd flrs &amp; firepl, gorgeous kit w stainless appls, updated bths &amp; amazing ocn vus &amp; breezes. Building has pool/spa,gym,sauna &amp; recreation rm. Controlled access garage w 2 spaces, s x s, extra locking storage, + guest parking. Close to the park, Montana &amp; 3rd Street Promenade and Metro. Life is Good Here!!</p>		
Randy Freeman BERKSHIRE HATHAWAY	310-420-9242	randyfreeman4realestate.com

<b>650 PACIFIC ST #5</b>	Refresh. 11-2	<b>NEW</b>
<b>\$1,499,000</b>	2+3 ARCHITECTURAL	
	<b>COOL AND EASY BEACH LIVING</b>	
<p>Located in highly sought after Ocean Park, this rare end unit tri-level townhome features soaring ceilings and walls of glass creating great volume and style.</p>		
Claire Burns COMPASS	3108805288	

<b>1135 17TH ST #D</b>	Open 11-2	<b>rev</b>
<b>\$1,249,000</b>	2+3 ARCHITECTURAL	
	<b>ARCHITECTURAL TOWNHOUSE WITH GREAT CURB APPEAL</b>	
<p>Modern light-filled 2 bed, 2.5 bath, plus loft-- in pristine condition. New hardwood floors, recessed lighting, large windows &amp; high ceilings. Master suite with newly remodeled bathroom, walk-in closet, fireplace &amp; outdoor patio space. Second bedroom with in-suite newly remodeled bathroom. Loft with French doors leading to a rooftop sundeck, new a/c unit, new washer/dryer, and 2-car side-by-side gated parking. Pet friendly building &amp; HOA dues include EQ insurance. Franklin School District.</p>		
Andrew Thurm COLDWELL BANKER WSA	310.345.2661	Bit-Ins,Cbl,Dshwshr,Dryer,Frzr,Other

**14 Santa Monica** Lease

<b>822 19TH ST #B</b>	Refresh. 11-2	<b>NEW</b>
<b>\$1,495,000</b>	3+3 CONTEMPORARY	
	<b>COMPLETELY REMODELED IN 2014 AND IN THE BEST SCHOOL DISTRICT</b>	
<p>3 bed, 3 bath Multi Level in Franklin School District. Completely remodeled in 2014 with high end finishes throughout. Main level has guest bedroom &amp; bathroom with shower. Upstairs is an enormous master suite with huge en-suite bathroom with deep vessel tub, separate walk-in shower, double vanity &amp; dual closets with custom built-ins. 3rd bedroom conveniently located next to a full bath &amp; laundry area. An office / bonus space completes this level. 2 car private drive-in garage. HOA \$450.</p>		
Luke Jones KW SILICON BEACH	310-435-4774	Bit-Ins,Cbl,Cing Fan,Dshwshr,Dryer,Other

<b>17 SEA COLONY DR</b>	Refresh. 11-2	<b>NEW</b>
<b>\$14,500</b>	3+3 2sty-CONTEMPORARY	
	<b>LUXURY OCEAN VIEW LEASE AT THE HIGHLY COVETED SEA COLONY</b>	
<p>Enjoy watching the glistening waves of the Pacific Ocean and spectacular sunsets from this ultra modern, sensational 3 bedroom, 2.5 bathroom townhome. Large windows and sliding doors open out to a beautiful terrace that take advantage of the remarkable, unobstructed ocean views! Enjoy the epitome of easy breezy Southern California lifestyle at Santa Monica's premier beach.</p>		
Rochelle Atlas Maize NOURMAND & ASSOCIATE	3109688828	Built-Ins,Cable,Refrid,Washer

<b>1440 PRINCETON ST, UNIT 5</b>	Open 11-2	<b>NEW</b>
<b>\$899,000</b>	2+3 2sty-CONTEMPORARY	
	<b>THIS WON'T LAST</b>	
<p>This exquisite townhouse with separate entry feels like a private residence in an excellent Santa Monica location. Extensively renovated with contemporary French Country style, this spacious floor plan opens to multiple outdoor spaces and features two master suites. Upgrades include hardwood floors, stone tile, and a lovely galley style kitchen featuring a farmhouse sink and stone counter tops. Ideally located near the Metro at Bergamot Station, The Water Garden, Yahoo!, MTV Networks, parks...</p>		
M. Rutstein / A. Phebus PARTNERS TRUST BH	310-200-2524	www.IconicHomesLA.com

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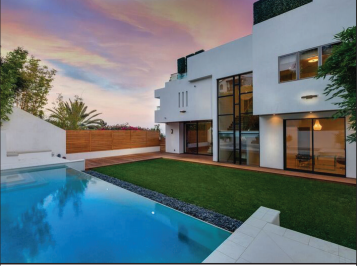
- Mobile Responsive Design
- Public Records Report
- GreatSchools Ratings
- Parcels Feature
- Map Layers
- Driving Directions

Interactive Map Feature

TUESDAY

**15 Pacific Palisades** *Single Family*

<b>15301 WHITFIELD AVE</b>	Open	11-2	<b>NEW</b>
<b>\$6,995,000</b>	5+5.5	ARCHITECTURAL	



**COFFEE CART ON SITE! SIP COFFEE & ENJOY THE VIEWS**

Sophisticated 5 bd, 5.5 bath architectural estate built in 2014 sits just above downtown Palisades w/ staggering ocean & city views in every direction. This modern yet warm & inviting design features an open floor plan w/ disappearing Fleetwood doors overlooking pvt grassy yard w/ zero edge pool. Well appointed rooms, gourmet kitchen & luxurious master ste w/ ocean vus. Media room w/ 120" projection screen, full bar & custom wine cellar. Rooftop terrace w/ 360-degree ocean, city & mtn views.

Hollingsworth/Leff 310-339-3525  
COLDWELL BANKER PP

<b>3534 SHOREHEIGHTS DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$4,200,000</b>	4+4	MID-CENTURY	



**BEACH CHIC AT THE TOP OF SUNSET MESA**

Possibly the single most unobstructed ocean view in all of Sunset Mesa. This completely and newly remodeled Mid-Century meets Beach Style Ranch home is perched at the top of a rise with awe inspiring 180-degree ocean views. Enter into a private, gated & grassy courtyard. Once inside you are greeted by an open floorplan/great room concept with 4bd/3.5ba + convertible den, an abundance of natural light, vaulted ceilings, clerestory windows and beautiful bleached wide-planked Oak floors.

MLS#17-268556  
Dan Urbach 310-360-5096  
THE AGENCY

www.3534Shoreheights.com

<b>1045 EL MEDIO AVE</b>	Open	11-2	<b>NEW</b>
<b>\$3,695,000</b>	3+3	OTHER	




**WWW.1045ELMEDIO.COM**

This cherished home is situated on an exceptionally large lot with expansive ocean views from a wrap-around balcony spanning the full length of the house. The main level overlooks a beautiful yard featuring rose gardens and fruit trees. The A- Frame design showcases vaulted ceilings in the library, living and dining rooms. Minutes away from hiking trails and town, this home is ideal for renovation or creating your own dream estate.

MLS#17-255192  
Ellen McCormick 310-230-3707  
BERKSHIRE HATHAWAY

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


<b>16044 ANOKA DR</b>	Refresh.	11-2	630J4	<b>NEW</b>
<b>\$2,498,000</b>	3+3	CONTEMPORARY		



One-story light and spacious property, sits hillside in exclusive Palisair ocean view community. Equipped with high ceilings and French doors leading to lush, vast green garden with covered trellis and spa. Updated kitchen w/ stainless steel appliances, granite countertops, & built-in seating bench. Hardwood floors, 2 fireplaces, & ocean view from living room. Possible home expansion. Minutes from upcoming "Caruso Development", beach, & hiking. Not to be missed. Come enjoy our fresh fruit cart!

Jacqueline Chernov 3104037557  
GIBSON INTERNATIONAL

<b>17177 AVENIDA DE LA HERRADURA</b>	Open	11-2	<b>red</b>
<b>\$1,639,900</b>	4+2		




**REDUCED!! SINGLE STORY - CORNER LOT!**

Great one level 4 Bedroom with a den, couple or family home in a very quiet neighborhood. Marble entry leads to a family room ideally located to the open kitchen with granite counter tops, Subzero refrigerator wine cooler and wet bar. This home features two fireplaces, custom lighting, shutters, built ins and hardwood floors. Bedrooms have wonderful bay windows master has french doors leading out to cheerful yard. There is also a large finished attic with expandable possibilities!

MLS#17-268012  
Tom Hackett 310-400-4140  
SOTHEY'S INT REALTY

**17 Mid-Wilshire** *Single Family*

<b>328 N HOBART</b>	Lunch	11-2	<b>NEW</b>
<b>\$729,000</b>	2+1	CRAFTSMAN	



**DREAM 1920'S BUNGALOW!**

Hidden behind wood gate is beautiful 1921 Bungalow w/2 BD close to Hollywood & downtown! Home is restored w/classic details & built-ins featuring a front porch, living room w/tile fireplace, & restored original windows. Large kitchen has been redone w/new countertops, stainless steel appliances & wonderful storage space. Huge attic. Central AC/Heat. The backyard w/fruit trees also features a converted garage for a flex space. LAR3 w/future development potential. Enjoy the existing home, add on/build!

MLS#17-272786  
Grant Linscott 323-300-1174  
KELLER WILLIAMS REAL

Dshwshr, Micro, Rng/Ovn, Fridg

**18 Hancock Park-Wilshire** *Single Family*

<b>6166 OAKWOOD AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$5,750,000</b>	4+5	TRADITIONAL	



**TRADITIONAL W/ AMAZING GOLF COURSE VIEWS - JOIN US FOR LUNCH**

\*TWILIGHT OPEN: 5:30-7:30PM. Traditional home positioned on a tree-lined cul de sac & sits mid-fairway of the Wilshire Country Club. Bright open floor plan, hardwood floors, chef's kitchen, granite counters, floating fireplace & downstairs master suite w/ tub & his & hers. Walls & doors of glass give indoor-outdoor flow to spacious back yard w/ striking pool/spa & Japanese garden. Custom temp controlled wine room & gated courtyard entrance. Extensively remodeled & impeccably maintained.

Sally F Jones/Melanie Lewis 310.691.7888  
JOHN AAROE GROUP

6166oakwood.com

<b>101 N MCCADDEN PL</b>	Open	11-2	<b>NEW</b>
<b>\$3,899,000</b>	5+5	MEDITERRANEAN	



**SAME FAMILY OWNED SINCE THE HOME WAS CONSTRUCTED**

This stately Mediterranean features lots of original charm & character. 2 story rotunda w/ plaster casts walls, painted ceiling & graceful staircase. Spacious living room w/ fireplace, bar room, wood paneled library 2/ fireplace. Formal dining room, pantry & kitchen. Master suite w/ 2 dressing areas, walk in closet and period bathroom. 3 additional large bedrooms plus 2 more original baths. The private gardens w/ huge grassy area, room for a pool and a 2 car garage plus storage room.

MLS#17-272704  
Rick Llanos 323 810-0828  
COLDWELL BANKER HP

Newer Kitchen Appliances

<b>506 S NORTON AVE</b>	Open	11-2	<b>NEW</b>
<b>\$3,395,000</b>	3+2.5	TRADITIONAL	



**SPECTACULAR AMERICAN COLONIAL WITH POOL & GUEST HOUSE**

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. This is a rare opportunity to live in an historic Windsor Square home that has been reimagined for today's living!

Steven Frankel 3102813981  
COLDWELL BANKER

www.stevefrankel.com

**OPEN HOUSE STATUS**

Automatic Status: The MLS™ will automatically assign NEW or REV

- NEW** New, automatic status
- NEW\*** New, not yet listed
- RED** Reduced
- REV** Review, automatic status
- BOM** Back on Market

TUESDAY

<b>800 S HIGHLAND AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,788,000</b>	4+5	2sty-SPANISH	
			
<b>A SPANISH ARCHITECTURAL GEM</b>			
This gorgeously restored Spanish architectural home, is on a rare sweeping corner lot that is walled & met with a gated entry into the large motor court. Move in ready, impeccable inside & out, offering double pained windows, chef's kitchen, granite counter tops, alarm system, Sonos audio & Nest controls. This oasis offers some of the finest opportunities for California weather entertaining with its outdoor kitchen, built in fridge and Lynx BBQ, gas fire pit and newly installed saltwater pool.			
MLS#17-265800			
Segal/Ojeda & Diana Knox		310-902-7676	
PARTNERS TRUST BRENT		BBQ,Dshwshr,Dryer,Frzr,Grbg Disp,Other	

<b>637 S LUCERNE</b>	Open	11-2	<b>rev</b>
<b>\$8,999,000</b>	8+10	VICTORIAN	
			
<b>HISTORIC HOME IN HANCOCK PARK</b>			
Extensively remodeled throughout this palatial mansion presents a grand entry with enormous living room, a master suite with en-suite bathroom and spacious walk-in closet. An additional five en-suite bedrooms; billiards room/TV lounge; bar and games room; screening room and wine cellar which leads out to a garden with pool and spa. The guest house includes a kitchen, living room, two bedrooms and one-and-a-half bathrooms. The property also features a two-car garage and motor court.			
MLS#17-267666			
Billy Rose		424 230 3702	
THE AGENCY		BBQ,Dshwshr,Frzr,Grbg Disp,Rng/Ovn,Other	

<b>659 S HIGHLAND AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,950,000</b>	4+4	2sty-COUNTRY ENGLISH	
			
<b>BEAUTIFUL ENGLISH TUDOR FAMILY HOME</b>			
Elegant English Tudor characterized by period details featuring rich wood paneling. Great family home with an open layout. Formal living and dining room with fireplace perfect for entertaining. Chef's kitchen with center island and SS appliances includes an adjoining breakfast and family room. Second story features an ensuite master bedroom plus two family bedrooms with updated bathroom and extra large balcony. Nicely landscaped backyard. Long drive way and detached 2 car garage.			
MLS#17-250950			
Katia Miramontes		310.310.0324	
KELLER WILLIAMS BH		www.659HighlandAve.com	

<b>115 N ROSSMORE AVE</b>	Open	11-2	<b>rev</b>
<b>\$6,995,000</b>	5+7	MEDITERRANEAN	
			
<b>HISTORIC ITALIAN RENAISSANCE REVIVAL ESTATE ON GOLF COURSE</b>			
Majestic 5 Bd/7 Ba Italian Renaissance Revival mansion, sits on premier double lot, nearly an acre in size, overlooking the lush greens of Wilshire Country Club. The massive backyard features large heated pool, covered hot tub, sauna & cabana. Stunning floor to ceiling French windows, enormous living room w/ fireplace, formal dining room, wood paneled library. Large partially finished attic w/ views of pool & golf course provides opportunity for creative use as home office/artist studio/storage.			
MLS#17-268044			
John Duerler		213 924 2208	
HANCOCK HOMES REALTY			

**18 Hancock Park-Wilshire** Lease

<b>424 N LUCERNE BLVD</b>	Open	11-2	<b>NEW</b>
<b>\$1,195,000</b>	2+2	1sty-CALIFORNIA BUNGALOW	
			
<b>CALIFORNIA BUNGALOW IN LARCHMONT</b>			
A wonderful opportunity to live in Larchmont Heights. The spacious master bedroom with French doors leads to a large backyard. The remodeled kitchen with stainless steel appliances looks out to the backyard. Archway into the formal dining room with a breakfast nook for informal dining or a great work space. Bright rooms & open feel with high ceilings, hardwood floors, moldings, central air/heat & newer roof with 30 yr warranty. Separate laundry room. Large garage with electric door.			
MLS#17-272166			
Barbara Allen		(323) 610-1781	
COLDWELL BANKER HPN		Dshwshr,Dryer,Fridg,Wshr	

<b>112 S WILTON PL</b>	Open	11-2	<b>NEW</b>
<b>\$6,500</b>	4+2	2sty-CRAFTSMAN	
			
<b>CHARMING CRAFTSMAN STYLE HOME</b>			
Charming 2STY Craftsman Style Home, beautifully restored with modern amenities. Spacious living room. & dining room, Lots of natural light. 4-Bdrms, 2- Bths. Kitchen & Bathrooms fully remodeled. 2 car detached garage, large yard. Close proximity to Larchmont Village, restaurant's, cafes, and shops. Amazing home in a fantastic location!			
MLS#17-272088			
Lydia Giraldo		818.9681785	
SOTHEBY'S INT REALTY		Micro,Rng/Ovn	

<b>1015 S GRAMERCY DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,049,000</b>	3+2	1sty-CRAFTSMAN	
			
<b>DON'T MISS THIS ONE!</b>			
NEW LISTING, GREAT PRICE AND NEW LOOK !! Transitional Craftsman home in the heart of historic Country Club Park. Very light and bright house! New wide plank floors, upgraded electric, original character wood moldings, central AC, open floor plan for today's discerning buyers, bolted foundation, newer dual pane windows throughout, kitchen with marble counter-tops and adjoining breakfast room, copper plumbing and tank less water heater. Private grassy back yard with patio and garage. Co-listed			
MLS#17-266262			
Bruce Walker		310-623-8722	
RODEO REALTY - BEVER		Blt-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan	

**19 Beverly Center-Miracle Mile** Single Family

<b>4907 MARATHON ST</b>	Lunch	11-2	<b>NEW</b>
<b>\$875,000</b>	3+2	CALIFORNIA BUNGALOW	
			
<b>CRAFTSMAN BUNGALOW IN HISTORIC MELROSE HILL</b>			
Tucked away among an enclave of charming bungalows in Melrose Hill HPOZ, you'll discover this 3BR/2BA + den home, over 2000 sq/ft, filled with charm and vintage details: hardwood floors, formal dining room with buffet, fireplace. Large master. Den has French doors to the backyard with patio. Detached garage. Close to Larchmont Village and Hollywood studios.			
MLS#17-266262			
Angela Bond		310.666.5052	
KW LARCHMONT		www.MelroseHillListing.com	

<b>424 N LA JOLLA AVE</b>	Open	11-2	<b>NEW</b>
<b>\$3,795,000</b>	4+5	CONTEMPORARY	
			
<b>A CUTTING EDGE DESIGNER HOME!</b>			
Step into a Zen paradise of nearly 5000 sq ft of indoor-outdoor open + airy living space, featuring white oak custom floors, a 2-story glass entry, Fleetwood doors, Crestron smart home, and a custom Milton Italian kitchen w/Miele appliances. Enjoy a zero edge pool/spa, w/ baja deck for catching sun and a surrounding private deck for dining al fresco. Huge master BR offers a fireplace, gigantic closet, + balcony. Spa-like master bath w/dual sinks, soaking tub, + oversized shower. A must see home!			
MLS#17-266262			
Gregory Masi		310-488-4880	
GIBSON INTERNATIONAL			

Coming Sept. 27

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TUESDAY

<b>1119 S SYCAMORE AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,175,000</b>	3+1.75	1sty-TRADITIONAL	



**ABSOLUTELY CHARMING HOME PERCHED ON A KNOLL IN MIRACLE MILE!**

A MUST SEE! Tastefully Remodeled 3 Bedroom home with garage, & storybook curb appeal! Located in the highly-coveted Miracle Mile neighborhood. Just minutes from popular Wilshire/La Brea area! Interior features hardwood floors + classic picture windows + recessed lighting + formal dining room + dual-glazed windows + indoor laundry room. GRASSY FRONT & BACK YARDS! KITCHENS AND BATHS RECENTLY REMODELED! A TRUE TURNKEY HOME THAT IS PRICED RIGHT & READY TO ENJOY!

MLS#17-272782  
Jerry & Rachel Hsieh 424-242-8856  
KW - LOS FELIZ  
www.jerryandrachel.com

<b>6207 W 5TH ST</b>	Open	11-2	<b>rev</b>
<b>\$3,100,000</b>	4+5	SPANISH	



**MAY BE ON 5TH, BUT IT'S 1ST IN NEW CONSTRUCTION**

Stunning new construction at its very finest! Incredible California indoor/outdoor lifestyle situated in the Beverly Grove area. This gorgeous custom home features high ceilings, natural light, open floor concept, 4 ensuite bedrooms of which the master bedroom boasts a fireplace, large dressing room with custom cabinetry and beautiful master bath with custom vanity, free-standing tub and spacious shower with frame-less door.

MLS#17-268274  
Paul Wylie 323-515-9585  
LAMERICA REAL ESTATE  
Bit-Ins,Dshwshr,Frzr,Grbg Disp,Hood Fan

<b>531 N FULLER AVE</b>	Refresh.	11-2	<b>rev</b>
<b>\$2,995,000</b>	5+5	2sty-MEDITERRANEAN	



**IF YOU'VE SEEN THIS HOME BEFORE, YOU WON'T RECOGNIZE IT NOW!**

BRAND NEW CONSTRUCTION ON X-DEEP LOT IN COVETED LA BREA-MELROSE NEIGHBORHOOD! 2STY MEDITERRANEAN VILLA WITH SUNLIT ROOMS, HIGH CEILINGS, STUNNING WOOD FLOORS. VOLUMINOUS 2STY "GREAT" ROOM SETS THE TONE. HUGE FORMAL DINING ROOM. SEPARATE DEN/OFFICE. DUAL GUEST BATHS DOWNSTAIRS. AMAZING CENTER-ISLE KITCHEN/FAMILY ROOM COMBINATION. LARGE MASTER SUITE WITH WALK-IN/BALCONY/LUXE BATH. DEEP YARD WITH POOL/SPA/PERGOLA/PATIOS/LAWN/POOL BATH. DIRECT-ACCESS 2 CAR GARAGE FOR PRIVACY AND SECURITY.

MLS#17-255408  
LIBOW/HELBLING 310-285-7509  
CBRB/JOHN AAROE  
WWW.531FULLER.COM

<b>531 N FULLER AVE</b>	Open	11-2	<b>rev</b>
<b>\$2,995,000</b>	5+5	MEDITERRANEAN	



**STUNNING 2017 NEW CONSTRUCTION, LARGE LOT, NEW PRICE!!**

IF YOU'VE SEEN THIS HOME BEFORE, YOU WON'T RECOGNIZE IT NOW! BRAND NEW CONSTRUCTION ON X-DEEP LOT IN COVETED LA BREA-MELROSE NEIGHBORHOOD PROXIMATE TO THE BEST OF LOS ANGELES! 2STY MEDITERRANEAN VILLA WITH SUNLIT ROOMS, HIGH CEILINGS, STUNNING WOOD FLOORS. VOLUMINOUS 2STY "GREAT" ROOM SETS THE TONE. HUGE FORMAL DINING ROOM. SEPARATE DEN/OFFICE. AMAZING CENTER-ISLE KITCHEN/FAMILY ROOM COMBINATION. MASTER SUITE WITH WALK-IN/BALCONY/LUXE BATH. DEEP YARD WITH POOL/SPA/PERGOLA/PATIOS/LAWN/POOL BATH.

MLS#17-255408  
Helbling / Libow 310 849 2485  
JAG / CB

**19 Beverly Center-Miracle Mile** *Condo / Co-op*

<b>325 ARNAZ DR #303</b>	Open	11-2	<b>NEW</b>
<b>\$925,000</b>	2+2	CONTEMP MED	




**TURNKEY REMODELED CONDO IN GREAT BEVERLY CENTER LOCATION**

Gorgeous turnkey condo close to trendy world class restaurants & shopping. Light & airy 2 bed, 2 bath corner unit with stunning upgrades & only 1 common wall. Remodeled kitchen with quartz counters, custom cabinets, stainless steel appliances & eat-in area. Open living & dining areas with exquisite new floors, fireplace & generous balcony. Great master suite with large walk in closet. Master bath with dual sinks, soaking tub & walk in shower. Brand new paint & carpets. Inside washer/dryer.

MLS#17-271788  
Gavin Fleminger 310-850-8053  
NOURMAND & ASSOC  
Dshwshr,Grbg Disp,Intrcm,Micro,Rng/Ovn

**20 Hollywood** *Single Family*

<b>1339 N FULLER AVE</b>	Refresh.	10-3	<b>NEW</b>
<b>\$1,599,000</b>	2+3.5	ARCHITECTURAL	



**NEW CONSTRUCTION RESIDENCES AT THE APEX OF WEHO & HOLLYWOOD**

A boutique development featuring 4 modern luxury residences, combining contemporary design with spacious floor plans and stunning city views in Hollywood. Two and 3 bedroom floor plans feature a lofted mezzanine flex space, roof top deck, and 2 car direct entry garage. Conveniently located in one of the best neighborhoods in Hollywood, and boasting a 90/100 Walk Score, residents enjoy close proximity to cafes, bars, restaurants, grocery stores, and the farmer's market at Plummer Park.

Bryant | Reichling 323.395.9084  
COMPASS  
www.fuller4.com

**20 Hollywood** *Condo / Co-op*

<b>6253 HOLLYWOOD #904</b>	Refresh.	11-2	IEWS!	<b>NEW</b>
<b>\$929,000</b>	2+2	ARCHITECTURAL		




**LIVE LIKE HOLLYWOOD ROYALTY! 11AM-2PM PLUS TWILIGHT 5-7PM**

Hard-to-find 2BR/1.5BA high-floor unit with VIEWS of Hollywood, Capital Records and the ocean. Stainless-steel Viking professional appliances, washer/dryer in-unit, 2 sleeping lofts w/ spacious closets, soaring industrial ceilings, doorman, roof-top deck (common area) with bbq, firepit & outdoor cabanas. Across from The W, Katsuya; next-door to Pantages (walk to "Hamilton"), Trader Joe's and all Hollywood has to offer. 1 parking space on-site. HOA dues include earthquake ins. Use meters to show.

MLS#17-264434  
JEFF YARBROUGH 323.854.4300  
L.A. LUXE GROUP | KW  
www.LoftAtHollywoodAndVine.com

<b>6253 HOLLYWOOD #904</b>	Open	5-7	MAGICAL!	<b>NEW</b>
<b>\$929,000</b>	2+2	ARCHITECTURAL		



**TOUR THE FAMED EQUITABLE BUILDING! 11AM-2PM PLUS 5-7PM**

1929's famed Equitable Building was transformed into condominium lofts in 2008, creating a seamless balance between The Equitable Building's original deco architecture and modern high-end renovations. The building was re-christened as "Lofts at Hollywood and Vine," which offered 60 live/work units, available as studios, 1, or 2 bedroom units; all featuring exposed duct work, concrete beams, and industrial iron staircases. Join us in #904 for a toast to original Hollywood glamour from 5-7PM!

MLS#17-264434  
JEFF YARBROUGH 323.854.4300  
L.A. LUXE GROUP | KW  
www.EquitableHollywood.com

<b>1940 N HIGHLAND AVE #2</b>	Open	11-2	<b>NEW</b>
<b>\$674,500</b>	2+2	1sty-CONTEMPORARY	



**POLISHED AND REFINED MODERN CONDO**

Polished and Refined Modern condo in hip-and-always-happening Hollywood! Dinner is served from your open concept kitchen with jet black quartz counters, euro style cabinets, and appliances of steely perfection. Underneath your feet are sleek strand woven hardwood bamboo floors that are pet-proof and environmentally conscious. Mega living room awaits your guests and features smooth concrete fireplace, recessed lights, and plenty of space to display art.

MLS#17-270910  
James Campbell 310-388-7332  
COLDWELL BANKER  
Other

**OPEN HOUSE STATUS**

Automatic Status: The MLS™ will automatically assign NEW or REV

- NEW** New, automatic status
- NEW\*** New, not yet listed
- RED** Reduced
- REV** Review, automatic status
- BOM** Back on Market

**21 Silver Lake - Echo Park** *Single Family*

<b>1550 MICHELTORENA ST</b>	Open	11-2	<b>NEW</b>
<b>\$3,900,000</b>	4+6	2sty-SPANISH	




**IMPECCABLE SPANISH COMPOUND**

Vacant. Over-The-Top Renovation. Secured access property. Central HVAC, Vintage fixtures, Solid Doug Fir cabinets & trim. Quarter sawn Oak floors. Built-in Bars with backlit Stained glass, Built-in Cabinets, Custom shelving in closets. Sunlight refracting antique style glass windows. Custom stained glass in bath windows, Vintage hardware, Subzero refrigerators, Dishwashers, w/d in each unit. Tankless, 6 separate finished offices at rear of property. Nest, 110 and 220 elec outlets at ea parking

MLS#17-271746  
Frank Paul Barbano 323-394-2447  
BARBANO REALTY

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

<b>1425 ANGELUS AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,275,000</b>	3+2	2sty-CONTEMPORARY	



**CONTEMPORARY TREEHOUSE IN SILVER LAKE HILLS**

Open concept main level w/ welcoming living room, flanked by dining room and sleek updated kitchen. Inviting Den/flex room and gorgeous bathroom w/ sep. laundry closet. Westerly hillside and landmark views. Lower level w/ 2 bedrooms, stylish en suite bath and library. French doors lead to enormous rear deck. Tiered lot with endless potential awaits. Tucked away, just off of Sunset and Benton Way, beckoning the buyer who desires all things Silver Lake.

Peter Tomlinson 323-854-6469  
PLG EASTSIDE

Range/Oven;Fridge; Dishwasher;Bev/Cooler

<b>2914 GLENHURST AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$999,000</b>	3+3.5	MODERN	



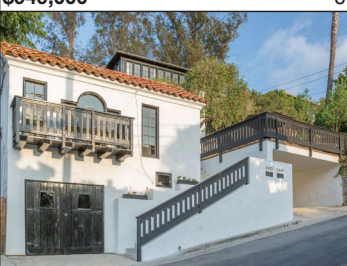
**6 NEW HOMES! INTRODUCING RIVERS EDGE!**

Brand new designer homes at Rivers Edge, a collection of 6 single-family homes in possibly the hippest area in LA! 2-floor plan options w/3 BD, 3.5 BA or 3 BD + an office & 3.5 BA. Entertainer's open layout w/walls of glass, open floor plan, wood floors, high ceilings & large private roof decks w/urban garden. Incredible views from Griffith Park to the San Gabriel Mountains. Stroll to Salazar, Eagle Rock Brewery, & Wax Paper or imagine riding your bike along the LA River to DTLA.

Grant Linscott 323-300-1174  
KELLER WILLIAMS RLTY

stove, fridge, micro, dishwasher, range

<b>2430 HIDALGO AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$949,000</b>	0+0	SPANISH	



**ROMANTIC ANDALUSIAN HILLSIDE COMPOUND?**

Or quintessential Silver Lake Artist's retreat? You decide. Rustic Spanish charm woven thru-out encourages all to explore & discover many outdoor nooks & terraces complementing the property. European sensibility reflected in character-floorplan, affording flexible definition of spaces for varied uses. Separate top-floor "crow's nest" enjoys commanding views of surrounding landscape, Silver Lake reservoir, Observatory + Hollywood sign. A rare find on an exceptional parcel.

Andrew Morrison 323.270.2277  
REDWOOD REAL ESTATE

HVAC, Range, W/D, DW, Wired for EV

<b>2508 MAYBERRY STREET</b>	Open	11-2	<b>rev</b>
<b>\$1,695,000</b>	5+2.5	MEDITERRANEAN	



**EXCEPTIONAL SILVER LAKE HOME OPEN 11-2 & 5:30-6:30**

Exceptional home in the hills of Silver Lake featuring historic details and masterful craftsmanship. The 5 bedroom home also has a massive basement with kitchen and gorgeous private yard and gardens. A rare piece of LA history to behold.

MLS#17-217986  
Greg Holcomb (310) 500-3925  
PARTNERS TRUST

**21 Silver Lake - Echo Park** *Income*

<b>1548 MICHELTORENA ST</b>	Open	11-2	<b>NEW</b>
<b>\$3,900,000</b>	Units	2sty-CALIFORNIA BUNGALOW	




**PRISTINE SPANISH BUNGALOWS, VACANT!**

Unparalleled quality. Over-The-Top Renovation. Secured access property. Automatic Gates, Central HVAC, Vintage fixtures, Doug Fir cabinets & trim. Quarter sawn Oak floors. Built-in Bars w/ backlit Stained glass, Subzero refrigerators, Dishwashers, w/d in each unit. Tankless. O'Keefe & Merritt gas stoves. Private separate finished offices at rear of property, one for each unit. Nest, No house meter. 6 elec meters, 6 gas meters, 6 water meters. 110 and 220 electrical outlets at each parking space

MLS#17-271756  
Frank Paul Barbano 323-394-2447  
BARBANO REALTY

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

<b>2430 HIDALGO AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$949,000</b>	Duplex	3sty-SPANISH	



**QUINTESSENTIAL SILVER LAKE ARTIST'S RETREAT?**

Or romantic Andalusian hillside compound? You decide. Rustic Spanish charm woven thru-out encourages one to explore & discover many outdoor nooks & terraces complementing the two legal units. European sensibility reflected in character-floorplans, affording flexible definition of spaces for varied uses. Separate top-floor "crow's nest" enjoys commanding views of surrounding landscape, Silver Lake reservoir, Observatory + Hollywood sign. A rare find on an exceptional parcel. Delivered vacant.

Andrew Morrison 323.270.2277  
REDWOOD REAL ESTATE

**22 Los Feliz** *Single Family*

<b>1957 N EDMONT ST</b>	Open	11-2	<b>NEW</b>
<b>\$1,849,000</b>	3+3	2sty-TUDOR	




**LOS FELIZ GRAND TUTOR**

Originally designed by Architect Merl Barker, of Barker & Ott w/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 rm w/stenciled beams, grand fp, wrought iron chandelier, lighted ceremonial gate...

MLS#17-272040  
P. Maurice T. Rustad 310-623-8819  
RODEO REALTY - BH

1957Edgemont.com

<b>3836 SUNSET DR</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,299,000</b>	3+2	MODERN	



**MODERN TREEHOUSE IN FRANKLIN HILLS**

Modern treehouse w/ newly landscaped yard & views! Architectural property in Franklin Hills w/ top-rated schools. Extensively renovated in 2015, this sun-drenched home features vaulted ceilings, skylight & open kitchen/living area. A large deck w/ oversized glass doors opens up to picture-perfect views. Full-floor master suite w/ private deck. Energy efficient upgrades include purchased solar panels, custom solar blinds & Nest thermostat. Prime location near Trader Joe's, Gelson's & restaurants.

MLS#17-272686  
Angela Acuff 818-720-8875  
JOHN AAROE GROUP

3836SunsetDrive.com

Coming Sept. 27

**THE MLS.com**

**NEW & Improved Reports on The MLS™!**  
*More Informative, Comprehensive & Intuitive*




TUESDAY

<b>X 2243 BEN LOMOND DR</b> Lunch 11-2 <b>\$1,225,000</b> 3+3 3sty-SPANISH		<h2 style="color: green;">NEW</h2>
		
<p style="text-align: center;"><b>SPANISH GEM IN LOS FELIZ</b></p> <p>First time hitting the market in 30 years! Gorgeous Spanish style tri-level home is filled with lots of character. Original hard wood floor throughout the home, exposed wood beams, and beautiful original Spanish tile. Large Kitchen with custom built cabinets, breakfast nook and a dining room. The master bedroom has French doors that lead to a balcony with views of the Griffith Observatory! The back yard has a spa with brick patio area, small garden with lemon tree, and room for a pool!</p>		
<p>MLS#17-272758                  Bryan Miyamoto 323-300-1188                  KW LOS FELIZ</p>		Wshr/dry, Refr, Microwave, stove


<b>11213 RYANDALE DR</b> Open 11-2 <b>\$1,249,000</b> 3+2 TRADITIONAL		<h2 style="color: green;">NEW</h2>
		
<p style="text-align: center;"><b>WWW.11213RYANDALE.COM</b></p> <p>Gorgeous 3 bedroom &amp; 2 bathroom home on a quiet street in Culver City! Near El Marino Elementary &amp; Park! Large open living room with beautiful engineered hardwood flooring, recessed lights and plantation shutters. Dining room opens to the updated kitchen with stainless steel appliances. Central air &amp; heat, remodeled bathrooms &amp; new roof! Incredible backyard has tiled patio area, large grass yard, outdoor covered living room with outdoor speakers, lights, ceiling fans and outdoor kitchen.</p>		
<p>MLS#17-271642                  Todd Miller 3109235353                  KELLER WILLIAMS-SM</p>		Open House Sun 2-5pm & Tues 11-2pm

<b>X 2914 GLENHURST AVE</b> Lunch 11-2 <b>\$1,039,000</b> 3+3.5 ARCHITECTURAL		<h2 style="color: green;">NEW</h2>
		
<p style="text-align: center;"><b>6 NEW HOMES! TWILIGHT THURS 6PM - 7:30PM!</b></p> <p>Brand new designer homes at Rivers Edge, a collection of 6 single-family homes in possibly the hippest area in LA! 2-floor plan options w/3 BD, 3.5 BA or 3 BD + an office &amp; 3.5 BA. Entertainer's open layout w/walls of glass, open floor plan, wood floors, high ceilings &amp; large private roof decks w/urban garden. Incredible views from Griffith Park to the San Gabriel Mountains. Stroll to Salazar, Eagle Rock Brewery, &amp; Wax Paper or imagine riding your bike along the LA River to DTLA.</p>		
<p>Grant Linscott 323-300-1174                  KELLER WILLIAMS RLTY</p>		stove, fridge, micro, range, dishwasher

**28 Culver City** Condo / Co-op

<b>4190 DUQUESNE AVE, UNIT 1</b> Open 11-2 <b>\$639,000</b> 1+1 1sty-CONTEMPORARY		<h2 style="color: green;">NEW</h2>
		
<p style="text-align: center;"><b>STUNNING NEWLY REMODELED CONDO IN PRIME LOCATION!</b></p> <p>Impeccably remodeled 1+1 located two blocks from all downtown Culver City attractions, and minutes from the nearest Expo Line station! Open entertaining space with dining area, gourmet kitchen, and casual dining bar. Sprawling bedroom with floor to ceiling sliding door and cedar-lined closet. In-unit laundry, recessed lighting, gorgeous gas fireplace, Nest thermostat, new central AC/heating system, new energy efficient windows and sliding door, and tandem parking for two vehicles. Spectacular!!</p>		
<p>Dave &amp; Jeff Kaptain 310-432-6500                  KW BEVERLY HILLS</p>		remodeled, fireplace, in unit laundry

**22 Los Feliz** Income


<b>1753 N WESTERN AVE</b> Open 11-2 <b>\$549,000</b> Duplex 2sty-SPANISH		<h2 style="color: green;">NEW</h2>
		
<p style="text-align: center;"><b>PRIME LOCATION ON A BUDGET.</b></p> <p>CHEAPEST DUPLEX IN THE AREA. STEPS TO THE HOLLYWOOD METRO, MARSHALLS, VONS, THAI TOWN ON HOLLYWOOD BLVD AND GRIFFITH PARK. AREA IS HAVING AN AMAZING FACELIFT. GREAT OWNER/INVESTOR PROPERTY. FIRST OF 5 ROW PROPERTY BUT THIS ONE IS IN FRONT AND HAS ITS OWN ENTRANCE.</p>		
<p>Kevin Williams 323-804-6409                  KELLER WILLIAMS LF</p>		

**29 Westchester** Single Family

<b>X 7911 WESTLAWN AVE</b> Lunch 11-2 <b>\$1,349,000</b> 4+2.5 2sty-TRADITIONAL		<h2 style="color: green;">NEW</h2>
<p>COME CHECK OUT OUR NEW LOOK AND NEW LOW PRICE! FANTASTIC KENTWOOD LOCATION! THIS HOME HAS BEEN VERY WELL MAINTAINED AND HAS MANY UPGRADES. THIS IS A GREAT BUY ON A GREAT HOME! DON'T MISS OUT!</p>		
Refrigerator, Stove, Dishwasher		
ERIN KELLY 3104223035		REMAX ESTATE PROP

**28 Culver City** Single Family

<b>4222 MENTONE AVE</b> Open 11-2 <b>\$1,749,000</b> 4+4 TRADITIONAL		<h2 style="color: green;">NEW</h2>
		
<p style="text-align: center;"><b>CULVER CITY CREATIVE COMPOUND IN THE HEART OF CARLSON PARK</b></p> <p>Eclectic Touches of Spanish &amp; Modern Architectural Styles Blend Together w Hardwds &amp; Plantations Flooding the Home w Light. The Kitchen Feat Handmade Tile Counters, Brkfst, Pantry &amp; Laundry Areas. Step Downstairs to 2 Guest BRs w BA, Family Rm w Fireplace &amp; French Drs To The Backyd. Master Ste Upstairs w Vaulted Ceiling, BA &amp; Balcony. Grassy Yard, Hot Tub &amp; BBQ Patio Outside &amp; A Dance/Yoga Studio w Sprung Floors, 1/2 BA w An Artist Retreat Loft Upstairs. Blocks From Sony &amp; Downtown Culver City!</p>		
<p>MLS#17-271884                  Jason Reitz 323-656-1800                  ROCK REALTY GROUP</p>		www.4222Mentone.com

<b>8332 WESTLAWN AVE</b> Open 11-2 <b>\$1,235,000</b> 3+2 TRADITIONAL		<h2 style="color: green;">rev</h2>
		
<p style="text-align: center;"><b>BEAUTIFUL KENTWOOD HOME</b></p> <p>Meticulously maintained charming home in the highly sought after Kentwood neighborhood of Westchester. Recently remodeled with beautiful kitchen and bathrooms. There are 3 beds and 2 beautiful bathrooms. A huge family room with fireplace opens to deck and large back yard. A 2 car garage and bonus room complete this wonderful home.</p>		
<p>MLS#17-267252                  Anne Austin (213) 718-1527                  COLDWELL BANKER HPS</p>		Cbl,Dshwshr,Dryer,Grbg Disp,Hood Fan

**30 Hollywood Hills East** Single Family

<b>6438 GEORGIUS WAY</b> Refresh. 11-2 <b>\$2,249,000</b> 4+5 3sty-CONTEMPORARY		<h2 style="color: green;">NEW</h2>
		
<p style="text-align: center;"><b>BUYER COULDNT PERFORM- OPEN HOUSE 11-2PM!</b></p> <p>Appraised at 2.3m! 3rd time is the charm! Submit all offers! Contemporary cul-de-sac view estate offering 4bd/5ba, nearly 4400sf, cabana spa &amp; open Feng Shui flow thruout with ocean, hills &amp; city views. Entertainers yard encompassing the views entices u w a spacious patio, wine room, cabana spa w powder bath &amp; large grassy pad. Dark rich wd flrs,designer lighting,water filtration system and 4 security cameras thruout! Inspection reports available upon request.</p>		
<p>MLS#17-272964                  Manuela Villa 3108804828                  COLDWELL BANKER RESI</p>		Blt-Ins,Cbl,Cing Fan,Dshwshr,Dryer,Other

<h2>OPEN HOUSE STATUS</h2> <p>Automatic Status: The MLS™ will automatically assign NEW or REV</p>	<p><b>NEW</b> New, automatic status</p> <p><b>NEW*</b> New, not yet listed</p> <p><b>RED</b> Reduced</p> <p><b>REV</b> Review, automatic status</p> <p><b>BOM</b> Back on Market</p>
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TUESDAY

<b>5881 LOCKSLEY PL</b>	Open	11-2	<b>NEW</b>
<b>\$1,850,000</b>	4+3.5	2sty-SPANISH	



**MONTECITO MEETS HOLLYWOOD!**

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 enconce the property. Live. Better. Here.

The Sunset Team	310.274.3900	www.5881Locksley.com
KW DOWNTOWN LA		

**41 Park Hills Heights** *Single Family*

<b>3685 3RD AVE</b>	Open	11-2	<b>NEW</b>
<b>\$549,000</b>	3+2	CONTEMPORARY	

Probate Sale Subject to Court Approval and overbidding in court. Jefferson Park, spacious single story 3 bedrooms/ 2 baths house. Living room and sun room/ den with hardwood floors, plantation shutter

MLS#17-267038	Bit-Ins,Dshwshr
Rada Roberts	COLDWELL BANKER RESI

**62 Encino** *Single Family*

<b>3446 CARIBETH DR</b>	Refresh.	11-2	<b>NEW</b>
<b>\$2,795,000</b>	5+4	1sty-MID-CENTURY	



**SPECTACULAR MID-CENTURY MODERN W/ AMAZING JET-LINER VIEWS!**

Dramatic Cul de Sac View Home Atop Encino. 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 located on Encino's most coveted cul-de-sac street. The master suite enjoys an exquisite valley view beyond the Jacuzzi. The 14,278 sq. ft. property is completely surrounded by mature ficus and recent landscaping improvements.

Greg Moesser	3107709014	Twilight Wine & Cheese 6:30 - 8:00 PM
SOTHEBY'S BH		

**72 Sherman Oaks** *Single Family*

<b>4421 MARY ELLEN AVE</b>	Refresh.	11-2	<b>rev</b>
<b>\$2,249,000</b>	5+6	ARCHITECTURAL	



**STRIKING ARCHITECTURAL MODERN MASTERPIECE**

Just Built Modern Home w 4,100 SqFt. 5 Bedrooms, 6 Baths, smart home tech, theater room, spacious/open floor plan, custom fixtures, custom cabinetry, built-in speakers, elevated ceilings & chic finishes. Prestigious Chefs' Kitchen w quartz slab counter-tops, 2 islands, SS Viking appliances, breakfast bar & nook. Master w wet bar, fireplace, balcony & huge walk-in closet. Master Bath w eminent walk-in shower, spa/tub & powder room. Resort Style Backyard- patio, pool/ spa, grass yard & custom bar.

MLS#17-269638	Viking SS Fridge, Dishwasher, Stove
Robert Walters	818-384-6004
LELAND PROPERTIES	

<b>3558 VISTA HAVEN RD</b>	Open	11-2	<b>rev</b>
<b>\$1,100,000</b>	3+2	RANCH	



**BACK ON MARKET - NEW PRICE \$1,100,000**

Charming 3 bd home in hills of Sherman Oaks - Terrific Value! Roscomare Road school. Private setting, lush greenery, fruit trees, patios. First time on market 50+ years. Upgrades over the years include-expanded master suite w/sitting room and luxury bathroom. 2nd bathroom also remodeled. 3rd bedroom opens to private courtyard/patio. Front brick courtyard leads to entry w/lovely bright living room, family/ dining room w/Bay windows & wood floors- waiting for your personal touch.

MLS#17-261644	Bit-Ins,Dshwshr,Grbg Disp
Rosalind Mishkind	310-749-4201
COLDWELL BANKER - BW	

**73 Studio City** *Condo / Co-op*

<b>4257 LAUREL CANYON BLVD #2</b>	Open	11-2	<b>rev</b>
<b>\$499,000</b>	2+3	3sty-CONTEMPORARY	



**RARE STUDIO CITY TOWNHOME**

Over 1500 sq ft of living space and two side by side parking spots. Drive into your ground level garage with direct access to your unit. First floor has laundry area and 2 generously sized storage closets. The main level has a half bath and is an open floorplan living room and dining room. Unit has been freshly painted, has brand new carpet and floors and is drenched in natural light. Upstairs has dual master bedrooms, both en-suite with large walk in closets.

MLS#17-269476	www.4257Laurel.com
Heather Shorr	8183900434
SOTHEBYS INT REALTY	

**75 Valley Village** *Single Family*

<b>12259 HESBY ST</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,579,000</b>	3+2.75	1sty-TRADITIONAL	



**WELCOME TO THE MOST MAGICAL OASIS IN VALLEY VILLAGE**

Through a whimsical wrought iron gate you enter lush gardens & stone pathways, all leading to a backyard oasis. This storybook home has a sumptuous living rm that features gleaming wood floors, bay window, crown moldings & fireplace. The beautifully updated kitchen w/granite counter tops, custom cabinets & stainless steel appliances has large breakfast bar that overlooks the quaint den that leads to the enchanting backyard that is truly a lush paradise w/a sparkling pool, spa, deck & fireplace.

Vahan Saroians	323-497-6655
COLDWELL BANKER	

**94 Glassell Park** *Single Family*

<b>2689 W AVENUE 32</b>	Open	11-2	<b>NEW</b>
<b>\$729,000</b>	3+2	1sty-CRAFTSMAN	



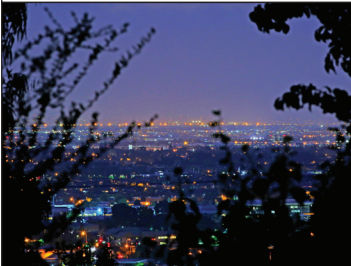
**OPPORTUNITY KNOCKS IN GLASSELL PARK! REMODELED 3+2 ONLY \$729**

OPPORTUNITY KNOCKS in rapidly gentrifying Glassell Park. Charming remodeled 3+2 craftsman is situated on a quiet residential street and offers all the modern conveniences of today. Featuring a fireplace, front porch, open concept kitchn, master bath with ensuite bath, new/ updated systems with plenty of closet/ storage+ large two car detached garage with electric opener. Huge gated yard for children, dogs,spectacular house parties. Excellent proximity to services, freeways, public pool+park.

Ryan Fitzgerald	310-402-6000
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**260 Palos Verdes Estates** *Single Family*

<b>4309 VIA AZALEA</b>	Refresh.	7-8	<b>rev</b>
<b>\$1,625,000</b>	4+3	2sty-TRADITIONAL	



**COME ENJOY CHAMPAGNE & CITY LIGHT VIEWS DURING TWILIGHT 7-8P**

Beautifully Remodeled Kitchen With Black Honed Granite Counters, Custom Cabinetry, Farmhouse Sink & Top Of The Line Stainless Steel Appliances. Master Retreat With Expansive Walk-In Closet, Fireplace, Bay Window & Master Bath With Granite, Double Sinks, Jacuzzi Tub & Separate Shower. Additional Improvements Include New Roof, Windows, Wood Flooring, Exterior Façade Upgrades, Water Resistant Flashing In Driveway, Backyard Fence, Cat6a Wiring, Emtek Door Hardware, Nest System & LED Lighting.

MLS#17-265686	www.4309ViaAzalea.com
Tia Hughes	310-473-4138
RODEO REALTY- BRENTW	

TUESDAY

WEDNESDAY AND BY APPOINTMENT

SATURDAY AND SUNDAY

**TUESDAY OPEN HOUSES**

**1333 Ladera Heights** *Single Family*

<b>6019 S GARTH AVE</b>	Open	11-2	<b>NEW</b>
<b>\$933,000</b>	3+3	1sty-MID-CENTURY	



**CLASSIC 1954 MID-CENTURY LADERA HEIGHTS**

Exquisite 1954 Mid-Century Ranch style home in Ladera Heights. 3BR+2.5BA, appx 2,057 sq.ft on over 8000 ft2 lot. Fireplace in family room, enclosed patio, formal dining & spacious kitchen, breakfast area + laundry room. Master bath with spa tub. Lush green landscaped backyard with BBQ area. Convenient location to local malls, shops, restaurants and services with routes to Culver City, Beverly Hills, beach and airport.

Kenny Bellini 310-749-9092  
TELES PROPERTIES

**2045 Valley Glen** *Single Family*

<b>5704 N MATILJA AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,199,000</b>	3+3	CONTEMPORARY	



Come inside to find a light-filled open concept living space with large living and dining areas plus a kitchen designed as a cook's paradise. Passing down the hallway you find a large laundry area, hall bath and the three expansive bedrooms including a bright and airy master suite with marble shower. The outdoor spaces is perfect for entertaining or enjoying moments of peace and tranquility on your own. With great attention to detail, this home has been thoughtfully redone for today's lifestyle.

MLS#17-272416  
Patty Ray 818-406-1853  
JOHN AAROE GROUP  
Dshwshr, Micro, Rng/Ovn, Fridg

**WEDNESDAY OPEN HOUSES**

**445 Sierra Madre** *Single Family*

<b>421 GROVE ST</b>	Open	10-1	<b>NEW</b>
<b>\$1,199,000</b>	4+3	TRADITIONAL	



**WELCOME HOME! OPEN WEDNESDAY 10-1PM!**


Fall in love with this charming home located on a tree-lined street, nestled near the base of Bailey Canyon Park in the heart of Sierra Madre. Beautifully renovated sgl-level with 4BR/2.5BA features hardwood floors, updated cook's kitchen with custom cabinetry, designer appliances, and sunroom with French doors. Relax in the private backyard, which has a pool/spa as well as fruit trees. Central air, copper plumbing, and energy-saving features such as dual pane windows and tankless water heater.

MLS#17-270530  
Marcelle Wong 323-309-7933  
COLDWELL BANKER - BW

**BY APPOINTMENT**

**20 Hollywood** *Lease*

<b>6068 W STUDIO CT</b>			<b>NEW</b>
<b>\$5,350</b>	3+4	MODERN	




**BEAUTIFUL 3B /3.5 BA HOME IN THE HEART OF THE HOLLYWOOD**

The gated home comes with a gorgeous open living room/ kitchen floor plan, beautiful designer kitchen, Ceaserstone counters, stainless steel appliances, 10-Foot ceilings, floor to ceiling windows with lots of gorgeous light, Nest thermostat, private gated 2-car garage and a large beautiful rooftop deck with gorgeous 270-degree views. Walking distance from restaurants & shops. Corner of Fountain & Gower. One block south of Sunset. Unfurnished. Available October 15th.

MLS#17-271172  
Chris Caparro 310-600-9266  
ADVANTAGE ESTATES  
All appliances. Washer/Dryer

**999 Out of Area** *Single Family*

<b>2835 GIBRALTAR RD</b>			<b>NEW</b>
<b>\$3,500,000</b>	4+3	MEDITERRANEAN	



**PEACE & PRIVACY WITH ASTOUNDING VIEWS**


Astounding views of city, ocean and islands with room for a tennis court, private vineyard and/or horses, to be trailer-ed to other horse trails in the SB area. This 4/3 w. pool,spa, sauna, wine cellar, helicopter pad and private wells is located in Montecito, so the zip code may soon be corrected and then the schools will be available. Fruit trees incl. 20-30 avocados trees. The guesthouse is nearby with a 3-car garage plus BTH and an office.

MLS#17-255318  
Helen Larsen 805-964-1891  
HELEN LARSEN REALTY  
Cing Fan, Cent Vac, Dshwshr, Grbg Disp. etc

**SATURDAY OPEN HOUSES**

**28 Culver City** *Single Family*

<b>4236 TULLER AVE</b>	Open	2-5	<b>NEW</b>
<b>\$1,600,000</b>	3+2	TRADITIONAL	



**CHARMING TRADITIONAL HOME IN LOVELY NEIGHBORHOOD!**


Charming street very quiet and tucked away! Tons of room and potential in this home. Asking 1,600,000\$. 3 bed 2 bath 2300 sqft ideal for an entertainer or investors. Indoor upstairs Lanai area that could easily be converted into a family area, production studio, or office! Garage has been converted into bedroom so 4 beds  
BRE 01926776

MLS#17-266048  
Aris Anagnos 805-509-2637  
KELLER WILLIAMS SILI

**SUNDAY OPEN HOUSES**

**28 Culver City** *Single Family*

<b>4236 TULLER AVE</b>	Open	2-5	<b>red</b>
<b>\$1,449,000</b>	3+2	TRADITIONAL	



**BEST DEAL PER SQ FT IN CULVER CITY!**

Don't miss this incredible opportunity and home in Culver City! Tons of room and potential, home features an indoor upstairs lanai area that you must see! Price reduced to 1,449,000\$ must go. 2300 sq ft 3 bed 2 bath and the garage has also been converted into a bedroom! So 4 beds, make this home your own. Open from 2-5pm  
BRE 01926776

MLS#17-266048  
Aris Anagnos 805-509-2637  
KELLER WILLIAMS SILI

Coming Sept. 27

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*More Informative, Comprehensive & Intuitive*