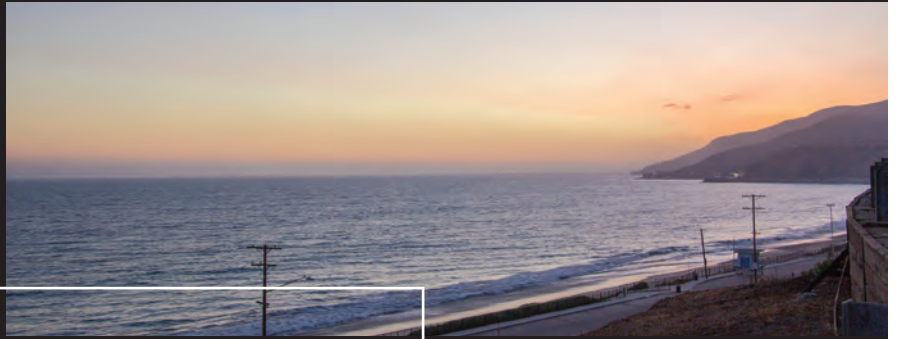
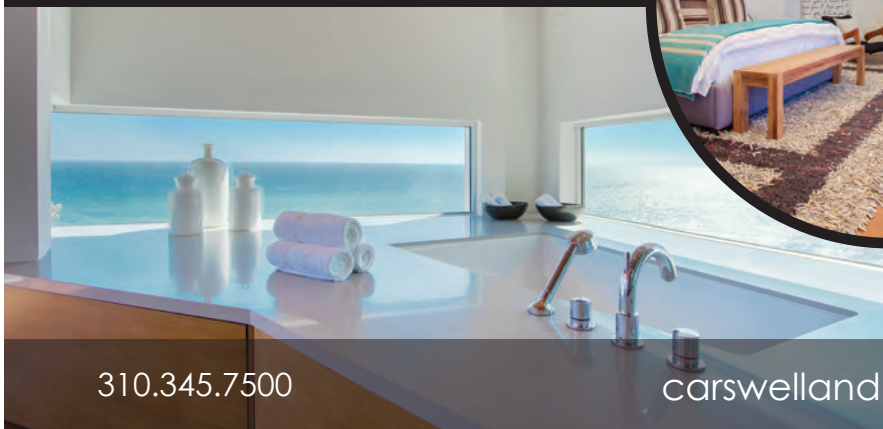


17415 Castellammare Dr.
Pacific Palisades
\$5,350,000

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Represented by: Ginger Glass
T. 310.927.9307 | Ginger@GingerGlass.com



MALIBU

Rare neoclassic estate in the heart of Pt. Dume on approx. 1.4 private acres feat. views of the Queen's Necklace. Spacious, 4 fireplaces + media room.
6 bedrooms, 7+ baths, \$9,995,000

Represented by: Dale Pearson
T. 310.779.0547 | dalerpearson@gmail.com



MALIBU

Modern Mediterranean home boasting breathtaking ocean views from nearly every room. Beautifully landscaped + pool.
4 bedrooms, 3 baths, \$4,249,000

Represented by: Daniel Moss
T. 310.600.6692 | danielmossmalibu@gmail.com



HOLLYWOOD HILLS

A light-filled, 2 sty foyer w/soaring ceilings welcomes you to this beautifully remodeled Contemporary jewel in the Hollywood Hills w/beautiful views!
5 bedrooms, 7 baths, \$3,695,000

Represented by: Valerie Fitzgerald
T. 310.285.7515 | valerie@valeriefitzgerald.com



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Entertainer's dream home offering Jaw dropping panoramic views! The One & Only In the exclusive gated Viewmont private enclave above the Sunset Strip. 4 bedrooms, 4+ baths, \$8,250,000

Represented by: Stephan Sean Illouz
T. 424.279.2477 | stephanillouzproperties@gmail.com



BRENTWOOD

Open Sun 2-5pm. Beautiful new construction Traditional in Brentwood w/handsome finishes, grmt chefs kit, spa-like mstr bd+ba, outdoor casita w/fp. 5 bedrooms, 7 baths, \$4,595,000

Represented by: Mary Beth Woods
T. 310.571.1358 | mwoods@marybethwoods.com



HOLLYWOOD HILLS EAST

Impressive, modern masterpiece designed by acclaimed architect Jay Vanos in the star-studded Hollywood Dell community. 2800sf. P1/spa. Open Tues 11-2. 3 bedrooms, 3 baths, \$2,695,000

Represented by: Manuela Villa
T. 310.880.4828 | manuela@manuelavilla.com



PACIFIC PALISADES

Beautifully remodeled Traditional home in the El Medio Bluffs. This bright and joyful home offers 3 beds + 2 baths with wonderful finishes throughout. 3 bedrooms, 2 baths, \$2,195,000

Represented by: Ali Rassekhi
T. 310.359.5695 | rassekhi@gmail.com



R.M. SCHINDLER, ARCHITECT

OPEN TUESDAY 11 – 2PM

3580 Multiview Drive – Los Angeles

First offering: City of Los Angeles Cultural Historic Monument #380, The Kallis-Sharlin Residence, 1946, by architect Rudolph Schindler, with later additions by Josef Van der Kar, and L.A. Twelve architect Leroy Miller, F.A.I.A. Art and Music have always flourished in this dynamic space originally designed for artist Mischa Kallis as a residence and art studio. In 1960 Kallis sold the property directly to his cousin Jacqueline and her husband William Sharlin. Jacqueline was a noted concert pianist who had actually performed at Carnegie Hall.

With the Sharlin's love of entertaining, and a growing family, they needed more space, and commissioned Schindler's associate Josef Van der Kar to ingeniously convert an open patio between the living quarters and art studio to an entertainment/family room. Later, they hired architect Leroy Miller to convert the art studio to a new master bedroom and bath. These changes have not compromised Schindler's sensibility. Today the building stands as a great space for living, and a fully resolved work of architecture.

A sheltering carport at the street level acts as a privacy screen, and the house is covered with vertical split-stake wood fencing to help the house "disappear among the trees." The glassy residence affords dramatic vistas across the Cahuenga Pass to the distant San Gabriel Mountains, and incorporates 4 bedrooms, 3 bathrooms, 4 fireplaces, and original Schindler built-in furniture.

\$2,850,000

Crosby Doe / Ilana Gafni

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928 N. Beverly Drive
\$7,849,000
Afa Shafa
310.748.8050



NEW LISTING

OPEN TUESDAY 11-2
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\$8,495,000
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323.315.7434



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10331 Valley Spring Lane
\$3,799,000
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HOLLYWOOD HILLS
1801 Nichols Canyon Rd
\$1,199,000
Jay Martinez
Gilbert Dirige
323.377.8332



BEVERLY HILLS
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\$43,900,000
Aaron Kirman
424.249.7162



16 PALOMA AVENUE, VENICE
LISTED AT \$5,195,000

BY APPOINTMENT

Eric Clapton's former residence and the only home designed in the U.S. by MOCA Architect Araya Isosaki. One of a kind architectural masterpiece a few steps from the beach, with furniture designed by artist Klaus Rinke. Gated/secure and private with 30 ft ceilings in the grand room, 20 ft ceilings in the master bedroom. Additional loft bed space, gourmet kitchen, dining for 10+ people, private patio for entertaining, parking for 4 cars. Parking available on Paloma Court.

BILL STIMMING
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521 VERNON AVENUE, VENICE
LISTED AT \$3,500,000

BY APPOINTMENT

Stunning custom-built 3 bed, 3.5 bath modern luxury home with oversized windows & glass sliders for immaculately designed indoor/outdoor living. Spacious LR, dining area w/fplc, powder room, office/3rd bdrm w/bath, chef's kitchen, custom fixtures, polished cement floors w/radiant heat, magnificent custom wood sliding doors. Master bed w/fplc walk-in closet, master bath w/ shower & stand alone tub. Family room, laundry room & large balcony.

JANIN PAINE
www.PROPERTYBYJANIN.com

310.560.5088
janin09@gmail.com

8150 WILLOW GLEN, HOLLYWOOD HILLS
LISTED AT \$2,995,000

OPEN TUESDAY 11-2PM

Fall in love with this newly-built gated Spanish Villa located in a prime celebrity area with an acclaimed school district. With over 3,800 SF, this 4 bed, 4 bath entertainer's paradise also features a bonus room perfect for a recording studio or cigar lounge. High-end stylish finishes complement the culinary Viking kitchen and an amazing spa with a tanning area boasts mountain views. Make this secure romantic villa yours.

ADI PEREZ

347.238.7622
adiperez@kw.com



5682 HOLLY OAK DRIVE, LOS FELIZ
LISTED AT \$2,550,000

BY APPOINTMENT

3 Bd+2 Den, 4 baths, 3300 sq ft. With a highly published celebrity past, this Contemporary Mediterranean sits nestled within a majestic canyon view in one of the most exclusive neighborhoods in Los Angeles, The Oaks. Laze in the cathedral ceilinged two-story living room with exposed wood-beams, spacious work loft, or outdoor patio overlooking the serene canyon. Come home to a peaceful and elegantly walled enclave, moments from the heart of Hollywood.

BRYAN MIYAMOTO
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8579 WALNUT DRIVE, LAUREL CANYON
LISTED AT \$1,595,000

OPEN TUESDAY 11-2PM

Located high above street level the design of the home takes advantage of various views. Large windows, atrium covering 4 stories offer natural light. Open floor plan provides easy flow from kitchen, dining and living areas, excellent for entertaining. Family, powder room and en suite bedroom complete the mid level. Top level has master suite. Walk across the bridge to 3rd bedroom. Private top level deck overlooks the treetops with city views!

AARON LEIDER / BLANCHE D'SOUZA 310.990.0087
www.8579WALNUT.com blanchedsouza@kw.com

1647 WATERLOO STREET, SILVER LAKE
LISTED AT \$1,349,000

BY APPOINTMENT

Elevated from the street, this beautifully redone Spanish Contemporary has an ideal open floor plan, great indoor-outdoor-flow, a luxurious master suite, designer kitchen and bathrooms, usable landscaped backyard and stunning downtown views.

HATTIE RAMIREZ & DARREN HUBERT 323.376.5368
www.1647WATERLOO.com hattie@kw.com



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Jodi Korn Radoff 310.717.9700



BEVERLY HILLS | 400 North Maple Drive
4BD/3BA | web: 0027566 | \$1,999,000
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\$11,990,000
310.266.0947



721 N Vista St • Melrose Village
Rosalie Klein
4 bed • 4.5 bath

\$2,775,000
323.935.8680



415 7th St · Santa Monica
Sandra Miller
7 bed · 10 bath · 8,954 sf · 15,000 sf lot

\$9,998,000
310.616.6213



1106 N Hillcrest Rd · Beverly Hills
Y Charlie | K Sanchez | E Peskowitz, F Bernstein, WEA
4 bed · 4 bath · 4,009 sf · 28,544 sf lot

\$9,995,000
323.547.8900



0 Uphill Dr · Joshua Tree
G. Reid | R. Dominguez | S. Miller
3 bed · 3 bath · 5,450 sf

\$5,800,000
310.699.2601



406 S Sycamore Ave · Hancock Park Adjacent
Rosalie Klein
5 bed · 6 bath · 6,502 sf lot

\$3,790,000
323.935.8680



922 San Vicente Blvd · Santa Monica
Staci Siegel
5 bed · 3 bath · 2,994 sf · 8,926 sf lot

\$2,890,000
310.592.6500



6652 Lindenhurst Ave · Beverly Grove
Rosalie Klein
2 bed · 2 bath · 7,098 sf lot

\$1,595,000
323.935.8680



11924 Whalers Ln · Malibu
Guy Reid | Raphael Barragán
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\$970,000
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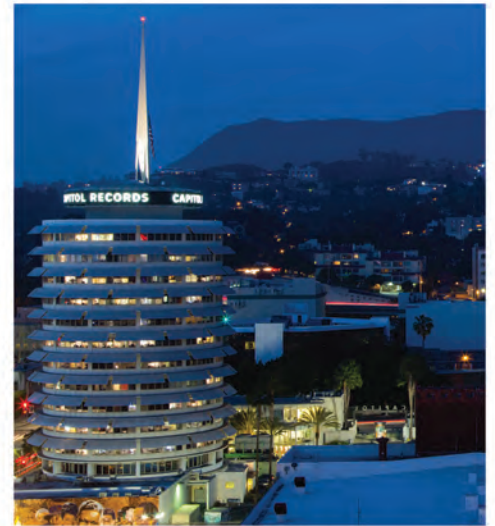
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* Inspired by the iconic Observatory, this fully furnished 3-bedroom and 5-bathroom home spans 5078 SF and features custom bespoke design aesthetics, a new ethos crafted by luxury interior design firm Smith & Firestone Associates. We also partnered with BAM Luxury to create cutting-edge Whole-Home Automation. Vast 1251 SF private terraces with incomparable views of Hollywood's landmarks including the famed Griffith Park Observatory, all framed by fold away NanaWalls. Enjoy 24-hour concierge, valet and ambassador to further elevate the ultimate luxury experience of owning at Above The Penthouses. The Meek Don't Reside Here.

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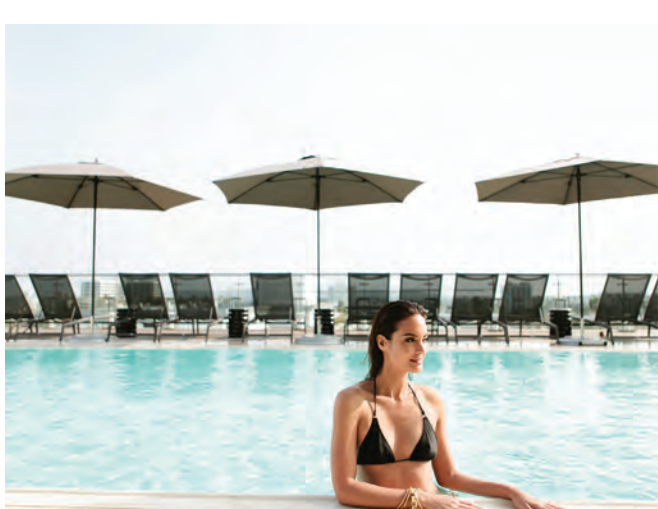
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This incredible approx 2 1/4 acre estate features endless possibilities and a dream for any architect or designer. Up a gated private driveway & secluded amidst towering trees & lush landscaping. An incredible private parklike setting. One of the last trophy estates in Holmby Hills available. Pre-qualified clients only. weahomes.com/listing/charing-cross

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SPRAWLING 2.6 ACRE COMPOUND BRENTWOOD | \$22,500,000

Magical 2.63 acres of park-like land on lower Mandeville is this compound of 3 structures, a swimming pool, & a tennis court + flat & rolling lawns. Main house is approx 8,000 sf (5 BRs/6 BAs + 2 powder rms). 3,500 sf guest house, a pool house, & more. brentwoodcompound.com

Stephen Shapiro (310) 860-8888 | CalBRE# 01257836

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Over an acre in the most prime section of Beverly Hills, this world-class estate is the perfect blend of quality, style, & privacy. Includes a 6 BR + 9 bath main house, a guest house, N/S lighted tennis court, and a resort style pool, spa, & gardens. Elevator, 3 car garage, + motor court with parking for 25+ cars. weahomes.com/listing/661-doheny-rd

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MATT FONDA & JEFF MCMAHON (818) 216-1545



FRANKLIN HILLS | \$1,695,000
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GLENDALE | \$1,225,000
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VERA NELSON (626) 298-3025



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 This 4+4.5 Spanish was gutted & remodeled w/new 2nd
 story + garage & salt water pool & spa
LISA HUTCHINS (323) 460-7626



HAWTHORNE | \$1,225,000
 3BR plus loft/office + 3rd Floor Family/Media Room &
 Rooftop Patio | Upgrades Galore
JOHN CAPELLARO (310) 463-4100



LOS FELIZ | \$625,000
 3315 Griffith Park Blvd #201 | Modern 2BD/1.5BA
 townhome with remodeled kitchen & bathroom
BOUNCE WILLIAMS (310) 447-8500



MALIBU | \$8,499,000
 Stunning Pt Dume estate on premier bluff-top location
 with panoramic ocean views.
DAMON SKELTON (310) 567-0024



MALIBU | \$1,350,000
 Exceptional opportunity to acquire almost an acre of
 Ocean View land on exclusive Busch Dr
ALY DUNNE (310) 321-2571



MANDALAY SHORES | \$3,695,000
 Beachfront DesignARC, AIA award-winning modern
 home. 4,000+ SF with spectacular views.
ARIEL & KAREN (805) 746-2070



Arcadia (626) 445-5500
 Beverly Hills North (310) 777-6200
 Beverly Hills South (310) 273-3113
 Brentwood (310) 820-6651

Calabasas (818) 222-0023
 Glendale (818) 240-1111
 Hancock Park North (323) 464-9272
 Hancock Park South (323) 462-0867

La Cañada Flintridge (818) 790-3334
 Los Feliz (323) 665-5841
 Malibu Colony (310) 456-3638
 Malibu West (310) 457-6550

Manhattan Beach (310) 802-5700
 Marina del Rey (310) 301-3500
 Montecito (805) 969-4755
COLDWELLBANKERHOMES.COM



MARINA DEL REY | \$2,795,000

Rare opportunity just steps to Marina. Elegant modern Mediterranean in Harbor Crossing.

ALICE PLATO (310) 704-4188



PASADENA | \$3,998,000

3255 Lombardy Rd, 6BD/6BA, quiet street, highly desirable area of Pasadena. 24,746 SF Lot.

JOSEPHINE YANG (626) 823-8145



PASADENA | \$1,350,000

633 S Lake Ave #4 | Luxurious, 4-story Chateau style townhouse, 2 master BD suite | 2.5 BA

SCOTT JAMES & CHRIS STILLMARK (626) 319-6927



SAN MARINO | \$2,200,000

Two-story Tudor-style home w/ 3BR/3BA., spacious layout, 2,849SF on a lot of over 12,000.

SUSAN STONE REY (626) 354-1306



SANTA BARBARA | \$11,500,000

HopeRanchElegance.com A fine example of old world charm w/ modern day amenities on 8 acres

LORENZEN PARTNERS (805) 886-1842



SANTA MONICA | \$4,699,000

914 23rd St | Sophisticated architectural built in 2016. Beautiful indoor/outdoor flow.

FIORA ASTON (310) 480-3585



SUMMERLAND | \$65,000,000

Opulent Montecito Polo Estate.

RANDY SOLAKIAN (805) 565-2208



TORRANCE | \$739,000

3BD/1BA | 2 Car Garage | New Furnace | New Electrical Panel | New Paint Inside & Out

JENNY DEWALL (310) 602-9500



WEST HOLLYWOOD | \$1,499,000

Spectacular views & ocean breezes from this enormous contemp. 1,942 s.f., 3 Bedroom Condo.

RON HOLLIMAN (310) 777-6216



WESTCHESTER | \$2,549,000

Stunning & spacious estate home on lg lot, 6 Bd, 5.5 Ba, Pool & Spa

BOB WALDRON & JESSICA HEREDIA (310) 780-0864



WESTLAKE VILLAGE | \$998,000

Foxmoor Hills 4+3.5. 1/1 down. BBQ ctr/bar & firepit. Saltwater pool/spa. 3 car garage

MATT MCCORMICK (805) 495-1048



WOODLAND HILLS | \$999,000

5 br+ Den 2,887SF Views + outdoor spa/shower. Remodeled. Soaring ceilings. Solar panels.

RAISA, GARY & LISSA RESS (818) 388-6292

Pacific Palisades (310) 454-1111
Palos Verdes (310) 378-5201
Pasadena (626) 584-0050
Playa Vista (310) 862-5777

San Marino (626) 449-5222
Santa Barbara (805) 682-2477
Santa Monica Montana (310) 458-0091
Santa Monica Wilshire (310) 829-3939

Sherman Oaks (818) 995-2424
Studio City (818) 788-5400
Venice (424) 280-7400
Ventura (805) 648-5051

Westchester (424) 702-3000
Westlake Village (805) 495-1048
COLDWELLBANKERHOMES.COM

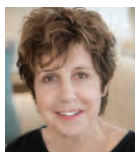


A&D

ARCHITECTURE & DESIGN

AN EXTRAORDINARY WILSHIRE CORRIDOR WORKSHOP

by Bret Parsons



When a Westside Los Angeles couple decided to move from their spacious family home to a penthouse condominium, reality suddenly struck: their living space would be reduced by half. Their new place had to serve a variety of requirements including generous, open areas in which to frequently entertain large groups; abundant wall space to accommodate an enviable collection of contemporary art; plus, his and her offices. While the entire space was being designed to exacting specifications, something wasn't quite right as the husband began to fret about the loss of his beloved home workshop. His was a multi-year avocation which not only featured an extensive collection of prized woodworking tools, but provided important "getaway time" from a vital life. How in the world could a workshop even be incorporated? The challenge was indeed a dilemma as spaces had been allocated. However, ingenuity struck: they would "grab" square footage from the elegant paneled library (see images at right). Architect Richard Landry and interior designer Karla Champion reworked the space and then the furnishings. Voila! A "Workshop in the Sky" was born. The husband is absolutely delighted as his love of woodworking continues, but from a slightly "elevated" perspective: the 21st floor overlooking Southern California!

www.KarlaChampion.com



Photo credit: Marco Franchina

ARCHITECTURAL HOMES OF THE WEEK

ARCHITECT: DOUG BURDGE



MALIBU | \$19,950,000

The Lake House, newly built in Serra Retreat, 72' pool, sexy master. www.DazzanEstates.com

Sandro Dazzan (310) 317-9348

ARCHITECT: PETER TOLKIN ARCHITECTURE



ENCINO | \$8,499,000

Architectural Tour de Force. Gated sanctuary, combining dramatic space, light & privacy.

Joyce Rey & Stephen Apelian (310) 285-7529

ARCHITECT: GUS DUFFY, AIA



STUDIO CITY | \$1,995,000

Open Sun 2-5 | Exquisite Modern Cottage 3+3.5, Pool & Spa. www.4456morellaave.com

Jana Jones-Duffy & Fred Holley (310) 285-7535



RESIDENTIAL BROKERAGE

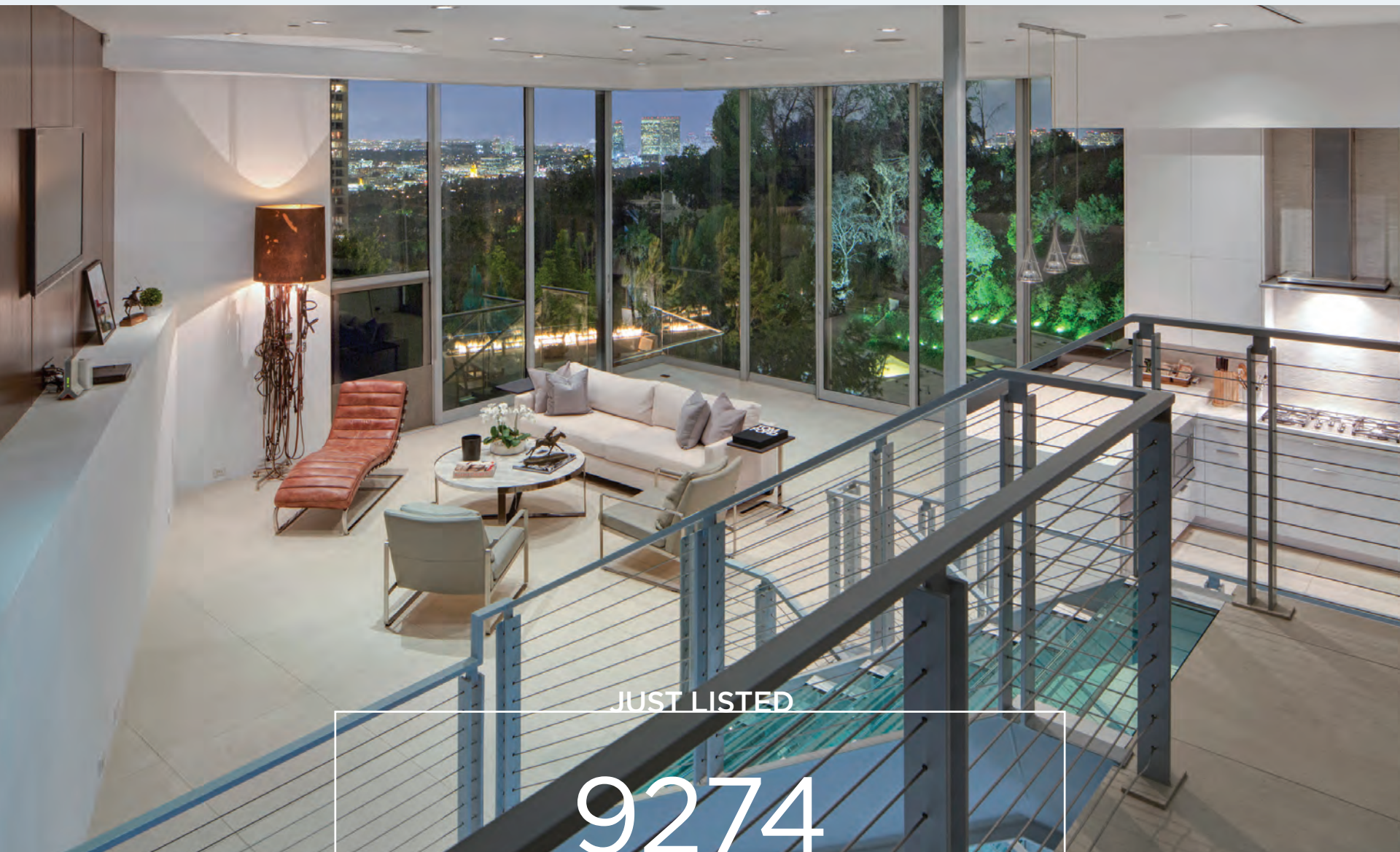
TO FIND OR LIST YOUR ARCHITECTURAL DREAM HOME, CONTACT BRET@BRETPARSONS.COM OR (310) 497-5832 FOR A SUPERB ARCHITECTURAL SPECIALIST.



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GLAMOROUS ARCHITECTURAL RETREAT

OPEN 11 - 2 | \$5,250,000



JUST LISTED

9274

SIERRA MAR DRIVE LOS ANGELES

Joyce Rey

JOYCE REY
(310) 285-7529 | Joyce@JoyceRey.com | JoyceRey.com



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QUINTESSENTIAL CALIFORNIA CONTEMPORARY

OPEN TUESDAY FROM 11 TO 2

2737 EDWIN PLACE | 5 BEDROOMS | 6 BATHS | APX. 4,300 SQ. FT. | APX. LOT SIZE 30,258 SQ. FT. | \$5,995,000



JOYCE REY

(310) 285-7529

Joyce@JoyceRey.com | JoyceRey.com

STEPHEN APELIAN

(323) 804-3400

Stephen@StephenApelian.com | StephenApelian.com

Joyce Rey

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SIDE-BY-SIDE



Once in a lifetime a property becomes available that demands attention. Two adjacent parcels totaling over an acre, with 200 feet of frontage on the fabled North Amalfi rim. This rare opportunity is having a lingering, awe-inspiring effect on estate agents and potential buyers alike. With serene views over the canyon to Will Rogers Park, and a peek of ocean it affords endless opportunities in a quiet, magical setting. Can be purchased separately. \$18,000,000.

ON AMALFI RIM



1213 & 1223 AMALFI DRIVE
OPEN TUESDAY 11AM - 2PM
MARY LU TUTHILL & DAVID OFFER



ELEGANCE PERSONIFIED



525 WARNER AVENUE, HOLMBY HILLS

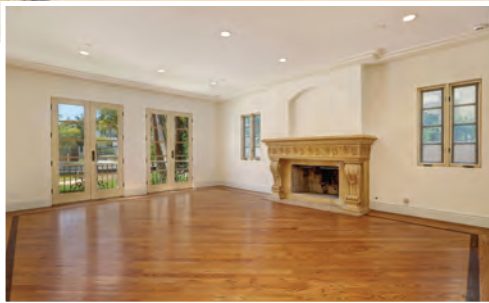
Exquisite 1930's Traditional home with classic center hall plan. Designed by Suzanne Rheinstein of Hollyhock. Gorgeous entry with herringbone wood floors and sweeping staircase with original wrought iron banister. Step-down living room with hardwood floors, fireplace and curved paned windows reminiscent of the era in which the house was built. Stunning formal dining room that was featured on the cover of Suzanne Rheinstein's most recent coffee table book *Rooms for Living*. Chef's kitchen with top-of-the-line appliances. Paneled library with fireplace, family/media room with custom cabinetry, sun-lit reading room, powder room and office or housekeepers room complete the main floor. Upstairs features a sophisticated master suite with third fireplace, marble bath, and dual closets that have been custom fitted. There are an additional three large bedrooms that complete the second floor. Impeccable landscaping designed by Art Luna. Gravel pathways surrounded by mature trees that lead to a variety of romantic sitting areas and stunning vignettes. Direct access to a two-car finished garage. Elegant living in the heart of the city!

OFFERED AT \$5,150,000

OPEN TUESDAY 11AM - 2PM

For more photos, visit www.525WarnerAve.comSTEVE FRANKEL
DISTINCTIVE HOMESCALL 310.281.3981
www.SteveFrankel.com

Newer Gated 2story Contemporary Mediterranean



510 North Palm Drive • Beverly Hills

- Over 6,750 sq ft of luxury built in 2000
- 5 bedrooms up & maid's quarters down
- Separate den/office and large family room
- Just redone modern center-isle kitchen
- Dramatic 2sty entry with sweeping staircase
- Perfect central floor plan
- Big living and dining rooms
- Grand master suite w/viewing terrace
- Fantastic master bath and dual walk-ins
- Kitchen & family room open to resort-style yard
- Rear yard features pool/spa/BBQ/ pergola/lawn

For Lease at \$28,000/month

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

J.J. Wallack
KELLER WILLIAMS
(310) 271-7077



Gated and Hedged 1 Story Pied-a-Terre



123 N. La Peer Drive • Beverly Hills Adjacent

- Immaculate updated home just south of Beverly Blvd
- 3 bedrooms 2 baths
- Large outdoor guest room w/bath/kitchenette
- Sunlit rooms with beautiful wood floors
- Master Suite with walk-in and private spa
- Cook's kitchen with stainless steel appliances
- Generous front courtyard for entertaining
- Resort-like yard w/waterfall & fire-feature pool
- Rare seclusion and privacy in the heart of the city
- Proximate to the finest amenities
- One of Los Angeles' premier "walk-score" locales

For Lease at \$6,350/month

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



Classic & Spacious 2 story Traditional

REDUCED TO SELL!



633 North Foothill Road • Beverly Hills

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

- Absolute charm and authenticity!
- Sunlit rooms with high ceilings & wood floors
- 4 Bedrooms up + 2 maid's rooms down
- Big master suite w/dual baths & wardrobes
- Huge formal living room
- Stately oval dining room
- Big paneled den w/FP/bar/built-ins
- Mammoth family room
- Large outdoor bonus/rec room/studio & bath
- Family & breakfast rooms open to expansive rear yard
- Over 15,000 sq ft prime corner lot
- Highly desirable central Flats palm tree-lined road
- Intense elevated curb appeal further enhances this gem

Open Tuesday, September 27th • 11-2

\$7,795,000 or for lease at \$13,000/month

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



\$10,000 BONUS TO SELLING AGENT!



OPEN HOUSES:

Tuesday, September 27th, 11-2 (Lunch)
Sunday, October 2nd, 2-5



14101 Chandler Blvd. Sherman Oaks, CA 91401

Entry is bright, inviting and opens to spacious living room with dramatic vaulted ceiling, walls of glass, fireplace and beautiful Brazilian mahogany floors. Cook's kitchen with center island, granite counter tops, six burner Thermador range, two separate ovens & sinks, and eat-in area. Formal dining room with adjacent granite counter top serving area with wine refrigerator. Private master suite with fireplace and walk in closet opens to sunny patio space. Grassy backyard with covered patio is perfect for entertaining. Gated front and side entry driveways lead to four-car carport. Four zone HVAC. Abundant storage throughout. Desirable and convenient Chandler Estates location.

www.14101chandlerboulevard.com

INCREDIBLE NEW PRICE!

\$1,595,000

James Muske

Coldwell Banker

310.281.3901

www.jimmuske.com

CalBRE # 00758095



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3+3 with Views and Outdoor Space!



OPEN TUESDAY 9/27 FROM 11-2PM

1248 N. Laurel Avenue, #302, West Hollywood CA 90046 | Offered at \$1,499,000

Spectacular views & ocean breezes from this enormous contemporary 1,942 s.f., 3 Bedroom Condominium in the heart of West Hollywood and the Sunset Strip. Views of the Hollywood Hills, Griffith Park Observatory, Western Sunsets, Downtown City skyline and Century City. This special unit has views with 3 exposures North, West and South. 2 terraces, (with 485 s.f. additional exterior space) one large and luxurious with Palm Tree, privacy and room to entertain, the other intimate with unlimited vistas overlooking all of Los Angeles. Designer stainless steel kitchen opens to great room dining area and living room with fireplace. The loft like interior includes hardwood floors, high ceilings and large sunny bedroom suites all with views. The master includes a large walk in closet and gorgeous en suite bath. There is an integrated sound system with speakers throughout. Separate powder room. Laundry in unit. Roof deck for 360 degree views. The unit sells with 2 side-by-side parking spaces and storage unit. Easy access to 8000 Sunset Complex with Sundance Cinemas Sunset 5, Trader Joes, Crunch, Chateau Marmont, Whole Foods & Laurel Hardware.



RON HOLLIMAN | 310.777.6216 | ron@ronholliman.com

COLDWELL BANKER | BEVERLY HILLS NORTH OFFICE | 301 N CANON DRIVE, SUITE E | BEVERLY HILLS, CA | 90210

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MORE CABANAS. LESS CUL-DE-SACS.



AVANTI

CALABASAS

RESORT-STYLE LIVING IN THE HEART OF CALABASAS

Avanti by The New Home Company is Calabasas' only luxury, "lock and leave" community with single-story flats, resort amenities including pool and spa, and lifestyle retail with SoulCycle and Pressed Juicery. Old town Calabasas shops, cafes and the upscale retail at The Commons are just steps away.

EXPERIENCE TWO LUXURY MODEL HOMES & SOULCYCLE NOW OPEN DAILY!

Now Selling From the Mid \$1 Millions - Broker Participation
747.900.6790 - AvantiNewHomes.com



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GARY GLASS ESTATES



ARCHITECTURAL MASTERPIECE WITH VIEWS

1000 NAPOLI DRIVE

SIGNIFICANT REDUCTION ~~\$12,250,000~~ \$10,995,000

6 BEDS | 7 BATHS

OPEN TUESDAY 11-2

GARY GLASS | 310.820.9343

**BERKSHIRE HATHAWAY | California Properties
HomeServices**

QUALITYAGENTS



\$11,650,000 | 144 N Woodburn Dr, Brentwood | 5BD/8BA
David Offer | 310.820.9341



OPEN TUES 11-2

\$2,875,000 | 835 26th Street, Santa Monica | 3BD/3BA
Mary Young | 310.255.3416



\$3,315,000 | 10894 Creek Rd, Ojai | 51± acs (assr)
Kerry Mormann | 805.689.3242



\$2,745,000 | 10108 Empyrean Wy #101, Century City | 2BD/3½BA
Larry Young | 310.777.2879



\$1,599,000 | 19652 Nashville St, Chatsworth | 6BD/7BA
C. Garrett/L. Riha | 818.929.3897/213.503.8697



\$1,710,000 | 4015 Rock Hampton Drive, Tarzana | 5BD/4½BA
Linda Wiseman | 818.458.0985



\$799,000 | 5705 Vesper Ave, Sherman Oaks | 3BD/1½BA
Gail Salem | 818.516.1546

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 Pacific Palisades | Pasadena | Santa Barbara | Santa Monica | Sherman Oaks | Studio City | Ventura

EXTRAORDINARY RESULTS



OPEN TUES 11-2

\$1,975,000 | 6478 Ivarene Avenue, Hollywood Hills | 4BD/5BA
Alexandra Kerr | 310.795.1440



\$3,359,000 | 629 Radcliffe Ave, Pacific Palisades | 3BD/3½BA
Jody Fine/Monica Antola | 310.230.3770/310.230.3755



\$1,150,000 | 4465 Park Arroyo, Calabasas | 3BD/3BA
Jennifer Camp | 818.633.9501



\$995,000 | 922 3rd Ave, Wilshire Park | 4BD/2BA
Kathleen Becker | 323.819.4760



\$815,000 | 1129 Larrabee St #11, West Hollywood | 2BD/2BA
Miriam Williams | 323.646.3971



OPEN TUES 11-2

\$779,000 | 311 Branch St, Highland Park | 3BD/1¾BA
Margaret Cashion | 310.795.2200



\$1,379,000 | 4829 Gaynor Avenue, Encino | 4BD/3BA
Pearson/Gordon | 818.601.2260/818.298.8344

conditions, and features of property. Information is obtained from various sources and will not be verified by broker or MLS. Sellers will entertain and respond to all offers within this range. CalBRE 01317331

234 North Glenroy Avenue

Lower Bel Air

Open House

Tuesday, September 27

11–2 pm

Lunch Served

Mid-Century | 3 Bedrooms | 2.5 Bathrooms

2,886 Sq. Ft. Living | 13,330 Sq. Ft. Lot

Open Floorplan. Living, Formal Dining & Family Areas.

Renovated Gourmet Kitchen. Master Suite.

Private, expansive al fresco spaces & pool. Storage space galore.

Warner Avenue Elementary.

\$2,195,000

property
Information



More information available at
234NGlenroy.com



Larry Young

Luxury Properties Director

(310) 777-2879

larry@larryyoungwestside.com

larryyoungwestside.com



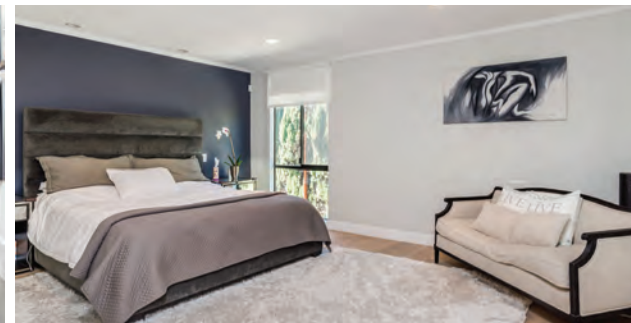
BERKSHIRE HATHAWAY
HomeServices
California Properties



9319 BURTON WAY #B | BEVERLY HILLS

OFFERED AT \$1,399,000

Gorgeously updated, spacious rare 3BD+3BA townhome in the heart of Beverly Hills. Modern gourmet kitchen, large private patio, soaring high ceilings, fireplace, and hardwood floors throughout complete this entertainer's dream.



MARKUS CANTER

Luxury Properties Director

310.704.4248 | MarkusCanter@bhhsca.com

CRISTIE ST. JAMES

Luxury Properties Director

310.291.1029 | StJamesEst@aol.com

OPEN HOUSE:

TUESDAY SEPTEMBER 27 | 11 AM - 2 PM

www.9319BurtonWayB.com

WWW.STJAMESCANTER.COM

BERKSHIRE HATHAWAY | California Properties
HomeServices

The future of real estate has arrived in Los Angeles.



1006 N Beverly Drive | Beverly Hills

\$9,999,000 8 Bed | 7 Bath

Jeeb O'Reilly
310.980.5304

Tori Barnao
323.633.1878

Scott Segall
310.480.4823

Open House
Tuesday
11 am-2 pm



757 Hartzell Street | Pacific Palisades

\$3,495,000 5 Bed | 4.5 Bath

Laura Pardini Lily Harfouche
888.931.3337 310.230.5564

compass.com 310.230.5478  compass  compassinc  compass

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Open House
Tuesday
11 am-2 pm

9621 Royalton Drive | Beverly Hills PO

\$3,299,000 Main Residence: 4 Bed 5.5 Bath | Guesthouse: 1 Bed 1 Bath

Lorin Ruttenberg
310.780.0214



510 N Crescent Heights | Beverly Center

\$1,275,000 3 Bed | 2 Bath

Allison Schwarz
310.433.0056

2743 Woodstock Road

Broker's Open House Tuesday 11am - 2pm

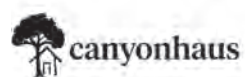


\$1,199,000

2 Bed | 2 Bath | Pool
www.2743woodstock.com

Tori Horowitz

Cal BRE# 01703353
323.203.0965
torih@compass.com



COMPASS

By Appointment Only



Steven Dubin
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PROPERTIES
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BRE#01978658

1901 Sunset Plaza Drive

5 BR | 6 BA | Pool | Elevator | Guest House | \$6,950,000

Enter a curated environment replete with exquisite moldings, travertine floors, vaulted spaces, and elite amenities. Unrivaled.

ERNIE CARSWELL
PARTNERS

310.345.7500
BRE#01111566





Prime Estate Opportunity!

1335 Tower Grove Drive

Beverly Hills Post Office | 2 BR | 3 BA | Lot Size: 23,488
\$3,600,000

One of the last remaining view development sites in Beverly Hills – being sold for lot value.

ERNIE CARSWELL
&
PARTNERS

Chris Pickett

TELES
PROPERTIES

310.800.7103

BRE#01475927



Open 11-2pm

8932 24th Street

Beverlywood | 2 BR | 2 BA | SqFt: 1528 | Lot Size: 5,000
\$1,185,000

Enchanting 1930s Spanish, renovated to exacting standards & located in Reynier Village.

ERNIE CARSWELL
PARTNERS

Chris Pickett
TELES
PROPERTIES
310.800.7103
BRE#01475927





Chris Pickett
310.800.7103
BRE#01475927

17415 Castellammare Dr
Pacific Palisades | 3 BR | 4.5 BA | Media Room | Office/Gym | \$5,350,000

Ernie Carswell
310.345.7500
BRE#01111566



Open 11-2pm

ERNIE CARSWELL
&
PARTNERS

MERCERVINE

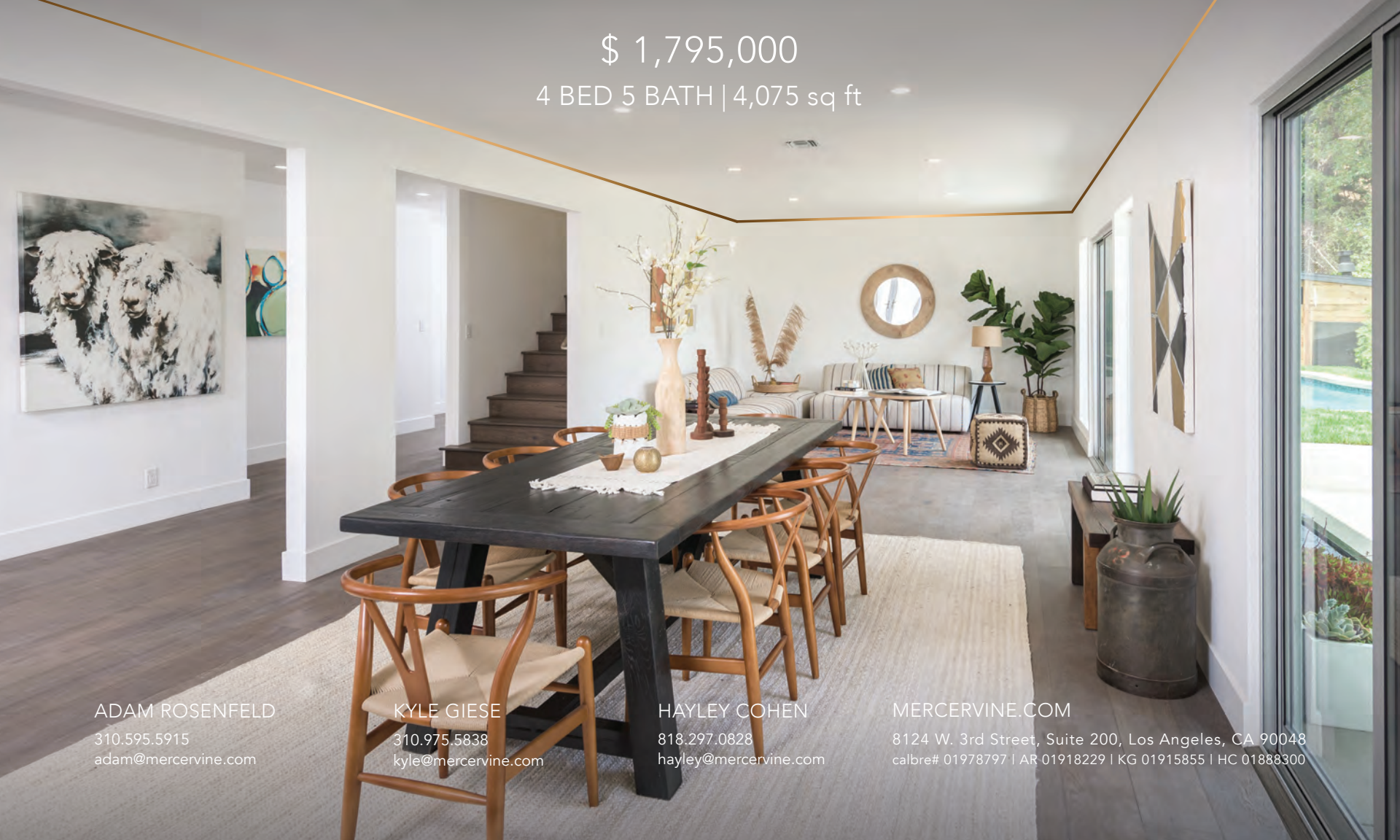


OPEN TUESDAY 11-2

3551 ROYAL WOODS DR
SHERMAN OAKS

\$ 1,795,000

4 BED 5 BATH | 4,075 sq ft



ADAM ROSENFELD
310.595.5915
adam@mercervine.com

KYLE GIESE
310.975.5838
kyle@mercervine.com

HAYLEY COHEN
818.297.0828
hayley@mercervine.com

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EASTERN

TWO EXCLUSIVE OFFERINGS ATOP LA'S
MOST ARCHITECTURALLY SIGNIFICANT BUILDING

Presented by

KEVIN DEES | NICK SEGAL

kevin@kevindees.com | 818.414.3404



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THE JOHNNY DEPP PENTHOUSE COLLECTION

BY APPOINTMENT
PENTHOUSE 1-5
Offered at \$12,780,000



KEVIN DEES | NICK SEGAL

kevin@kevindees.com | 818.414.3404



OPEN TUESDAY 11-2PM
PENTHOUSE 1212

Offered at \$2,999,999

3-STORY INCLUDING PRIVATE ROOFTOP
TERRACE, DIRECT ACCESS TO POOL,
SPA, & GYM



THEPARTNERTRUST.COM

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EXCLUSIVE AFFILIATE OF

 **LEVERAGE**
GLOBAL PARTNERS

MELISSA ALT & ASSOCIATES

OPENING DOORS ON THE WESTSIDE
424.202.3232 | melissa.alt@telesproperties.com | MelissaAlt.com

New Listing! Open Tuesday 11am - 2pm



208 S. Arden Boulevard
Hancock Park

5 bd 3 ba
Listed at \$2,798,000

Lovely home updated for today's living, with the grace and scale of a custom home from another era. The living room with fireplace, opens to the formal dining room. There is a fabulous gourmet kitchen with top of the line stainless steel appliances and a center island. The family room, opening through French doors to the patio & pool, has a vaulted ceiling. The fifth bedroom, which is on the first floor, is currently being used as an office. Upstairs are four bedrooms, including the large master bedroom suite, featuring a luxurious bath with double sinks, separate tub and shower. A walk-in closet with built-ins completes the master. Three additional bedrooms are spacious, with ample closets. Stack laundry upstairs. Light and bright throughout the home. Detached 2 car garage. Beautiful pool. Located in the Third St. Elementary SD. Enjoy all of the benefits of Larchmont Village and the central Hancock Park location. 208SouthArdenBlvd.com



Melissa Alt: California Bureau of Real Estate #01019836

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JANABEZDEK

310.709.4140 | jana.bezdek@telesproperties.com



REDUCED TO \$13,800,000! OPEN TUESDAY 11-2



1181 Angelo Drive
90210

7bd 9ba

11,300 sq ft on 33,004 sq ft lot

Listed at \$13,800,000

This exquisite modern estate redesigned and completed in 2016 offers private serenity on just under an acre of wooded grounds up the street from the Beverly Hills Hotel. Expanded from the original, this sprawling 11,300 sq. ft. mostly single level home, shows great respect and integrity for the original architecture and the land upon which it sits. This property is a rare paradise that allows you to hide in plain site while enjoying the benefits of living in the heart of the city. 1181AngeloDrive.com



9551 CHEROKEE LANE

BEVERLY HILLS POST OFFICE

5 BEDROOMS | 7 BATHROOMS

This gorgeous Beverly Hills contemporary is a masterpiece of light and design. Walls of glass and high ceilings create a natural flow between living spaces and lend the home an effortless indoor-outdoor feel. Four en-suite guest rooms are bright and spacious and a well-appointed master features a huge closet, fireplace, balcony and gorgeous bathroom. Amenities such as a gourmet kitchen, infinity pool, elevator, wine room, bonus outdoor area and ample parking complete this exquisite home.

PAUL LESTER
310.488.5962

AILEEN COMORA
310.569.7950

MICHAEL PEREZ
323.679.4414

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$7,995,000



An international associate of Savills

THEAGENCYRE.COM





NEW LISTING

OFFERED AT \$24,495,000 OR \$49,000/MO

21500 CALLE DEL BARCO | MALIBU

BY APPOINTMENT ONLY

8 BEDROOMS | 8 BATHROOMS | 16,709 SQ. FT. | 79,222 SQ. FT. LOT

A rare offering for the opportunity to transform a one-of-a-kind Malibu compound. Sited above PCH on approx 1.8 acres this nature retreat will transport you to the island of Capri with its lush landscape, grand interiors and breathtaking, panoramic ocean and city lights views. The opportunity exists to modernize this entertainer's paradise into a five-star living experience or for the investor looking for the ultimate turn-key, world-class, luxury beach rental.

DAVID PARNES
DPARNES@THEAGENCYRE.COM
424.400.5916

JAMES HARRIS
JAMES@THEAGENCYRE.COM
424.400.5915

MAURICIO UMANSKY
MUMANSKY@THEAGENCYRE.COM
424.230.3701



An international associate of Savills

THEAGENCYRE.COM





1287 CASIANO ROAD

BEL AIR

3 BEDROOMS | 2.5 BATHROOMS | 2,753 SQ. FT. | 21,149 SQ. FT. LOT

Beautiful Mid-Century located in lower Bel Air. Warmly designed home with three-bedrooms, three-bathrooms. The formal entry opens to a dining room and large living room. Adjacent to the living room is a cozy family room with fireplace and wet bar. The bright kitchen features Ceasarstone counters and breakfast area. The master suite is perfectly laid out with a large walk-in closet and beautiful bathroom. The entire house opens to the backyard, complete with pool, deck and views of the Getty.

JON GRAUMAN
424.238.2484

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$2,199,000



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THEAGENCYRE.COM





1032 CASIANO ROAD

BEL AIR

5 BEDROOMS | 5.5 BATHROOMS | 5,449 SQ. FT. | 18,173 SQ. FT. LOT

High ceilings and sweeping staircase. The living room flows seamlessly to the dining room, family room and spacious chef's kitchen with open breakfast space. There are three bedrooms and three bathrooms upstairs with a large master bedroom with spacious dual walk in closets and fireplace plus office space. Additional two bedrooms and three bathrooms on the lower level. Outdoor room to build your own pool and decks with potential to add value beyond remodeling cost.

OPEN TUESDAY 11-2PM

NEW LISTING

OFFERED AT \$3,749,000

EDUARDO UMANSKY
424.230.3715

MAURICIO UMANSKY
424.230.3701

FARRAH ALDJUFRIE
424.230.3712



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NEW LISTING

OFFERED AT \$5,495,000

1271 RIMMER AVENUE | PACIFIC PALISADES

OPEN TUESDAY 11-2PM

5 BEDROOMS | 6 BATHROOMS | 4,648 SQ. FT. | 13,035 SQ. FT. LOT

Thoughtfully designed and timeless, this elegant, romantic and character-infused five-bedroom Spanish villa is perched just above the Palisades Village and the eagerly-awaited Caruso Project. Private and perfect for cocooning away or as the place everyone wants to go, this property is ideally suited for both quiet time and gracious entertaining. Featuring an open floor plan, a cook's kitchen, an enviable master suite, magical grounds, ample outdoor entertaining spaces, and breathtaking ocean, canyon and mountain views, this special home provides today's most sought-after features. With each room relating to the serene views, this offering evokes a profound connection to nature, and appeals to households both large and small.

BILLY ROSE
THE AGENCY
424.230.3702

ELLEN MCCORMICK
BERKSHIRE HATHAWAY
310.230.3707



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BERKSHIRE HATHAWAY
HomeServices
California Properties



REDUCED BY \$1.5 MILLION

OFFERED AT \$13,995,000

499 HALVERN DRIVE | BRENTWOOD

OPEN TUESDAY 11-2PM

9 BEDROOMS | 16 BATHROOMS | 10,895 SQ. FT. | 40,793 SQ. FT. LOT

One of the most unique and magical properties in Los Angeles, this thoughtfully restored plantation-style, gated compound is comprised of five structures and some of the city's most enchanting grounds. The main house features a first-rate master suite (with dual closets and baths) as well as five additional bedroom suites, three large-scale family or living rooms, a massive dining room befitting of any major holiday or gathering, a cook's kitchen, and a mixologist's dream bar. The expansive, approx one-acre grounds contain the sparkling pool, two guest "casitas" (one currently fully outfitted as a recording studio and the other as a broadcast studio), a gym, a wonderful glass-walled office, an outdoor dining area (with its own enclosed chef's kitchen), spacious rose garden, pond, large greenhouse and "next level" playground. A quiet retreat from the chaos of the city, while still very much within its confines.

BILLY ROSE
424.230.3702



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NEW LISTING

OFFERED AT \$14,750,000

22201 CARBON MESA ROAD | MALIBU

5 BEDROOMS | 8 BATHROOMS
7,174 SQ. FT. | 275,599 SQ. FT. LOT

A custom built home with exceptional quality, designed with the finest materials and automated by Crestron. The master bedroom has an oasis like setting with coastline views, walk-in closets and spa-like bathroom. Exhibiting a serene setting with manicured grounds, lit tennis court, pool and outdoor kitchen makes this property perfect for entertaining. A nearly a 6-acre private compound with panoramic ocean views that is accompanied with La Costa Beach Club rights for an ideal Malibu lifestyle.

OPEN THURSDAY 9:30-11:45AM

SANTIAGO ARANA

310.926.9808

BARON STEINBRECHER

310.849.7933





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NEW LISTING

OFFERED AT \$14,500,000

1280 ANGELO DRIVE | BEVERLY HILLS POST OFFICE

7 BEDROOMS | 8 BATHROOMS
7,767 SQ. FT. | 18,821 SQ. FT. LOT

This gated Architectural masterpiece is nestled among distinguished estates in the view corridor of Upper Angelo. Quite simply, this is a one-of-a-kind property with breathtaking unobstructed panoramic city and ocean views. This home is an entertainer's delight and beckons you to linger on the patio areas and enjoy an evening glass of wine.. The retractable glass walls and abundance of natural light provide the ideal fusion of indoor/outdoor living.

OPEN TUESDAY 11-2PM

SANTIAGO ARANA

310.926.9808





OPEN TUESDAY 11-2 PM

18341 COASTLINE DRIVE | PACIFIC PALISADES | \$2,890,000
4 BEDS | 2.5 BATH | 2,091 SQ. FT. | 8,106 SQ. FT. LOT

NEW LISTING



OPEN TUESDAY 11-2PM & TWILIGHT 5-7PM

18134 KINGSPORT DRIVE | MALIBU | \$3,250,000
4 BEDS | 4.5 BATH | 2,322 SQ. FT. | 6,061 SQ. FT. LOT

NEW LISTING

ALEJANDRO ALDRETE
424.230.3705

MAURICIO UMANSKY
424.230.3701



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515 OCEAN AVE #704S

SANTA MONICA

OPEN TUESDAY 11-2PM

NEW LISTING

2 BEDROOMS | 2 BATHROOMS | 1,490 SQ. FT.
OFFERED AT \$1,499,000

WWW.515OCEAN704S.COM

DAVID SOLOMON ANNA SOLOMON
424.400.5905 424.400.5903



An international associate of Savills

THEAGENCYRE.COM





10335 OLETHA LANE

BEL AIR

2 BEDROOMS | 2 BATHROOMS | 1,630 SQ. FT. | 14,774 SQ. FT. LOT

The Mahler Residence. William Adams, FAIA. Formerly occupied by Anna Mahler, daughter of famed composer Gustav Mahler, the home played host to salons and the chiseling of her sculptures- a bastion of the cosmopolitan and cultured. The residence was reimagined at the astute hands of William Adams and his architectural partner, Carl Smith. Their program honored the exterior openings while incorporating a stainless steel and glass element to capture the canyon hills and natural light.

OPEN TUESDAY 11-2PM
& SUNDAY 2-5PM

NEW LISTING

OFFERED AT \$1,395,000

DANIEL STEVENSON
424.271.3344

MAX NELSON
424.238.2482

DAMIAN NELSON
424.238.2475



An international associate of Savills

THEAGENCYRE.COM





630 N. MARTEL

BEVERLY GROVE

4 BEDROOMS | 4.5 BATHROOMS | 4,524 SQ. FT. | 7,404 SQ. FT. LOT

Exquisite, brand new construction with stunning entrance and back yard in prime Beverly Grove. Minutes from Melrose, this gated home was designed with attention to detail and gorgeous fixtures. Spacious open floor plan and seamless indoor/outdoor flow. Chef's kitchen with Miele appliances and entertainer's backyard boasts pool and fire pit. This four-bedroom, four-and-a-half bath home includes a bonus sitting area upstairs, master suite with fireplace, Fleetwood doors, high ceilings, and more.

JONATHAN WIZMAN

424.238.2454

OPEN TUESDAY 11-2PM
NEW LISTING

OFFERED AT \$3,350,000



An international associate of Savills | THEAGENCYRE.COM





4444 LIBBIT AVENUE

ENCINO

5 BEDROOMS | 6 BATHROOMS | 7,878 SQ. FT. | 39,664 SQ. FT. LOT

Classic East Coast design meets cool West Coast lifestyle.
Highlights of this ultimate compound include:

Complete privacy on one acre | Separate guesthouse with kitchen | Amazing movie theater
Two offices or dual home gyms | Sport court | Sprawling grassy yard | Wine cellar
Pool house ideal for entertaining with outdoor shower | Top-rated school district

All of this and more await at this unrivaled estate.

CRAIG KNIZEK
818.618.1006

OFFERED AT \$4,950,000
SEE THE NARRATED VIDEO
LINK – “LIBBIT VIDEO TOUR”
4444LIBBIT.COM



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COUNTRY RIDGE

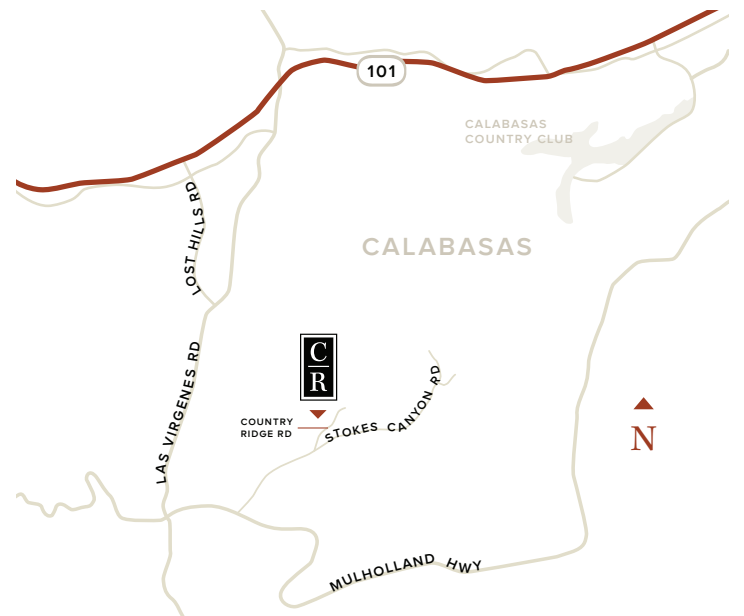
ESTATES



Country Ridge Estates

An Exceptional Lifestyle In An Idyllic Setting

Set amidst sweeping canyon and mountain views minutes from the heart of Calabasas, Country Ridge is a private estate community offering a distinct style of living at the foothills of the Santa Monica Mountains. Providing unmatched space, privacy and serenity, five homesites and four hacienda-style residences are set upon 5 to 40 idyllic acres and seamlessly connected to the nature that surrounds.



Represented by
**CRAIG KNIZEK &
 MICHELLE SCHWARTZ**
Price Upon Request

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 TUES, THURS, FRI, SAT, SUN
 11AM - 4PM



424.221.5039
 COUNTRYRIDGECALABASAS.COM

The developer reserves the right to make modifications in materials, specifications, plans, pricing, various fees, designs, scheduling and delivery of the homes without prior notice. All dimensions are approximate and subject to normal construction variances and tolerances. Plans and dimensions may contain minor variations from floor to floor. This is not an offer to sell or solicitation to buy to residents in jurisdictions in which registration requirements have not been fulfilled, but is intended for information only. Listing Broker: The Agency New Development CA RE 01973483. 6/29/16. Obtain the property report or its equivalent by federal and state law and read it before signing anything. No federal or state agency has judged the merits or value, if any, of this property.



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THE RESIDENCES AT CARBON BEACH

THREE RESIDENCES REMAIN

Only three homes remain available within this exquisitely private enclave located steps from the sand and sea in Malibu's famed Billionaire's Beach. Each offers sweeping ocean views, sleek, open-concept design, soaring 11-foot ceilings and a plush, expansive rooftop terrace with fireplace and jacuzzi — the ultimate setting for seaside lounging, dining and entertaining.

Starting at \$3,695,000 | 2.5% Broker Commission

3 Bed | 3.5 Bath | 4,996 – 5,415 Approx. Total Sq. Ft.

310.698.7889 | Carbon-Beach.com

22065 PACIFIC COAST HIGHWAY, MALIBU, CALIFORNIA 90265

SOCAL
HOLDINGS



823 SOUTH BUNDY #105



OPEN TUESDAY 11-2

Offered at \$2,895,000 | www.BrentwoodVilla105.com

Sophisticated Brentwood Villa offering 4BR + 4BA with over 3,100 sq ft. Lovely living room highlighted by fireplace, formal dining room, open floor plan with family room, gourmet kitchen with state of the art appliances, patio with BBQ and outdoor dining. Private elevator from 4 car garage and French oak floors throughout. Upstairs, sumptuous master suite with luxurious bath & 2 additional family suites. Screening room complete with Panasonic home theater, surround sound and leather reclining theater chairs. Features Venetian Plaster walls, Crestron Lighting system, tankless water heater and electric charging station for vehicles. For the most discriminating clients!

Myra Nourmand

myranourmand@nourmand.com

office: 310.888.3333 | bre#:00983509

Michael Nourmand

mnourmand@nourmand.com

office: 310.888.3264 | bre#:01281017



FINEST ESTATE LOT IN BEL-AIR WITH EXCEPTIONAL VIEWS



2457

ANGELO DRIVE
BEL-AIR
\$3,995,000

OPEN TUESDAY 11-2



AARON KIRMAN
President, Aaroe Estates
424.249.7162
aaronkirman.com

ARVIN HADDAD
Estate Agent
310.909.6434
arvin@aaronkirman.com



NEYSHIA GO
Director, Aaroe Estates

310.882.8357
neyshiago.com

AARON KIRMAN
President, Aaroe Estates

424.249.7162
aaronkirman.com



OPEN TUESDAY 11-2

10505 MARS LANE | MID-CENTURY
\$2,000,000 | ±2,057 SQ FT | ±1.3 ACRES

JOHN AAROE GROUP



OPEN TUESDAY 11-2

10480 SANDALL LANE
\$1,199,000 | ±1,997 SQ FT | ±9,354 ACRES



- Sweeping canyon views
- 'By-Right' minimum to build 18% of each lot
- Lot 1 = 8,914 sq. ft. home on 49,522 sq. ft. lot
- Lot 2 = 9,517 sq. ft. home on 52,877 sq. ft. lot
- Lot 3 = 14,486 sq. ft. home on 80,482 sq. ft. lot
- Lot 4 = 45,013 sq. ft. home on 66,742 sq. ft. lot
- Comprised of ±100 contiguous lots that can be re-arranged by buyer

**Buyer to confirm all with city*

JOHN AAROE GROUP

DEVELOPMENT OPPORTUNITY IN BEAUTIFUL BEL-AIR CANYON

10491 Isadora Lane, Bel-Air
\$3,200,000 | 10491isadora.aaroe.site

OPEN TUESDAY | 11-2



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Director, Aaroe Estates

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neyshiago.com

AARON KIRMAN
President, Aaroe Estates

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aaronkirman.com

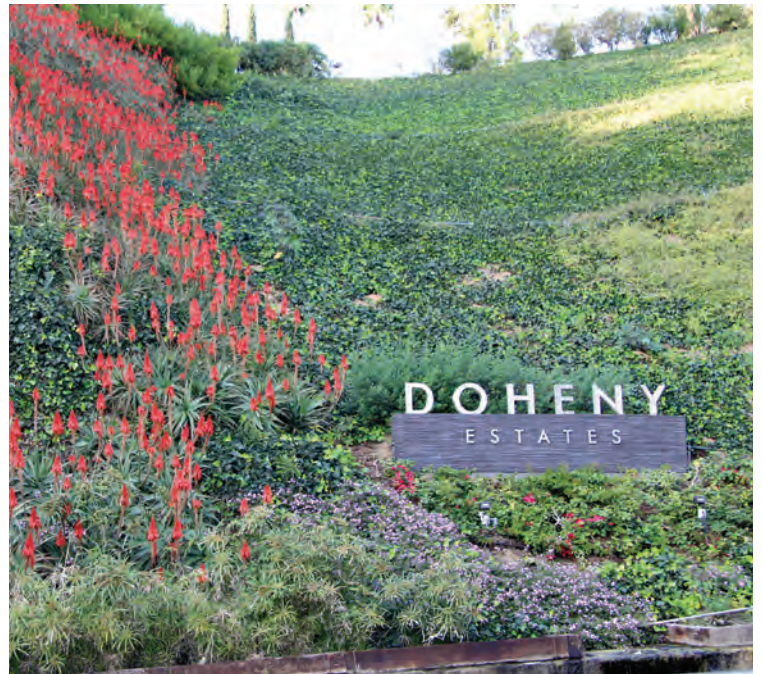
spectacular doheny estates opportunity

JOHN AAROE GROUP KELLER WILLIAMS REALTY

For Sale or For Lease | By Appointment Only
1868 N. Doheny Dr, Sunset Strip | \$8,900,000



1868NDohenyDrive.com



LISA ARDEN
John Aaroe Group | Estate Agent
310.913.9339 call or text

GOLI VAHDANI
Keller Williams Realty Calabasas
818.929.9284 call or text



Spectacular Doheny Estates property with city lights views on over an acre w/2 APN's & 3 lots. This property owns the rights to the only private road w/access to Sunset Plaza from Doheny. 4 bd + 5 ba. Sparkling pool. *Available for lease \$18,000/month (furnished lease).

2035 Davies Way, Sunset Strip

VIEWS VIEWS VIEWS! | OPEN TUESDAY 11AM - 2PM | JOIN US FOR LUNCH



OFFERED AT: \$3,995,000 | 2035DaviesWay.com



Sally Forster Jones
310.691.7888
sallyforsterjones.com

High above the city lights, experience the city as you've never seen it before. With 320° views stretching out in every direction, fall in love with this breath-taking, former celebrity owned knoll. This exceptional property offers unobstructed views that stretch from the Hollywood sign & Griffith Observatory to the skyscrapers of DTLA, to the ocean & Catalina Island. Featuring the utmost in privacy, this spectacular gated site boasts over 25,000 sqft in a unique location that makes it the ideal setting for a trophy property. Walk in to this romantic estate featuring exposed beamed ceilings throughout, a charming dining room, cozy seating nook, and spacious living room with windows overlooking the sparkling city below. Whether you move right in, expand, or build a one-of-a-kind estate, Davies Way is the opportunity of a lifetime! Entertain in style with a separate guest house and glistening pool rivaling the most prestigious view sites all around LA. Providing the ultimate in privacy & the most awe-inspiring & supremely dramatic vista you'll ever see, don't miss out!

GLOBAL VISION. LOCAL EXPERTISE.



BEL AIR

11531 Orum Road | 6 Bedrooms | 7 Baths | \$6,495,000
Juliette Hohnen 323.422.7147



BEVERLY HILLS

1288 Angelo Drive | 3 Bedrooms | 5 Baths | \$15,950,000 | 1288Angelo.com
Jim Crane 310.855.4595 | Connie Blankenship 310.994.6451 | Michelle Oliver 310.500.6111



BEVERLY HILLS POST OFFICE

9839 Cardigan Road | 5 Bedrooms | 7 Baths | \$4,995,000
Marshall Peck 310.497.3279



BEVERLY HILLS POST OFFICE | PRICE REDUCTION

9720 Moorgate Road | 5 Bedrooms | 5 Baths | \$2,695,000
Marshall Peck 310.497.3279



CENTURY CITY

1 W Century Boulevard PH40 | 4 Bedrooms | 8 Baths | \$26,500,000
Bachir Oueida 310.722.7727



CENTURY CITY

1 W Century Drive #28A | 3 Bedrooms | 5 Baths | \$12,750,000
Michelle Oliver 310.500.6111

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FOR A COMPLETE LIST OF PROPERTIES, VISIT ELLIMAN.COM/CALIFORNIA



CENTURY CITY

1 West Century Drive #34C | 2 Bedrooms | 3 Baths | \$4,495,000
Bachir Oueida 310.722.7727



ENCINO

3383 Hayvenhurst Drive | 4 Bedrooms | 6 Baths | \$4,595,000
Josh Altman 310.819.3250 | Matthew Altman 323.791.9398



OPEN TUESDAY 11-2

LOZ FELIZ

2255 Verde Oak Drive | 3 Bedrooms | 3 Baths | \$4,295,000
Juliette Hohnen 323.422.7147



MALIBU

29518 Harvester Road | 5 Bedrooms | 4.5 Baths | \$3,995,000
Tracy Tutor Maltas 310.722.2267



**OPEN TUESDAY 11-2
AND FRIDAY 12-2**

MANHATTAN BEACH

108 The Strand Manhattan Beach | 5 Bedrooms | 8 Baths | \$19,995,000
Josh Altman 310.819.3250 | Matthew Altman 323.791.9398 | Marisa Rokstad 310.721.7773



SUNSET STRIP

2783 La Castana Drive | 4 Bedrooms | 4 Baths | \$2,795,000
Tracy Tutor Maltas 310.722.2267

THE ALTMAN BROTHERS



OPEN TUESDAY 11-2PM AND FRIDAY 12-2PM

108 The Strand | Manhattan Beach | 5 Bedrooms | 8 Baths | \$19,995,000 | 108TheStrand.com | An architectural tour-de-force, setting the standard for modern beachside elegance. Located on the famed Strand, this bold and innovative Louie Tomaro designed trophy property features sleek details perfectly complemented by impeccable finishes and high quality craftsmanship. Highlighting true indoor and outdoor living, this 5 bedroom and 8 bathroom compound, set over 6,500sqft of glass and steel, is truly in a league of its own. Dramatic 3 level floating glass staircase intertwines the lines of custom pocketing Fleetwood doors that command the entire beachside of the home bringing the ocean into every room. Entertain and enjoy with unparalleled amenities. Two kitchens (including a Strand level party kitchen) 3 outdoor fireplaces, high end screening room, Zen inspired yoga studio and professional gym. Equipped with full service elevator and 5 car vaulted lift garage.

JOSH & MATTHEW ALTMAN

O: 310.819.3250

JOSH@THEALTMANBROTHERS.COM

THEALTMANBROTHERS.COM

MARISA ROKSTAD

C: 310.721.7773

MARISA@THEALTMANBROTHERS.COM

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AB THE ALTMAN BROTHERS

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LLOYD WRIGHT'S SAMUEL-NOVARRO HOUSE

2255 VERDE OAK DRIVE | LOS FELIZ | 3 BEDROOMS | 3 BATHS | \$4,295,000

OPEN TUESDAY 11-2 | COFFEE CART

JULIETTE HOHNEN

C: 323.422.7147

JULIETTE.HOHNEN@ELLIMAN.COM

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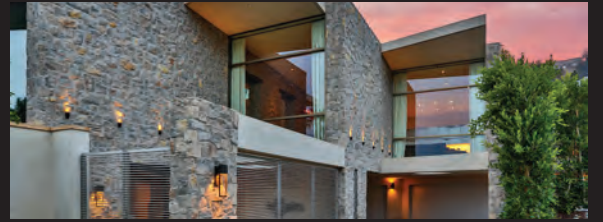
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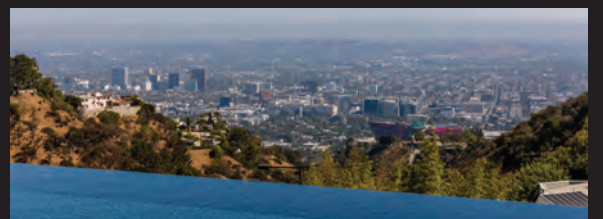
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1231 LAGO VISTA DR, BEVERLY HILLS

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OPEN FRIDAY 12-2

712 JOHN ST, MANHATTAN BEACH

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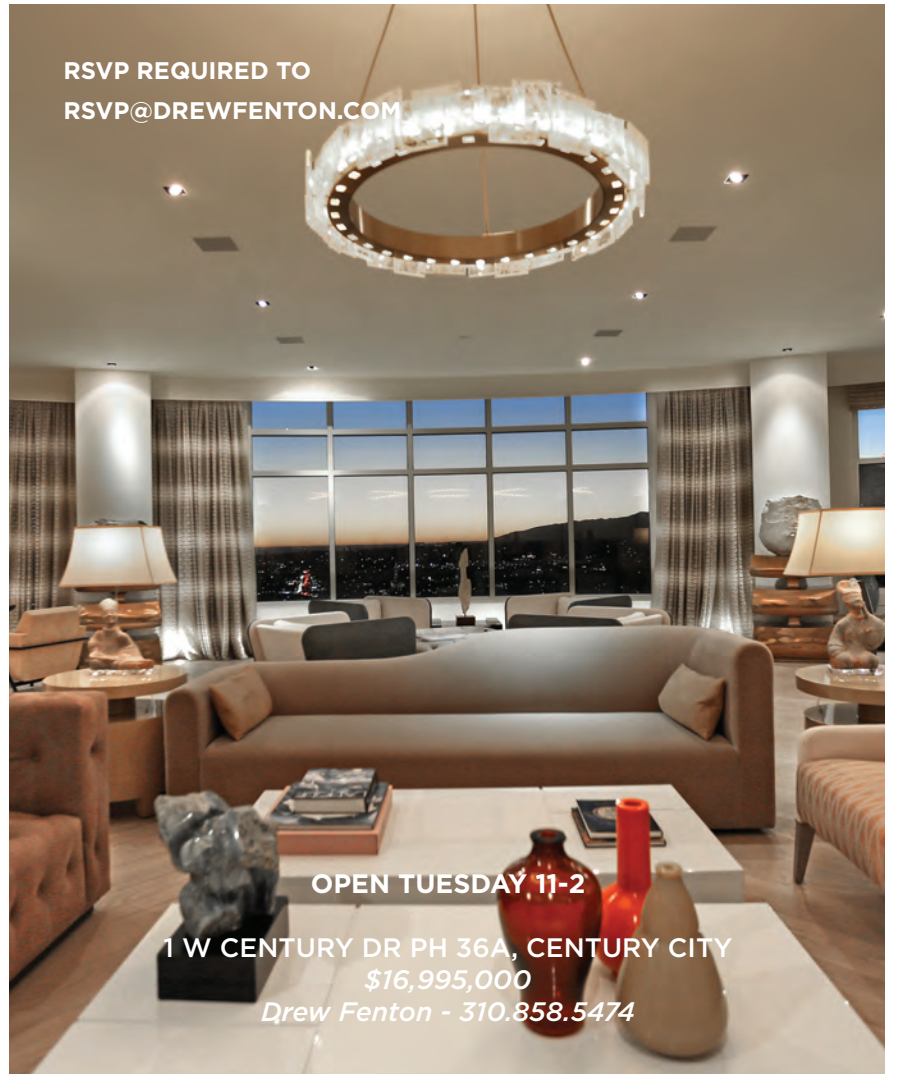
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410 DABNEY LN, BEVERLY HILLS
\$19,995,000

Branden Williams, Rayni Williams - 310.691.5935



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OPEN TUESDAY 11-2

1 W CENTURY DR PH 36A, CENTURY CITY
\$16,995,000

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1865 CARLA RIDGE, BEVERLY HILLS
\$10,950,000

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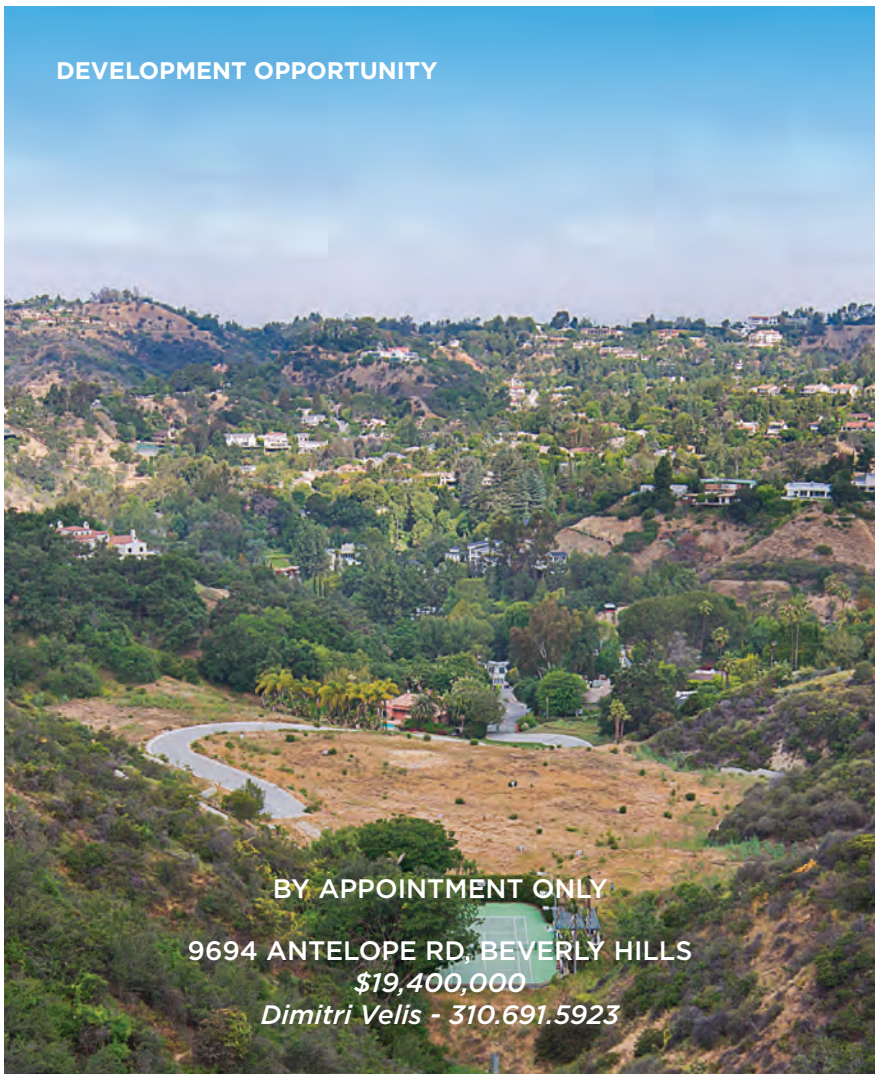
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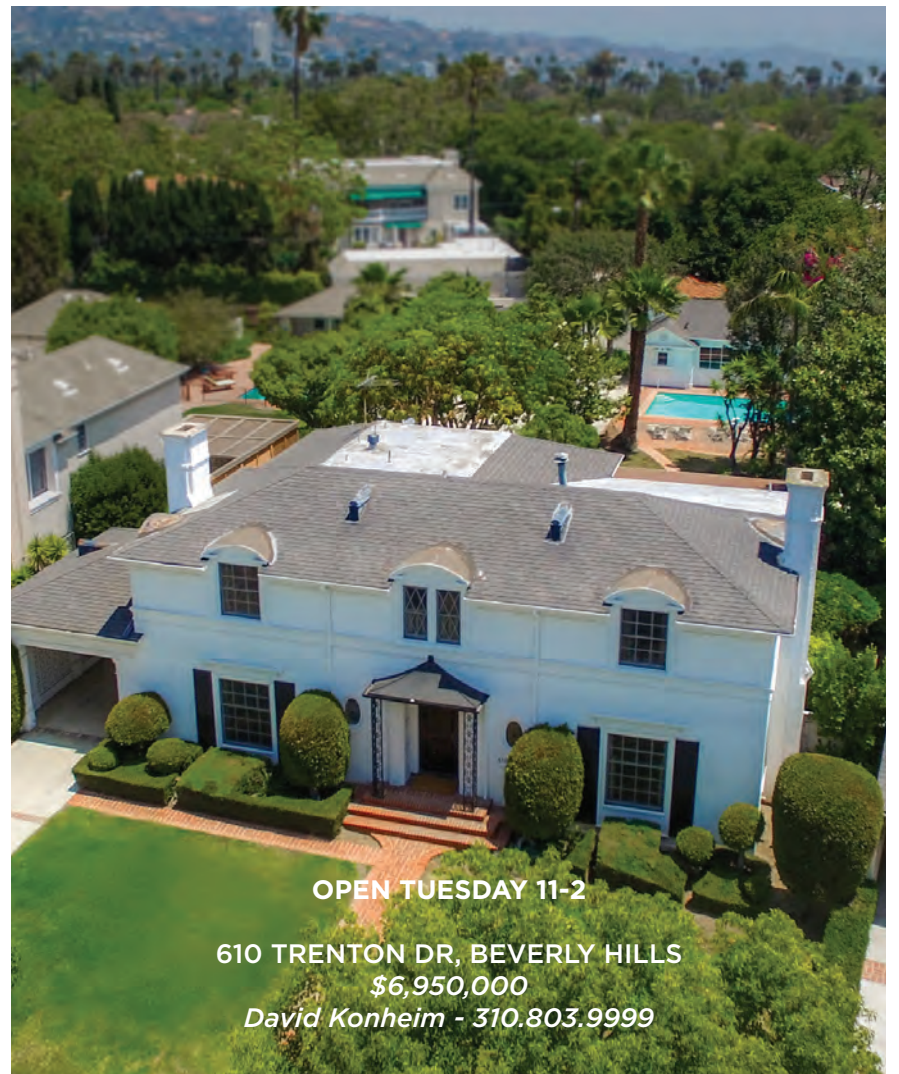


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9694 ANTELOPE RD, BEVERLY HILLS

\$19,400,000

Dimitri Velis - 310.691.5923

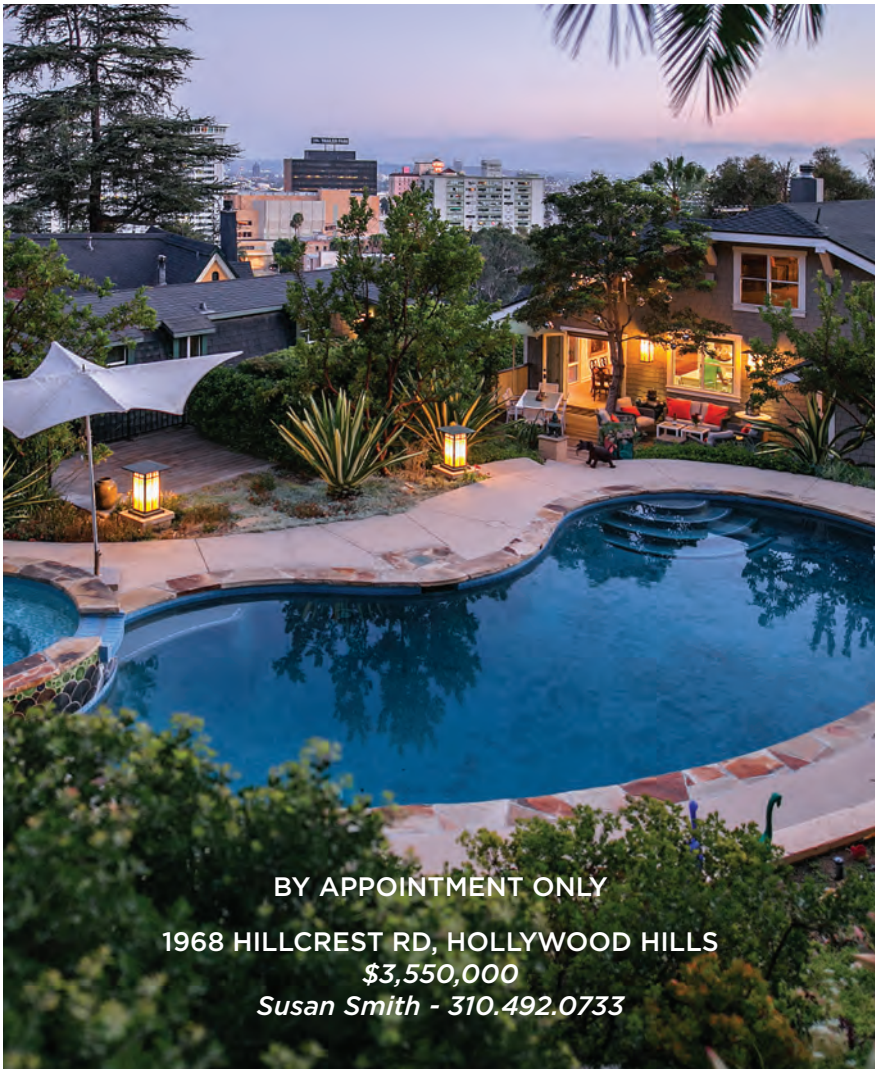


OPEN TUESDAY 11-2

610 TRENTON DR, BEVERLY HILLS

\$6,950,000

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BY APPOINTMENT ONLY

1968 HILLCREST RD, HOLLYWOOD HILLS

\$3,550,000

Susan Smith - 310.492.0733



OPEN TUESDAY 11-2

11628 CHENAULT ST #106, BRENTWOOD

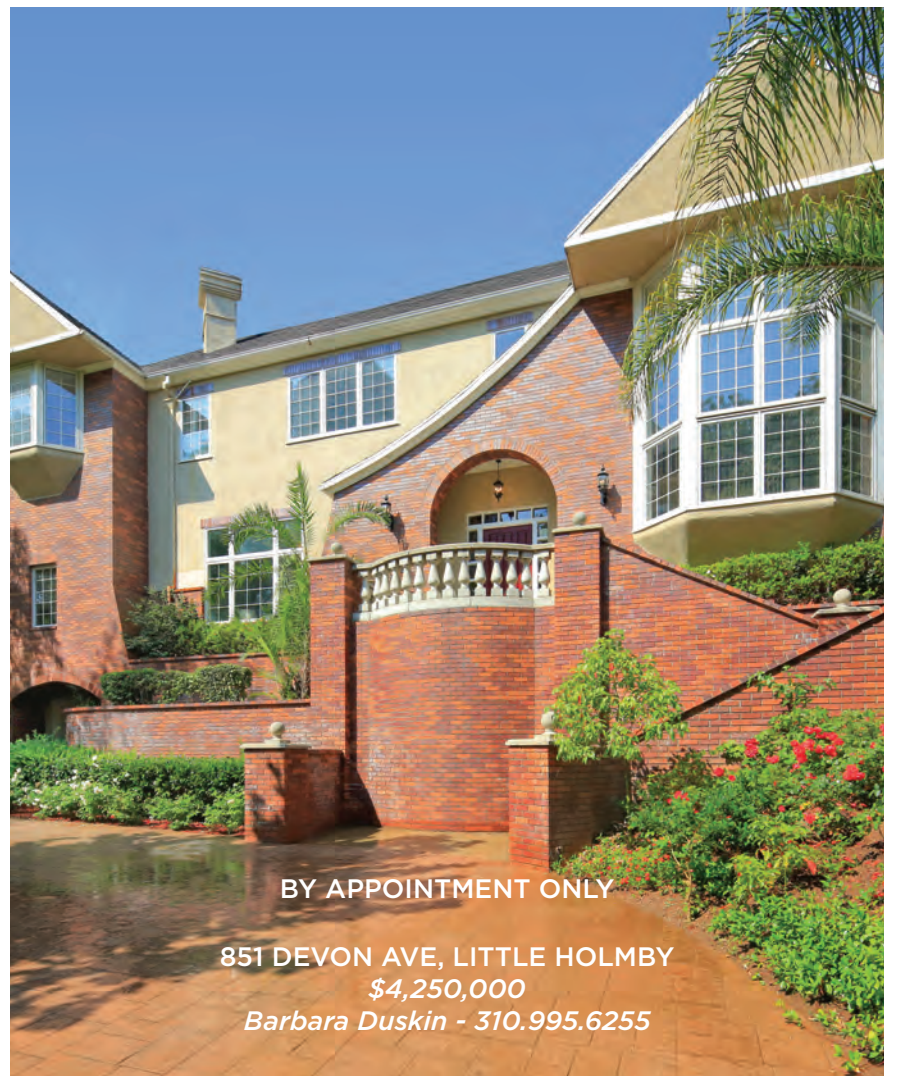
\$1,695,000

Tiffany Hu - 310.849.9547



BY APPOINTMENT ONLY

10490 WILSHIRE BLVD #2004, WESTWOOD
\$5,250,000
Frank Jackwerth, June Davies - 310.228.8891



BY APPOINTMENT ONLY

851 DEVON AVE, LITTLE HOLMBY
\$4,250,000
Barbara Duskin - 310.995.6255



OPEN TUESDAY 11-2

9713 OAK PASS RD, BEVERLY HILLS
\$3,495,000
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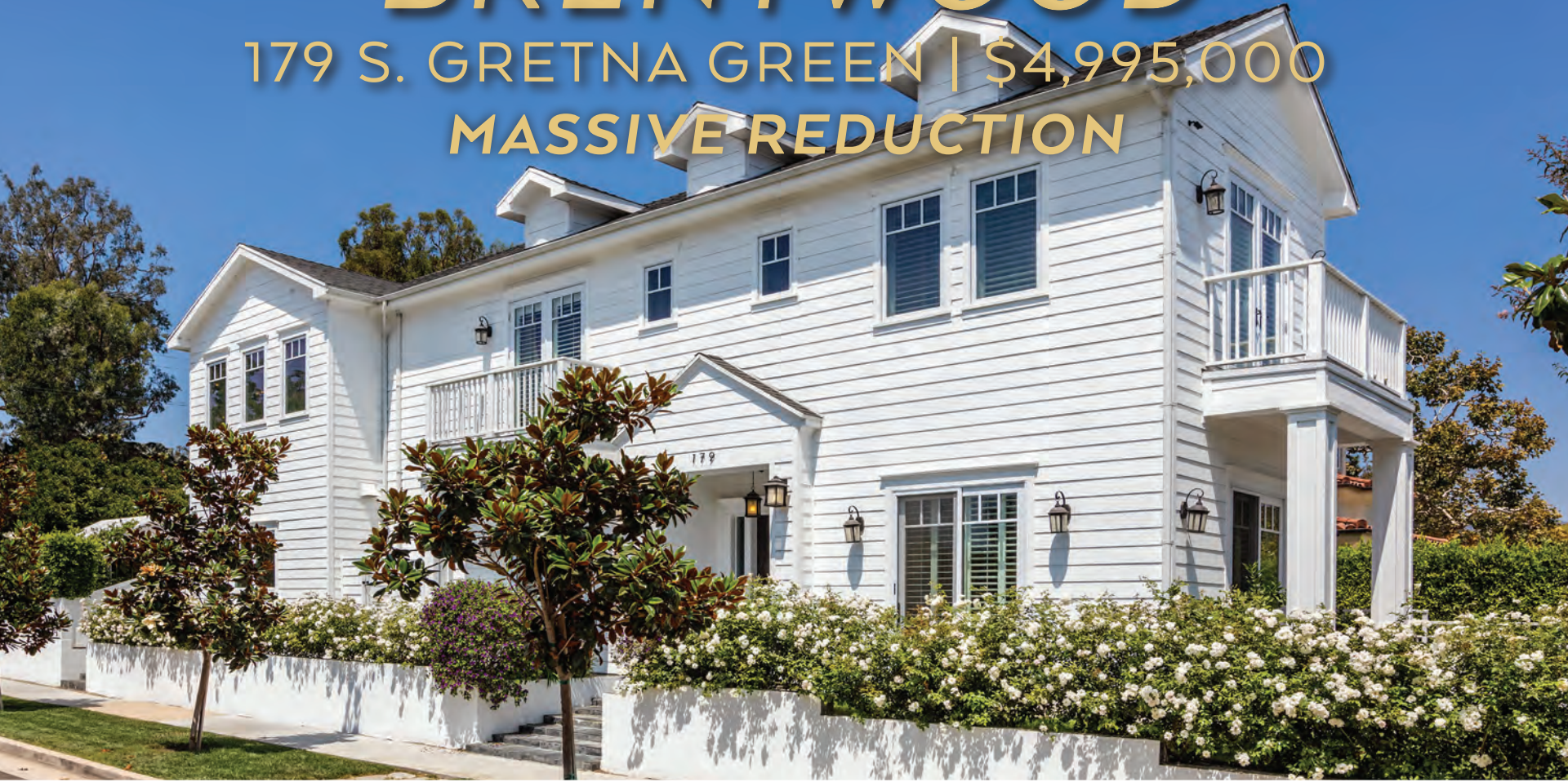
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RSVP REQUIRED

PENTHOUSE 36A



OPEN TUESDAY 11-2

11628 CHENAULT ST #106, BRENTWOOD

Beautiful, stylish & elegant describes this over 3,000 sq.ft. multi-level 3bd+3.5ba+loft townhouse in the heart of Brentwood, with soaring high ceilings and an abundance of natural light. Spacious rooms and an open floorplan make this home ideal for gatherings and entertaining. An eat-in Chef's kitchen has stainless steel appliances and a breakfast bar. The expansive master suite features elevated ceilings, walk-in closet, and master bathroom with double vanities and a soaker tub. A private patio with a spiral staircase leads to the rooftop terrace showcasing views of the surrounding area. The private 2 car garage has direct access to the unit and storage. This is a great opportunity, close to shopping, dining, and entertainment and all that San Vicente has to offer.

Offered at \$1,695,000

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3085 FRANKLIN CANYON DRIVE, BEVERLY HILLS | 5 BR + 6 BA | OFFERED AT \$8,995,000

The dream of Happily Ever After comes true. Cape Cod infused with California glamour, this luxurious and newly constructed gated estate features unprecedented scale and elegance, while offering the utmost privacy. Over 7,000 square feet of detailed perfection spread over 26,000 square feet of storybook lush flourishing grounds surrounded by exquisite water features, gleaming pool and breathtaking views set in the most desirable location of Beverly Hills. Designed for entertaining, this sprawling estate is a standout combination of the classic and the contemporary, achieving the ultimate balance of tradition with modern impact. This one of a kind private estate will make you weak in the knees....get ready to fall in love and live happily ever after.



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THE CHURCHILL #11C: Large 1 bed + 1 bath w/views

OPEN TUES 11-2pm



10450 Wilshire Blvd #11C, Wilshire Corridor

Large, 11th floor, view unit located in the back (quiet side) of The Churchill, a full-service, classic mid-century tower on the Wilshire Corridor. This move-in condition condo features 1 bedroom, 1 bathroom, open-plan living/dining room with brand new hardwood floors and large balcony. Updated kitchen and bathroom, huge bedroom with abundant closet space and room for desk or sitting area, and new paint throughout. This crisp, modern unit is approximately 1,080 s.f. and offers amazing southwest views from every window. Building amenities include formal lobby, 24 hour front desk/security, valet parking, gym, sauna, extra storage, recreation room and one of the best outdoor pool decks on the Corridor. HOA dues are \$975/month and include utilities, basic cable and building amenities. Excellent location, close to UCLA and Westwood Village.

Offered at: \$575,000 | Churchill11C.com | CondosOnWilshire.com

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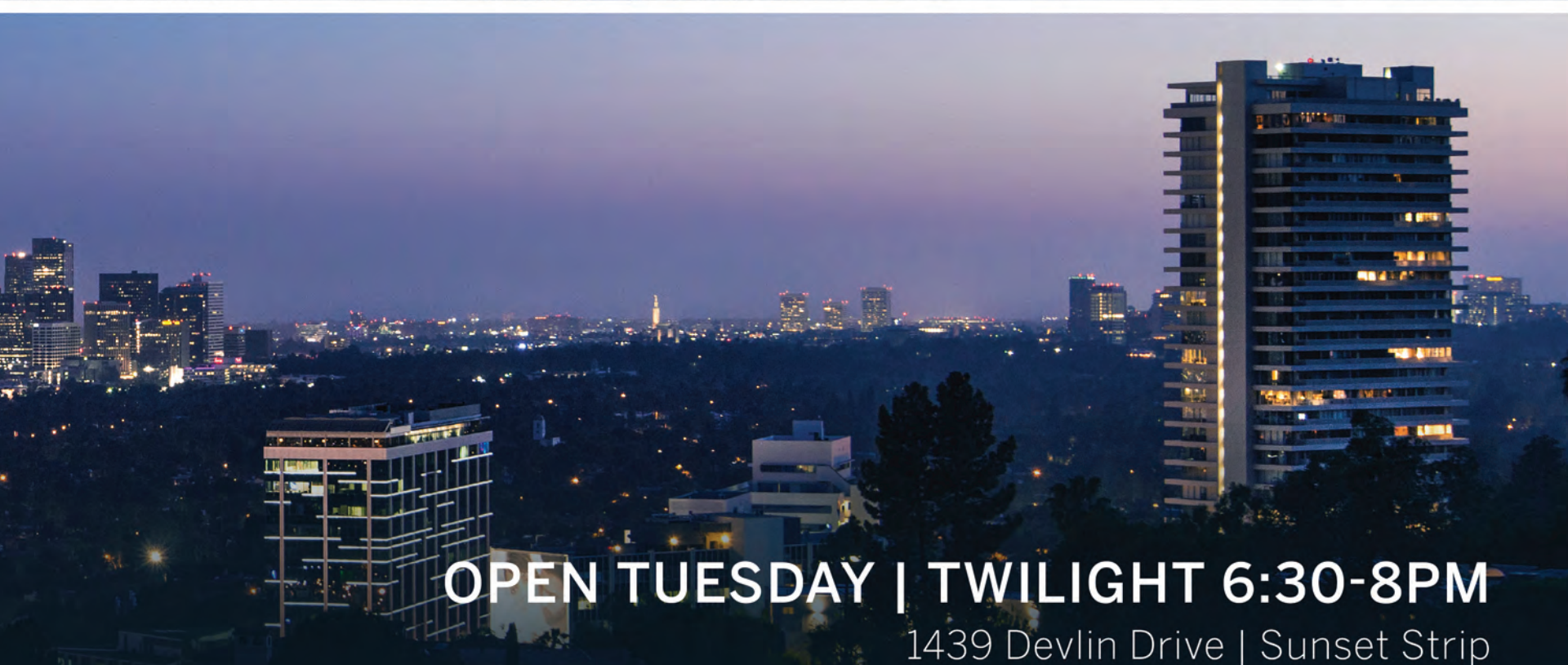
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1439DEVLIN.COM

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OFFERED AT \$7,295,000



OPEN TUESDAY | TWILIGHT 6:30-8PM

1439 Devlin Drive | Sunset Strip



Perched atop a knoll in highly desirable Westwood

10675 Rochester Avenue, Westwood

3 bedrooms | 2 bathrooms | 2,232 sf living | 6,509 sf lot | Offered for \$1,825,000

Represented by Ron Losch
Ron can be reached in the West LA Office or direct at (310) 701-4111

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Venice walk-street with renovated 1920's California Bungalow

918 Nowita Place, Venice

4 bedrooms | 3 bathrooms | 2,167 sf living | 3,400 sf lot | Offered for \$2,868,000

Represented by Solo Scott and Allen Sarlo
Solo and Allen can be reached in the Marina Del Ray Office or direct at (310) 403-1800



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CASA DE DOS GATOS 1920's Courtyard Entry Vintage Spanish

Open Tuesday September 27th from
11AM - 2PM and 5PM - 7PM



LOS ANGELES

109 S La Jolla Avenue

Web: 0344002 | MLS: 16-157242

3 br, 2 ba | Interior: 1,907 sq.ft. (approx)

Offered at **\$1,865,000**

This Beverly Grove 3 bedroom, 2 bathroom charmer is an original 1928 Spanish, located on a Sycamore-lined street in the heart of the most desirable area of Los Angeles. As you enter the home, you will be enveloped by warmth and old world charm. Archways, high ceilings, original Batchelder fireplace and a picture window with lush foliage to greet you in the large sunken living room. This leads to the formal dining room with French doors overlooking a peaceful courtyard. Enjoy breakfast in the eat-in kitchen while sunlight streams in. Remodeled second bathroom with marble tile and a clawfoot tub for ultimate relaxation. Master bathroom has original art-deco tiles, built-ins, but also modern updates that go with the architectural style. Great storage and updates throughout house. Master bedroom has French doors that open into European-style backyard. Work from the studio in the back with bamboo floors, skylight and never leave your haven in the city!



Enzo Riccideralli

CalBRE#: 01097604

310.255.5467

enzo.ricciardelli@sothebyshomes.com

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7435 Palo Vista Drive

Open Tuesday 11am - 2pm
\$2,095,000



Looking out to the city lights, this Contemporary Hollywood Regency was home to a Rockstar and sits on a hidden drive surrounded by celebrity properties. The discreet, nearly windowless front façade provides a sense of privacy & security. The double front doors open to a dramatic entry with a two story wall of glass on the rear....revealing the lush gardens, pool, spa and views. The entry level has an open kitchen, dining and living room that open to large view decks. The upper master & guest room also have city view decks. Downstairs, a second master suite with fireplace and the massive screening/media room open to the pool & grounds. This three bedroom, three bath home...plus media is the perfect retreat. Bring your clients seeking privacy and seclusion.

www.7435PaloVista.com



JOHN GALICH
Director Estates Division
310.461.0468
John@JohnGalich.com
CalBRE License #01232383

DAN SCHOTT
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ARCHITECTURE + LANDMARK ESTATES



OPEN TODAY 11-2

New Listing: 1329 Sierra Alta Way, Sunset Strip

A sophisticated, Spanish Revival home created by renowned interior designer, James Lumsden, in 1990. This unique structure is located on a quiet cul-de-sac adjacent to Beverly Hills and the famed Sunset Strip. Architectural elements include high ceilings, exposed beams, large open spaces, central skylight, french doors and tall windows allowing the home to be filled with light. Large walls for art, elegant living room and library with fireplaces, den and dining room with views, plus three bedroom suites including a private master that opens to a romantic pool terrace. Exceptional custom features complete this vibrant home...for the discerning buyer..

Asking price : \$4.2 Million

mosslerproperties.com

DAVID MOSSLER 310.471.7499 dmosslер@gmail.com

CHAYA VAN ESSEN 310.270.6305 chaya@chayavanessen.com

GUY HECTOR 310.729.3737 guy.hecтor@telesproperties.com

SARAH BLANCHARD 424.202.3216 sarah.blanchard@telesproperties.com

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PROPERTIES

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ARCHITECTURE + LANDMARK ESTATES



OPEN TODAY 11-2

New Listing: 3550 Mountain View, Mar Vista

Boldly sited on a Mar Vista hill with long views across the LA basin to the San Gabriel Mountains, is architect William Dale Brantley's reinterpretation of this Neutraesque style home. A blank facade greets the visitor at the street and belies the unique light filled interior spaces within. Re-imagined in 2013 with architectural elements rooted in the modernist movement that include soaring ceilings and two story glass walls that open to patio, pool and lawn. The master suite includes sitting room with ribbon windows and sliding glass doors that open to its own landscaped, private deck with sweeping city views. 5 bedrooms, 5.5 baths, professional sound studio, smart home integration, pool and gated driveway make this exceptional structure an oasis in a prime Westside location.

Asking price : \$3.895 Million

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PROPERTIES



611 NORTH HILLCREST, BEVERLY HILLS

\$5,795,000

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THE VICINO HOUSE

OPEN TUESDAY 11-2

17876 Vicino Way, Pacific Palisades | 3bd/3ba/family room
LEED Platinum® Home Certified | 180° Whitewater Ocean & Coastline Views
\$5,950,000 | www.17876vicino.com
Marc Chorin 310.995.6344 | Susan Stark 310.345.7450



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4545 ARCOLA AVENUE, TOLUCA LAKE | \$1,595,000

OPEN TUESDAY, SEPTEMBER 27TH • 11-2PM

Contemporary touches transform this 1930's traditional into a chic modern farmhouse situated on one of Toluca Lake's private cul de sacs. This home is perfect for a growing family with a large yard, 4 bedrooms, 3.5 bathrooms, and a guest house.

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FEATURED DINING ROOM

The dining room at **4159 Greenbush Avenue** is currently trending as one of the web's **10 most popular dining rooms**, as measured by the number of people who've saved photos of them to their Houzz ideabooks in recent months. **Offered at \$2,849,000** (also available furnished)



Having your furniture selections mimic a room's architectural details often makes for a pleasing visual. This Los Angeles dining room makes the most of its decorative ceiling with a round dining table directly underneath the circular molding.



BROKER'S OPEN:

Tuesday, 09/27, 11am-2pm

5+6 • 4,607 SF • South-of-the-Bld Sherman Oaks



Trending Now: 10 Most Popular New Dining Room Photos • www.houzz.com



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8 **NEW** Modern Single Family Homes

By Pico/La Cienega



Crafted with thoughtfulness to entertain on a grand scale, the open floor plan includes designer done custom kitchens with center island that flows seamlessly to the dining and living rooms. Huge private roof top terraces with spectacular views from downtown LA to the Westside. Large windows provide abundant light. Master suite w/walk-in closet, beautifully tiled bath and dual sinks. Controlled access and private 2 gar garages with direct entry. **Live in the heart of it all** minutes from the Grove, Farmer's Market, Beverly Hills and freeway to Downtown or the Beach.

Grand Opening this Saturday & Sunday from 2-5 pm
OPEN Tuesday 11 am - 2 pm



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OPEN HOUSE | Tuesday, Sept. 27th 11:00am - 2:00pm



9336 Hazen Drive | 5BR, 4BA | Offered at \$4,125,000

Privacy awaits you in this stunningly elegant home, re-designed by Scrafano Architects with construction by Douglas Raub. Conveniently located in Beverly Hills Post Office, nestled between the city and the valley. Redesigned and remodeled with no expense spared. Indoor and outdoor living at its finest in a tranquil setting. As you enter, your eye is drawn to the open spaces with vaulted ceilings in the living and dining room. Fleetwood windows and doors entice you outside to your relaxing tropical oasis with custom landscape design, mature landscaping, waterfall, replastered pool and separate spa. Modern floating metal stairs with custom handrail welcomes you to the master suite, private deck, views of the waterfall and your peaceful sanctuary below. Junior suite has beautiful garden view of the lushly landscaped, serene retreat. Kitchen with brand-new appliances, Ceaserstone counters and backsplash. Six-inch rift and quarter sawn white oak flooring, custom closets and Ann Sacks tile throughout.

JODI KORN RADOFF
BRE#: 1018456 | 310.717.9700
kornradoff@earthlink.net

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IF YOU BUILD IT, PEOPLE WILL COME. A truly rare opportunity to develop your dream home awaits. PaulMcCLean, the designer synonymous with glassy mansions has created the most magnificent "modern" home on an approximately 18,000 sq. ft. lot. This ocean view site is designed with 3 levels, an infinity pool, surrounding water feature, subterranean garage with 4 bedrooms, and separate top floor master. A beautiful 2-story Mediterranean villa currently exists at approximately 5,800 sq. ft. with 4 bedrooms and 6 baths plus pool in good condition. Plans with no permits can be included in purchase price and project is ready for buyer to take over. **Offered at New Price \$6,995,000**



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OPEN HOUSE TUESDAY 11-2



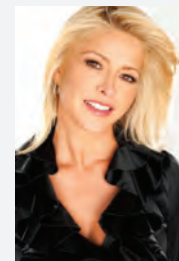
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Newly Remodeled 1, 1+den, 2 bedroom floor plans that are spacious, open and bright. Top of the line finishes, hardwood floors, high ceilings and stainless steel appliances. Walking distance to Rodeo shops, restaurants and Beverly Hills schools.



3014 BREAKERS DRIVE

CORONA DEL MAR | \$6,250,000



SHOWN BY APPOINTMENT

Panoramic Views overlooking Corona del Mar. Amazing 4 Bed + 4.5 Bath home just steps from the beach. Features 2 master bedroom suites, oversized family/living room, gourmet kitchen, expansive entertaining decks, open floor plan, and lots of natural light. Enjoy best of Coastal Living.

Nicole Contreras

nicole.contreras777@gmail.com

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Tim Beans

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