

01 Beverly Hills Single Family

813 CINTHIA ST	Refresh.	11-2	NEW
\$7,595,000	4+4	2sty-RANCH	




25,360 SQ FT IN BEVERLY HILLS FLATS

Unique Beverly Hills location. Situated on over 1/2 acre, ranch style home, meticulously maintained with love. Expansive grounds, over sized pool, surrounded by awe inspiring mature trees create a private park-like setting that is second to none. Circular driveway, court/sport court area have been recently re-paved. Street has very light traffic w/ easy access to the exclusive shops & LA nightlife. Endless potential, a rare opportunity to build your dream home in the upper flats of Beverly Hills.

Rick Chanin 310.780.3100
GIBSON INTERNATIONAL www.813cynthia.com

611 N HILLCREST RD	Lunch	11-2	NEW
\$5,795,000	5+6	2sty-SPANISH	




SPANISH REVIVAL IN BEVERLY HILLS FLATS

This Spanish Revival gem, with its original charm intact, portrays the quintessential history of the coveted Beverly Hills flats. A dramatic archway leads you through this gracious residence, featuring 6 bedrooms and 5 bathrooms, spacious, formal living room, family room, and dining room solarium with French doors leading to the rear patio, perfect for outdoor entertaining and dining al fresco. A gated driveway and detached guest house with alley access complete the rear of the residence

Rochelle Atlas Maize 3109267078
NOURMAND & ASSOCIATE

633 N FOOTHILL RD	Refresh.	11-2	red
\$7,795,000	7995000	6+6 2sty-TRADITIONAL	



STATELY CLASSIC ON PREMIER LARGE CORNER LOT

ALSO FOR LEASE AT \$13,000/MONTH! CLASSIC 2STY TRADITIONAL WITH INTENSE CURB APPEAL & SWEEPING CIRCULAR DRIVEWAY ON PRIME DEEP (NEAR 200 FT) CORNER LOT. 4BD UP + 2 MDS RMS DOWN. GRACIOUS RMS W/WD FLRS/TALL CLNGS/MLDGS/FRENCH DRS. COOL RETRO KITCHEN & BATHS. HUGE MASTER W/DUAL DECO-INFLUENCED BAS/CLOSET AREAS. BIG LIV RM & ELEGANT OVAL DINING RM. AMAZING paneled den w/ BLT-INS & FP. SEP LG FAMILY RM. LG BRKFST RM & FAM RM OVERLOOK LUSH GROUNDS WITH LAWNS/PATIO. LG OUTSIDE BONUS RM/STUDIO & BATH.

MLS#16-154386
MICHAEL J. LIBOW 310-285-7509
CBRB - BH S WWW.633FOOTHILL.COM

718 N ALPINE DR	Open	11-2	rev
\$8,495,000	5+5	2sty-TUDOR	



BEVERLY HILLS FLATS

THIS IS A MOST DESIRABLE LOCATION and an exciting opportunity to create your own classic beauty in the heart of THE BEVERLY HILLS FLATS. Two-story Tudor home with charm which you can RESTORE, EXPAND OR BUILD a Brand New dream house. The residence sit on a lot is 15,897 sq. ft Perfect for an owner user or developer who appreciates the tremendous potential and knows the value of being surrounded by celebrity owned properties along with the incomparable prestige of living in Beverly Hills, CA.

MLS#16-158848
Lucy F. Kihm 213-200-7701
JOHN AAROE GROUP BBQ, Blt-Ins, Cbl, Dshwshr, Dryer, Other

610 TRENTON DR	Open	11-2	rev
\$6,950,000	4+5	TRADITIONAL	



SOUGHT-AFTER WEST END OF THE BEVERLY HILLS FLATS

Stately traditional set on approximately 18,000 sqft. of park-like grounds in the highly sought-after West End of the Beverly Hills Flats. With character and street presence, this two-story home features three bedrooms plus a maid's room, five baths, an elegant living room, library/den, breakfast room, and dining room. The stunningly expansive yard features large grassy areas, a pool and pool house with dual bathrooms and closets as well as tremendous entertaining spaces.

MLS#16-130492
David Konheim 310.803.9999
HILTON & HYLAND 610Trenton.com


1087 MARILYN DR	Refresh.	11-2	bom
\$4,238,900	4+4	MID-CENTURY	

Prime, north of Sunset Beverly Hills property! Mid-Century, one-story, ready to re-hab or build new. Open floor plan, light and airy on a knoll..private. Property is in "As Is" condition.

MLS#16-149512 Dshwshr, Dryer, Grbg Disp, Hood Fan, Rng/Ovn
Leslie Kavanaugh 310-413-1171 RODEO REALTY

01 Beverly Hills Condo / Co-op

200 N SWALL DR #PH51	Lunch	11-2	632H2	NEW
\$2,095,000	2+3	1sty-MODERN		




EXQUISITE PENTHOUSE WITH CITY VIEWS

Gorgeous and bright Penthouse in prestigious Somerset, a full service building. 2181 sqft. Completely remodeled w/ highest quality materials. This corner Penthouse has a huge private balcony with city views. Great for entertaining. Open concept living room & dining area with high ceilings with recessed lighting. Den can be converted to a BR. Modern kitchen with Poggenpohl cabinets and Miele appliances. Marble & tile bathrooms w/white cabinets. Close to trendy shops and restaurants on Robertson.

MLS#16-164638
Joya Ovadya 310 753-7808
NELSON SHELTON REAL Blt-Ins, Dshwshr, Washer, Dryer, Subzero

9319 BURTON WAY, UNIT B	Open	11-2	NEW
\$1,399,000	3+3		




GORGEOUSLY UPDATED, RARE 3BD TOWNHOME IN PRIME BEVERLY HILLS

Gorgeously updated rare townhome in the heart of Beverly Hills boasting 2,100SF+, 3BD, 3BA, hardwood floors throughout & a large private patio, perfect for entertaining guests. Indoor/outdoor open concept living/dining area w/ soaring high ceilings & fireplace. Beautifully updated modern gourmet kitchen w/ SS Viking appliances, quartzstone countertops, & custom built-ins. A master suite w/ an updated master bath & large walk-in closet, 2 additional bedrooms plus a separate laundry room.

ST. JAMES + CANTER 310.704.4248
BERKSHIRE HATHAWAY WWW.9319BURTONWAYB.COM

01 Beverly Hills Income

400 N MAPLE DR	Refresh.	11-2	NEW
\$1,999,000	Duplex	2sty-TRADITIONAL	



A PRIME BEVERLY HILLS INCOME PROPERTY

A prime Beverly Hills duplex on famed north maple drive. A rare opportunity to get the lowest priced income property in all of Beverly Hills. 4 car parking on property.

Victoria Risko 3108820246
SOTHEY'S grassy yard, patio, and deck

01 Beverly Hills Lease

9955 DURANT DR #102	Open	11-2	632E2	NEW
\$5,495	2+2	CONTEMPORARY		



LUXURY HIGH END 2 BATHROOM 2 BEDROOM UNIT

Email agent for all showings. Bright open floor plan, high ceiling, and hardwood floors. State of the art kitchen and bath with top of the line finishes and stainless steel appliances. Close to Rodeo shops and restaurants. Beverly Hills School District. We can do flexible lease terms and furnished for an additional fee. We can do 3,6,9, or 12 month leases. Price here reflects 12 month unfurnished lease. Shorter term and furnished leases are a higher set price.

MLS#16-147042
Nicole Contreras 310-614-49
NOURMAND&ASSOCIATES Blt-Ins, Dshwshr, Dryer, Elvtr, Grbg Disp

633 N FOOTHILL RD	Refresh.	11-2	red
\$13,000	14000	6+6 2sty-TRADITIONAL	



STATELY CLASSIC ON PREMIER LARGE CORNER LOT

ALSO FOR SALE AT \$7,795,000! CLASSIC 2STY TRADITIONAL WITH INTENSE CURB APPEAL & SWEEPING CIRCULAR DRIVEWAY ON PRIME DEEP CORNER LOT. 4BD UP + 2 MDS RMS DOWN. GRACIOUS RMS W/WD FLRS/TALL CLNGS/MLDGS/FRENCH DRS. COOL RETRO KITCHEN & BATHS. HUGE MASTER W/DUAL BAS/CLOSET AREAS. BIG LIV RM & ELEGANT OVAL DINING RM. SEP DEN W/BAR/FP & GREAT FAM RM. LG BRKFST RM & FAM RM OVERLOOK LUSH GROUNDS WITH LAWNS/PATIO. LG OUTSIDE BONUS RM/STUDIO & BATH.

MLS#16-154792
MICHAEL J. LIBOW 310-285-7509
CBRB - BH S WWW.633FOOTHILL.COM

TUESDAY

1013 LAUREL WAY	Open	12-2	rev
\$14,500	3+4	TRADITIONAL	



1013 LAUREL WAY

This storybook one story traditional home is North of Sunset near the Beverly Hills Hotel redesigned and staged. The living room "guest" room has a fireplace and is open to the dining room seating and family room. Glass doors open to the huge backyard with waterfall pool, fire pit, large grassy yard and outdoor dining. The gourmet kitchen is remodeled with a breakfast area. There are three bedrooms all en suite. The master has an additional sitting area- nook space.

MLS#16-156520
Valerie Fitzgerald 310-285-7515
COLDWELL BANKER RESI

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

1619 SAN YSIDRO DR	Open	11-2	NEW
\$5,950,000	4+7	2sty-MODERN	



1619 SAN YSIDRO DR

Exceptional new construction Architectural boasts exquisite craftsmanship, European designer finishes, and thoughtful design. This custom contemporary 'Smart Home' features an open plan with grand scale and meticulously designed spaces including a Bauformat chef's kitchen complete with Miele appliances, well appointed en suite bedrooms, in-home theater, gym, wine cellar, and spacious rooftop patio.

MLS#16-160992
Aaron Kirman 424-249-7162
JOHN AAROE GROUP

BBQ,Bit-Ins,Dshwshr,Grbg Disp,Hood Fan,

131 S MAPLE DR #402	Open	11-2	rev
\$4,395	1+1		




LUXURY HIGH END 1 BATHROOM 1 BEDROOM UNIT

Welcome to Beverly Hills Luxury Living at its best! Top of the line finishes, hardwood floors, high ceilings and stainless steel appliances. Close to Rodeo shops, restaurants and Beverly Hills schools. We can do flexible lease terms and furnished for additional fee. Please Email agent for all showings.

MLS#15-935305
Nicole Contreras 310-614-4952
NOURMAND&ASSOCIATES

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

9713 OAK PASS RD	Open	11-2	NEW
\$3,495,000	4+4	CONTEMPORARY	



CONTEMPORARY HOME BEHIND THE PRIVATE GATES OF OAK PASS ROAD

Updated Contemporary situated behind the private gates on Oak Pass Road. Enjoy stunning sunsets and views from most of the rooms. Large living and dining room share a central fireplace. Up to date kitchen, stainless steel appliances. TV/ Media room with French doors opening to balcony. Large master suite with walk in closet. Hardwood floors and high ceilings. Large back yard, artificial lawn play area and room to build a pool.

Jeff Hyland 310.278.3311
HILTON & HYLAND

Hiltonhyland.com

02 Beverly Hills Post Office *Single Family*

1280 ANGELO DR	Open	11-2	NEW
\$14,500,000	7+8	3sty-ARCHITECTURAL	




BEST VIEW PROPERTY IN BEVERLY HILLS

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.

MLS#16-162496
Santiago Arana 424-231-2400
THE AGENCY

9621 ROYALTON DR	Open	11-2	NEW
\$3,299,000	5+7	2sty-CONTEMPORARY	



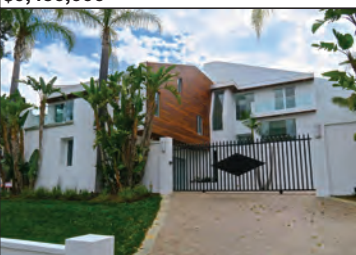
CLEAN LINES CONTEMPORARY

Surrounded by mature foliage on a private lot, this contemporary gem was completely re-built in '03. Abundant glass and windows throughout the house. A lovely pool and huge deck, all on 1 level, surround the property. No stairs to climb to access outdoor entertaining areas. Open floor plan, cook's kitch outfitted w/finest appliances & ample work space. Master w/his & hers baths & walk-ins. Home incl solar panels. PLUS there is a full 1 bed, 1 bath guest-house separate from the main structure.

MLS#16-164068
Lorin Ruttenberg 310-780-0214
COMPASS

Bit-Ins,Dshwshr,Dryer,Frzr,Wshtr, Micro

12038 CREST CT	Lunch	11-2	NEW
\$9,450,000	5+5	MODERN	



EXQUISITE MODERN REMODEL WITH SPECTACULAR VIEWS

Spectacular Modern home in the guard gated Summit with unbelievable canyon and city views. Fresh off of an extensive remodel this home has a magnificent open floor plan perfect for modern living and entertaining. This home includes 5 bedrooms and 5 baths and is approx. 7,000 sq ft on approx 15,000 sq ft lot. The backyard is an entertainer's dream! This home is sleek and elegant with many custom features and all state-of-the-art appliances. Impeccable attention to detail. Truly a MUST SEE!!!

MLS#16-164480
Sara Afghani (818)577-8227
NELSON SHELTON

2465 BENEDICT CANYON DR	Open	11-2	NEW
\$2,495,000	4+4	ARCHITECTURAL	




FABULOUS COMPOUND OF REMODELED CHIC RUSTIC HOME!

Fabulous compound of remodeled chic rustic home up a long gated driveway with beautiful canyon and tree top views. Open floor plan and wonderful cook's eat-in kitchen. Magnificent decks off kitchen and surrounding the home for great indoor/outdoor entertaining and living. Wonderful master with spa bath and separate pool area with pool house and wonderful lounging space. Beautiful wood floors and pitched ceilings in main rooms created for this special home.

MLS#16-158886
Ginger Glass 310-927-9307
COLDWELL BANKER BHN

Cing Fan,Dshwshr,Grbg Disp,Rng/Ovn,Fridg

9551 CHEROKEE LN	Open	11-2	NEW
\$8,485,000	5+7	3sty-CONTEMPORARY	



CONTEMPORARY AERIE

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.

MLS#16-130256
P.Lester A.Comora MPerez (310) 488-5962
THE AGENCY

Infinity Pool | Wine Room | Gated

9374 BEVERLY CREST DR	Open	12-2	rev
\$12,950,000	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, replace, 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

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

TUESDAY

12055 SUMMIT CIRCLE		Refresh.	11-2	rev
\$10,250,000	7+8	CONTEMPORARY		



7BR, 8BA "SUMMIT" ESTATE PRICED TO SELL!

REDUCED \$500,000! Reconstructed, expanded and professionally designed gated Estate in the exclusive community "The Summit". 7BD + 8BA including magnificent Master Suite with dual baths, his & her closets. Gourmet kitchen w/Viking appliances opens to family room, home theater w/seating for 20+ guests, private resort-like backyard with pool, spa. Crestron, surveillance cameras and electronic gate for ultimate security.

MLS#16-129564
Elsa, David & Jennifer 310-663-4100
NELSON SHELTON

MAJOR PRICE REDUCTION

9544 OAK PASS RD		Open	11:30-1:30	rev
\$14,500	4+3	ARCHITECTURAL		



MID-CENTURY FRANK LLOYD WRIGHT-STYLE FURNISHED LEASE IN PVT

Great example of Mid-Century Frank Lloyd Wright-style architecture. 3BR/3BA plus living & dining rooms, library & music room. Every room opens to the outdoors with spa, terraced yard & patios, fountains & outdoor shower. Very private gated property set among multi-million dollar estates in the exclusive, highly desirable, gated Oak Pass enclave. This home is offered fully furnished, including original pieces, light fixtures & accessories.

MLS#16-151842
Jackie C. / Rona K. 310-278-8487
TELES PROPERTIES

www.9544OakPassRoad.com

1426 HARRIDGE DR		Open	11-2	rev
\$9,950,000	7+11	MODERN		




INCREDIBLE DEVELOPMENT OPPORTUNITY IN PRIME BHPO

Perched on the end of a secluded cul-de-sac in Prime BH, set on a beautiful promontory w/ unobstructed ocean, city & canyon views, a spectacular 15,000SF (approx), 7bd 11ba contemporary masterpiece sits on just over 1/2 acre. This once in a generation opportunity, blue chip property, is offered with fully engineered architectural plans designed by Belson-Palumbo Luxury Development and award-winning architects Shubin + Donaldson. There is an existing 4,500+SF, 4bd 5ba residence on the property.

MLS#16-155078
Joshua Altman 310.819.3250
DOUGLAS ELLIMAN

www.TheAltmanBrothers.com

03 Sunset Strip - Hollywood Hills West		Single Family		
1724 VIEWMONT DR		Refresh.	11-2	NEW
\$8,250,000	4+6	3sty-ARCHITECTURAL		




6 MN DRIVE FROM SUNSET PLAZA! DON'T MISS THE ONE & ONLY!

In the exclusive gated Viewmont private enclave above the Sunset Strip, this stunning sophisticated 3 story modern architectural offers spectacular panoramic city-to-ocean views from all rooms! Apx 6,000 Sq. Ft. 4 + 6 + office, home theater w/ bar, finest quality, high ceilings, walls of glass, spacious living & dining area + gourmet kitchen. Huge Master w/ spectacular jetliner views & luxurious bath w/ spa tub,+ w-in-closet. Gorgeous outdoor deck w/ infinity pool & jacuzzi. 7 cars parking.

MLS#16-160486
Stephan Sean Illouz 424-279-2477
COLDWELL BANKER RESI

www.1724viewmontdr.com

9653 OAK PASS RD		Open	11-2	rev
\$4,795,000	5+6	CONTEMPORARY		



BEVERLY HILLS CONTEMPORARY ON GATED ENCLAVE

Known for its exclusive privacy, celebrity pedigree, and a future-focused atmosphere, this Contemporary Modern is situated on one of the most highly-desirable gated enclaves in Beverly Hills. Living in over 5700 sqft, 9653 Oak Pass Road offers 5 bedrooms and 6 bathrooms which are designed for a flexible floor-plan. Free-flowing spaces offer spectacular indoor/outdoor living which support entertaining on both a large and intimate scale.

MLS#16-984399
Eric Lavey 310.908.6800
THE AGENCY

BBQ,Dshwshr,Fridg,Wshr

1439 DEVLIN DR		Open	6:30-8	NEW
\$7,295,000	4+4	1sty-MODERN		



TWILIGHT OPEN WITH VIEWS FROM DOWNTOWN TO THE OCEAN

This single level masterpiece features a loft-like open floor plan, great room with soaring 11ft ceilings and floor to ceiling glass sliders out to the swimmer's pool & grounds. 7 inch wide plank white oak wood floors throughout. Gourmet kitchen featuring two 20' Caesarstone Islands & stainless steel appliances. Dramatic master bedroom with spectacular views of the ocean and custom Diva master closet. Sited on a cul-de-sac, this retreat is the quintessential Sunset Strip indoor outdoor living.

Jory Burton 310-860-4515
SOTHEBYS INTL REALTY

www.1439Devlin.com

9831 YOAKUM DR		Open	11-2	rev
\$899,000	2+3	3sty-MODERN		



BEVERLY HILLS CONDO ALTERNATIVE!


On this cul-de-sac street, you find this 2 bed/2.5 bath home. First floor has an ample kitchen and spacious family room w/fireplace which transitions to a cozy covered terrace. Upstairs you have two masters, both en-suite. Main master boasts a fireplace and opens out to an over-sized balcony with outdoor stairs that lead to first floor. Master bath has a large spa tub and separate shower. Warner School District. Great starter home with a Beverly Hills address!

MLS#16-120562
Roger Perry 310-600-1553
RODEO REALTY - BH

www.RogerPerry.com

02 Beverly Hills Post Office Lease

1400 N BEVERLY DR		Refresh.	11-2	NEW
\$7,000	2+3	1sty-TRADITIONAL		




FOR LEASE CHARMING 2 BED/2 1/2 BATH HOME WITH POOL & SPA

OPEN THE PRIVATE GATE TO THIS CHARMING HOME. BEAUTIFUL WIDE PLANK WOOD FLOORS, EXPOSED BRICK WOOD BURNING FIREPLACE, EAT-IN KITCHEN, LIVING ROOM, DEN & FORMAL DINING ROOM. MASTER BEDROOM HAS A LARGE WALK-IN CLOSET & EN-SUITE BATHROOM. THE 2ND BEDROOM HAS AN EN-SUITE BATHROOM & FRENCH DOORS LEADING TO AN OUTSIDE DECK. ENJOY THE POOL & SPA, GRASSY AREA W/FRUIT TREES, A MEDITATION AREA & OUTDOOR BBQ! CLOSE BY TO COLDWATER CANYON PARK, FRANKLIN CANYON & SHOPS & RESTAURANTS OF BEVERLY HILLS.

MLS#16-163336
Andrea Schall-Hammer 310-600-1553
FERRARO & ASSOC.

BBQ,Blt-Ins,Dshwshr,Washer/Dryer

9274 SIERRA MAR DR		Open	11-2	NEW
\$5,250,000	3+6	MODERN		



Gated modern masterpiece in a private setting above prime Sunset Strip. Recently built with flawless design and high ceilings with dazzling views of the city and ocean. Private master suite plus two guest bedrooms. Stone and hardwood floors, open multi-level floor plan with fabulous glass stairs and elevator, home theatre, wine cellar, recreation room, and floor-to ceiling windows overlooking the infinity edge pool/ spa and wade pool. Multiple outdoor seating areas, fire pits and a built in BBQ.

MLS#16-163098
Joyce Rey 310-285-7529
COLDWELL BANKER

BBQ,Dshwshr,Dryer,Elvtr,Micro,Other

TUESDAY

3581 MULTIVIEW DR	Open	11-2	NEW
\$5,099,000	6+6.5	CONTEMPORARY	
CELEBRITY-WORTHY COMPOUND			
<p>Just REMODELED! Huge motor court. 9,300 sq.ft. 6 bed/6.5 baths. High ceilings. Open floor plan. Grand living room connects to sizable dining room & Chef's Kitchen. The East Wing of the home has massive THEATER, two bedrooms, junior master suite w/outdoor patio & GYM. Vast master suite has endless closet space & DUAL, luxurious baths. West Wing has bedroom & en-suite bath, plus multiple lounge/bonus areas. Beautiful SFV/Universal Studio views from the pool & spa.</p>			
<p>MLS#16-163794 Roger Perry 310-600-1553 RODEO REALTY - BH www.RogerPerry.com</p>			

7435 PALO VISTA DR	Open	11-2	NEW
\$2,095,000	3+3	2sty-MODERN	
PRIME LOCATION W/ VIEWS & POOL OFF WOODROW WILSON			
<p>Looking out to city lights, this Contemporary Hollywood Regency was home to a Rockstar and sits on a hidden drive surrounded by celebrity properties. Double front doors open to a dramatic entry with a two story wall of glass on the rear....revealing lush gardens, pool, spa & views. Open kitchen, dining and living room that open to large view decks. Upper master & guest room with view decks. Downstairs, a 2nd master suite with fireplace & massive screening/media room open to the pool & grounds.</p>			
<p>John Galich/Dan Schott 310-461-0468 RODEO REALTY INC. www.7435PaloVista.com</p>			

1329 SIERRA ALTA WAY	Open	11-2	NEW
\$4,200,000	3+1	SPANISH	
SUNSET STRIP PIED-À-TERRÉ			
<p>A sophisticated, Spanish Revival created by renowned interior designer, James Lumsden, in 1990. Architectural elements include hi-ceilings, exposed beams, large open spaces, central skylight, french drs & tall windows allowing the home to be filled w/ light. Large walls for art, elegant living rm & library w/ fireplaces, den & dining rm w/ views. 3 bdrm suites inc private master that opens to a romantic pool terrace. Exceptional custom features complete this vibrant home.</p>			
<p>David,Chaya,Guy & Sarah (310)710-1717 TELES PROPERTIES www.1329SierraAltaWay.com</p>			

8603 SKYLINE DR	Open	11-2	NEW
\$1,675,000	3+2	MID-CENTURY	
RARE MID-CENTURY W/VIEWS			
<p>Wonderful & private Mid-Century vibe w/pool & canyon views. Enter 1st floor to open family room & kitchen dining area. 2 bedrooms & 1 bath located on 1st floor level. The 2nd floor features a large living room w/fireplace & outdoor balcony. Master suite is located on the upper level w/high ceilings. Alarm security system, new oven, new heating/AC system, built-in barbecue & mini fridge outside. Views from all windows but also has the privacy a celebrity client would appreciate.</p>			
<p>MLS#16-164532 Thomas Davila 310.432.6492 KELLER WILLIAMS BH BBQ,Blt-Ins,Dshwshr,Dryer,Grbg Disp</p>			

2035 DAVIES WAY	Lunch	11-2	NEW
\$3,995,000	3+4	SPANISH	
320 DEGREE VIEWS ON A ONE-OF-A-KIND LOT IN PRIME LOCATION!			
<p>High above the city lights, experience the city as you've never seen it before. W/ 320° views, fall in love w/ this breath-taking, former celebrity owned knoll. 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. Whether you move right in, expand, or build a one-of-a-kind estate, Davies is the opportunity of a lifetime!</p>			
<p>MLS#16-164526 Sally Forster Jones 3106917888 JOHN AAROE GROUP 2035DaviesWay.com</p>			

8579 WALNUT DR	Lunch	11-2	NEW
\$1,595,000	3+4	3sty-ARCHITECTURAL	
LAUREL CANYON WITH ALL VIEWS			
<p>Spacious house w/ open floor plan provides easy flow from kitchen, dining & living areas excellent for family gatherings/parties. Kitchen ceiling is a skylight, Subzero fridge, commercial Viking oven /cook top will make cooking a pleasurable experience. Family, powder room & en suite bedroom completes the mid level.Top level has spacious master suite, large bath & his /her closet. Entry level has laundry room, office w/ bath & gym with own entrance. Located in the Wonderland school District.</p>			
<p>MLS#16-163972 Aaron & Blanche 310 990 0087 KELLER WILLIAMS RLTY Dshwshr,Dryer,Grbg Disp,Rng/Ovn,Fridg</p>			

3580 MULTIVIEW DR	Open	11-2	NEW
\$2,850,000	4+3	2sty-ARCHITECTURAL	
R.M. SCHINDLER, KALLIS-SHARLIN RESIDENCE, 1946.			
<p>The Kallis-Sharlin Residence, 1946, by architect R.M. Schindler, with later additions by J. Van der Kar, and L.A. Ten 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 & art studio. A sheltering carport at the street level acts as a privacy screen, & the house is covered with split-stake wood fencing to help the house disappear among the trees. 4 bd, 3 ba, 4 fireplaces, & original furniture.</p>			
<p>MLS#16-164198 Ilana Gafni 310-779-7497 CROSBY DOE ASSOC. Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr</p>			

2743 WOODSTOCK RD	Lunch	11-2	NEW
\$1,199,000	2+2	MID-CENTURY	
UPDATED MID CENTURY WITH POOL!!!			
<p>Enter through a gated walkway to a secluded and move-in ready mid-century home.LR has large windows and beamed ceilings, Kitch and Master Bath have been renovated with style and detail. Both bedrooms have walk in closets. Pool deck has canyon views, a pergola and plenty of room to lay out and watch the stars. Super private. Bring your clients. www.2743Woodstock.com</p>			
<p>Tori Horowitz 323-203-0965 COMPASS</p>			

1536 RISING GLEN RD	Open	11-2	NEW
\$2,695,000	4+4	3sty-MID-CENTURY	
AMAZING VALUE AND OPPORTUNITY IN SUNSET PLAZA!			
<p>Incredible \$/sq ft on lower Rising Glen presents multiple options for either an owner user or builder/developer. Original home is a mid-century designed in 1955 by architect, Maxwell Starkman. Many original details intact & restored including teak hardwood parquet floors, walnut paneling, massive fireplace & custom built-ins. A later addition added 2 additional floors including a massive master bedroom suite with private terrace. Truly serene and special site just minutes to the Sunset Strip.</p>			
<p>MLS#16-164396 D BANCIK & M COLLINS 310-503-6436 BHHS CA PROP & CB Blt-Ins,Cbl,Dshwshr,Elvtr,Grbg Disp,Oth</p>			


2655 BYRON PL	Open	11-2	red
\$2,295,000	2395000 5+5	2sty-TRADITIONAL	
REDUCED \$100,000. SELLER MOTIVATED!			
<p>Gorgeous family home, fully updated, in top-rated Wonderland Avenue school district! Five bedrooms, 4 1/2 baths with lush, private flat yard, pool, spa and built-in BBQ. Spacious open kitchen with stainless steel appliances and adjoining maids quarters. Main floor also features formal dining room and open living areas flooded with natural light. The upstairs boasts a huge master suite with bedroom-size dream closet. The perfect home on the perfect street.</p>			
<p>MLS#16-143884 Darren Winston 310-709-8980 JOHN AAROE GROUP DarrenWinston.com</p>			

TUESDAY

2657 LARMAR RD	Open	11-2	red
\$1,995,000	3+3	CONTEMPORARY	
	THE BEST DEAL IN OUTPOST		
<p>HEAD ON CITY VIEWS". THIS IS A RARE OFFERING IN THE EXCLUSIVE OUTPOST ESTATES LOCATED ON A QUIET CUL-DE-SAC. A CONTEMPORARY HM W CLEAN LINES FEATURING AN OPEN FLR PLAN WITH VAULTED CEILINGS. GALLERY WALLS FOR ART AND LIGHT HARDWOOD FLOORS. A NEW KITCHEN WITH BROWN WOOD AND GLASS CABINETS OPENS TO A GENEROUS FAMILY ROOM. HUGE ROMANTIC MASTER SUITE WITH DRAMATIC VIEWS OF CITY NIGHT LIGHTS. EXCELLENT INDOOR/OUTDOORFLOW TO A LUSH YARD WITH TREMENDOUS SPACE FOR ENTERTAINING. PRIVATE POOL PLUS SPA.</p>			
MLS#16-150920		BBQ,Clng Fan,Dshwshr	
Neal Baddin 323-793-7405		COLDWELL BANKER RESI	

8613 HOLLYWOOD	Open	11-2	rev
\$7,500,000	4+5	CONTEMPORARY	
	ARCHITECTURAL MASTERPIECE		
<p>Situated in the heartbeat of the Hollywood Hills, overlooking downtown & close to the Sunset Strip. A pvt gated driveway leads to an inviting home w/views from almost every room. Listen to music, dim the lights, or close the blinds on the Crestron system. The indr/outdr open floor plan for the living rm, family rm, & kitchen allows for an abundance of natural light. Sliding glass windows lead to a landscaped deck & European style pool w/city views. The large master suite w/ patio faces downtown.</p>			
MLS#16-158940		BBQ,Blt-Ins,Cbl,Dshwshr,Dryer,Other	
Drew Meyers 310-359-3879		WEA	

9274 WARBLER WAY	Open	11-2	rev
\$4,750,000	5+5.5	SPANISH	
	180-DEGREE OCEAN/CITY/CANYON VIEWS!		
<p>Bird Streets Celebrity Home! 5 bed/5.5 ba, 5000+ sqft home on three (3) levels! Double story entrance. Open Floor Plan. Kitchen jeweled with VIKING ® appliances and opens to dining & family room. Four (4) private & spacious bedrooms in the main house. Connected Guest Unit has separate entrance w/full kitchen, office, bedroom. Ample theater room, Gym & Wine Cellar! Pool area has views and enclosed cabana/lounge room. A private retreat in the PREMIUM area of the Hollywood Hills.</p>			
MLS#16-156052		www.RogerPerry.com	
Roger Perry 310-600-1553		RODEO REALTY - BH	

2673 ZORADA DR	Open	12-2	rev
\$3,695,000	5+7	CONTEMPORARY	
	2673 ZORADA DR		
<p>A light-filled, 2 story foyer with soaring ceilings welcomes you to this beautifully remodeled contemporary jewel in the Hollywood Hills with beautiful views! Abundant natural light floors the home through oversized windows, while the open-concept great room on the main level flows to spacious terraces, outdoor barbecue and pool capturing sweeping canyon views. A chef's kitchen opens to a full bar, living room with fireplace, den and outdoor dining pavilion, a true entertainers paradise.</p>			
MLS#16-162564		BBQ,Blt-Ins,Dshwshr,Dryer,Frzr,Other	
Valerie Fitzgerald 310-285-7515		COLDWELL BANKER RESI	

1301 DEVLIN DR	Refresh.	11-2	rev
\$2,495,000	3+3	CONTEMPORARY	
<p>Corner. Retro mosaic. Living room glass walls, vaulted ceilings and fireplace. Hardwood flooring. Windows and sliding doors replaced. Pebble bottom pool. Views of the hills. For end user or explorer.</p>			
MLS#16-155704		D?W,Micro,Rng/Ovn,Fridg,	
Robert Brigande 310-666-6941		SOTHEY'S INTERNATIO	

03 Sunset Strip - Hollywood Hills West Land

2381 N SUNSET PLAZA DR	Open	11-2	NEW
\$4,995,000	Land		
	GATES OPEN TUESDAY 11-2!		
<p>The crown jewel of Sunset Plaza Drive features 1.25 Acres of unobstructed stunning jetliner views from downtown Los Angeles to the ocean complete with a flat pad. Approved Soil and Slope Band Analysis reports await your architect. Design / Develop an estimated FAR of 8,800 - 11,000 sq ft plus based on current / pending BHO guidelines. One of the last remaining prime view / site parcels that will allow you to build a sizeable showcase estate.</p>			
MLS#16-161548		www.SunsetPlazaViews.com	
Tom Scrocco/Randy Isaacs 310-890-2220		COLDWELL BANKER BHS	


03 Sunset Strip - Hollywood Hills West Lease

8650 HILLSIDE AVE	Open	11-2	NEW
\$16,000	3+3	2sty-MEDITERRANEAN	
	PRIVATE/GATED MEDITERRANEAN WITH POOL AND CITY VIEWS		
<p>Gated and completely private with expansive City views. Extensive outdoor space highlighted by pool and spa. Inviting kitchen with top of the line Viking appliances and center island. First floor also includes family room and living room with fireplace, all of which take in the stunning views. All three bedrooms are upstairs, highlighted by spacious Master Suite with jetliner views. Connection of indoor to outdoor space is ideal, and property also has mature landscaping.</p>			
MLS#16-162550		Blt-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan	
Chase Campen 323-788-4663		KW LARCHMONT	


04 Bel Air - Holmby Hills Single Family

10550 DOLCEDO WAY	Open	11-2	NEW
\$17,995,000	5+10	MODERN	
	OPEN TUESDAY 11-2 AND TWILIGHT 5-7PM		
<p>Best high end lot deal in Los Angeles. Property offers unparalleled privacy & security. Approx. 2.4 acres of land & roughly 1 acre is flat, an oversized N/S tennis court & existing 1 bdrm, 2 bth guest house, this is the ultimate offering in estate lots in Los Angeles. Plans for an 18,000 residence by renowned Architect Harrison Designs and permits have been pulled and included so close escrow and start building your dream home right away.</p>			
MLS#16-164832		Twilight Taco Bar & Margaritas	
David Kramer 310.691.2400		HILTON & HYLAND	

10505 SANDALL LN	Open	11-2	NEW
\$4,450,000	4+5	VILLA	
	ELEGANT ITALIAN VILLA		
<p>An elegant Italian Villa with amazing attention to detail and craftsmanship. The Library has hard waxed English knotty pine cabinets, distressed oak plank flooring and French doors. This overlooks meticulously landscaped outdoor grounds and canyon. The designer kitchen has many upgrades including custom finish cabinets with two granite top islands and built-in sub zero refrigerator/freezer. Three bedrooms including Master bedroom. A beautifully designed guesthouse.</p>			
Joe Babajian 310-623-8800		RODEO REALTY BH	

530 BELLAGIO TER	Lunch	11-2	NEW
\$3,995,000	4+5	CONTEMPORARY	
	LOWER BEL AIR CONTEMPORARY WITH DRAMATIC VIEWS		
<p>Dramatic city to ocean views sweep sparkingly from this very clean-lined, gated, updated, light & open, Mid-Century Contemporary on a conveniently-located lower Bel Air cul-de-sac. Architectural elements include Terrazzo, large floor-to-ceiling doors & windows. High ceilings & expansive rooms. Newer cook's kitchen opens to large dining room & family room. Wonderful views can be enjoyed from almost every room of the house. All bedrooms en suite.</p>			
Larry Young 310.777.2879		www.LarryYoungWestside.com	
BERKSHIRE HATHAWAY			

03 Sunset Strip - Hollywood Hills West Land

1032 CASIANO RD	Open	11-2	NEW
\$3,749,000	5+6	MEDITERRANEAN	
	GATES OPEN TUESDAY 11-2!		
<p>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.</p>			
MLS#16-162148		BBQ,Dshwshr,Dryer,Frzr,Rng/Ovn,Other	
Eduardo Umansky 310-490-4331		THE AGENCY	


TUESDAY


1032 CASIANO RD		Open	11-2	NEW
\$3,749,000	5+6	MEDITERRANEAN		
				
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.				
MLS#16-162148				
Eduardo Umansky	310-490-4331	BBQ,Dshwshr,Dryer,Frzr,Rng/Ovn,Other		
THE AGENCY				

10510 SEABURY LN		Open	11-2	NEW
\$1,299,000	4+3	3sty-ARCHITECTURAL		
				
BEVERLY GLEN ARCHITECTURAL On a quiet, tree lined cul-de-sac in Beverly Glen, here is the one you have been waiting for. Located in the highly-desired Roscomare Road School District this thoughtfully updated architectural will have you pleasantly surprised with its soaring living room, designer kitchen and separate guest unit. The main house has three bedrooms and two baths, guest unit below has its own entry with bedroom bed and one bath. Outdoor spaces are spectacular with large deck and flat grassy pad.				
Eric Lavey		310-908-6800		
THE AGENCY		Dishwasher, Dryer, Range/Oven, Other		


1287 CASIANO RD		Open	11-2	NEW
\$2,199,000	3+2.5	MID-CENTURY		
				
BEAUTIFUL MID-CENTURY HOME 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.				
MLS#16-164732				
Jon Grauman	424.238.2484	Dshwshr,Frzr,Grbg Disp,Hood Fan,Micro,		
THE AGENCY				

10480 SANDALL LN		Open	11-2	NEW
\$1,199,000	3+2	MID-CENTURY		
				
CHARMING MID-CENTURY RANCH HOME Situated at the end of a private, quiet street off Bel Air Road, this charming Mid-Century ranch home features floor to ceiling windows, expansive backyard with huge flat pad, finished 1st level en-suite bedroom/rec space and breathtaking canyon views. This is an extraordinary development opportunity with great bones that await your finishing touches or expansion, set amongst multimillion dollar homes in prime Bel Air.				
Neyshia Go/Aaron Kirman		310.882.8357		
JOHN AAROE GROUP				

234 N GLENROY AVE		Lunch	11-2	NEW
\$2,195,000	3+2.5	MID-CENTURY		
				
MID-CENTURY IN TRANQUIL CANYON SETTING Lower Bel Air 3 Bedroom, 2 1/2 Bath stylish Mid-Century in tranquil and lush canyon setting with open floor plan, floor-to-ceiling windows, & French doors. Renovated gourmet kitchen with clean lines, custom-built cabinetry with high quality European hardware, granite counter tops, colorful mosaic tile, top-of-the-line appliances & limestone floors. A large center island provides plenty of room for casual dining & entertaining. Master suite opens to backyard. Expansive pool deck. Great storage.				
Larry Young		310.777.2879		
BERKSHIRE HATHAWAY		www.234NGlenroy.com		

2759 AQUA VERDE CIR		Open	11-1	red
\$2,299,000	5+4	CONTEMPORARY		
				
CONTEMPORARY ONE- STORY HOME IN CASIANO Spacious + open floor plan, marble and wood flooring. Large kitchen, ideal for entertaining. Large backyard with pool. Flower pots not included. MOTIVATED SELLER!!!				
Doris Safizadeh		310-888-3369		
NOURMAND&ASSOCIATES		BBQ,Dshwshr,Dryer,Grbg Disp,Fridg		

1040 MONTEGO DR		Open	11-2	NEW
\$2,095,000	4+4	MID-CENTURY		
				
ORIGINAL, UNSPOILED MID-CENTURY MODERN IN LOWER BEL AIR Mid-Century Modern conveniently located in a wonderful Lower Bel Air neighborhood. This vintage 4 BD, 3 1/2 BA is sited in a pastoral setting w/ Getty views. W/ just over 3,000 sq. ft. of expansive floor space, the open plan features a dramatic living room w/ high ceilings, floor-to-ceiling windows & wet bar accented w/ fluid architectural elements opens to a large patio as does the master. The adjacent family room opens to another patio, pool & deck. Warner or Roscomare Rd Schools.				
MLS#16-155086				
Larry Young	310-777-2879	www.1040Montego.com		
BERKSHIRE HATHAWAY				


1394 CASIANO RD		Open	11-2	rev
\$4,440,000	4+3	MID-CENTURY		
				
Designed by award winning celebrity architect, Robert L. Earl, AIA as his own residence, this truly original Bel Air property sits on half an acre with sweeping canyon, city and coastline views. Offering complete privacy, this one level 2, 781 square foot residence is approached by a long drive ending at the large motor court and three car covered parking.				
MLS#16-161012				
Aaron Kirman	424-249-7162	Dshwshr,Dryer,Frzr,Hood Fan,Rng/Ovn		
JOHN AAROE GROUP				

10505 MARS LN		Open	11-2	NEW
\$2,000,000	0+0	MID-CENTURY		
				
EXCEPTIONAL MID-CENTURY MODERN Situated down a long, private, gated driveway, this exceptional Mid-Century modern home features grand scale and natural light, high wood-beamed ceilings, a stunning open plan with indoor-outdoor flow, floor to ceiling windows, wood burning fireplace, and various outdoor entertaining patios and gardens. This picturesque mid-century home with great bones is also a unique development opportunity sited on over 93,967 SF.				
Neyshia Go/Aaron Kirman		310.882.8357		
JOHN AAROE GROUP				

1225 CASIANO RD		Open	12-2	rev
\$2,395,000	3+5	CONTEMPORARY		
				
1225 CASIANO RD Lower Bel Air one story traditional with open floor plan. Huge living room with French doors to the pool, terrace and views of The Getty. Easy casual home with remodeled eat-in kitchen and large formal dining room. The 3 bedroom and 4.5 baths are all located on the same wing of the house with the master opening to the pool. There is a large convertible den which could be used as a 4th bedroom.				
MLS#16-149610				
Valerie Fitzgerald	310-285-7515	Dshwshr,Grbg Disp,Rng/Ovn,Fridg		
COLDWELL BANKER RESI				

TUESDAY

1263 CASIANO RD	Open	11-2	rev
\$2,195,000	5+5	2sty-TRADITIONAL	




BEST VALUE IN BEL-AIR!

Perched atop Bel-Air, this impeccably maintained home is ideal for family gatherings and grand scale entertaining. Through the foyer & stair hall lies the living and family rms, both w/dramatic beamed ceilings. The dining room, breakfast area, and cook's kitchen are beautifully integrated. The lower level includes an amenity-rich master suite w/3 generous walk-in closets, heated bathroom floor & steam shower. Three additional bedrooms, two baths & a large laundry complete the floor.

MLS#16-124558
Bret Parsons 310.497.5832
COLDWELL BANKER BH
www.1263Casiano.com

525 WARNER AVE	Open	11-2	red
\$5,150,000	4+5	TRADITIONAL	



EXQUISITE 1930'S TRADITIONAL HOME

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. Stunning formal dining room. 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 & office or housekeepers room complete the main floor. Gorgeous living!

MLS#16-136528
Steve Frankel 310-281-3991
COLDWELL BANKER RESI
www.stevefrankel.com

04 Bel Air - Holmby Hills Land

10491 ISADORA LN	Open	11-2	NEW
\$3,200,000	Land	OTHER	



INCREDIBLE DEVELOPMENT OPPORTUNITY

Incredible development opportunity in Prime Bel Air. Build your dream home(s) with sweeping canyon views ideally located on a private street right off Bel Air Road. 'By-Right' minimum to build 18% of each lot makes it possible to build four 8,914SF - 14,486SF large scale homes without needing to apply for variances per city code. These four lots vary from 49,450 sq ft to 80,482 sq ft each and are comprised of approximately 90 contiguous lots that can be also be rearranged by the Buyer.

Neyshia Go/Aaron Kirman 310.882.8357
JOHN AAROE GROUP

04 Bel Air - Holmby Hills Lease

424 HILGARD AVE	Open	11-2	rev
\$2,598,000	5+4	2sty-SPANISH	



FOR SALE & LEASE @ \$8,250

Beautiful 1928 Grand Spanish home, beaming w/original charm, character & detail. Gated, set back from the street, & beautifully situated across from a peaceful wooded grove of UCLA. The Spanish revival touches, like the wooden doors and terracotta roof, add to the splendor of this home. Hardwood floors throughout, detailed ceilings, 3 fireplaces, den, living room, formal dining room, and sun-room/office, all surrounding a landscaped center court yard. Welcome to this warm & inviting environment.

MLS#16-149912
Smith & Berg 310.500.3931
PARTNERS TRUST BH
424hilgard.com

04 Bel Air - Holmby Hills Lease

930 STONE CANYON RD	Open	11-2	NEW
\$21,000	5+6	MEDITERRANEAN	

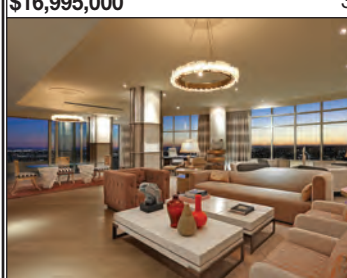


Elegant Tuscany-like villa in desired Bel Air location. This home features an open floor plan and high ceilings, combining Mediterranean trends in design while maintaining the comforts necessary to a home. Showcasing an impressive master suite with large walk in closet, four guest bedrooms, six bathrooms, an office, and an open living room that leads to a patio with pool, cabana, and a secluded sitting area for relaxation. Walking distance to Bel Air Hotel, and offers total privacy and peace.

MLS#16-162854
Farrah Aldjufrie 3108934659
THE AGENCY
BBQ,Dshwshr,Dryer,Micro,Rng/Ovn,Other

05 Westwood - Century City Condo / Co-op

1 W CENTURY DR #36A	Open	11-2	NEW
\$16,995,000	3+5	CONTEMPORARY	




"ABOVE IT ALL" THE CENTURY PENTHOUSE 36A

One Of The Finest Penthouses In Los Angeles. RSVP Required For Broker Open, Please Rsvp To Rsvp@DrewFenton.com

MLS#16-162782
Drew Fenton 310.858.5474
HILTON & HYLAND
Co Listed w/ Mauricio Umansky

05 Westwood - Century City Single Family

431 DALEHURST AVE	Open	11-2	632-C1	NEW
\$2,595,000	3+2.5	2sty-TRADITIONAL		



ROMANTIC LITTLE HOLMBY GEM

Spacious Traditional home in premiere Little Holmby location. This upgraded home includes a large formal living room with fireplace; bright sun room with bar; separate den with fireplace; cozy formal dining room; eat-in kitchen with granite counters, sub-zero and newer stainless appliances; and grand upper master with dual closets and sumptuous bath with marble floors and a spa tub. House opens to a private brick patio with barbeque, outdoor fireplace and terraced gardens. Warner Ave School

Jim Bremner 310-622-7445
GIBSON INTL
www.431dalehurst.com

10106 EMPYREAN WAY, UNIT 301 Refresh. 11-2

\$2,150,000	2+2.5	FRENCH	NEW
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STUNNING TOP FLOOR REMODELED CONDO AT LE PARC

Stunning completely renovated top floor condo in the coveted Le Parc Complex in Prime location of Century City. Impressive entry leads to Gorgeous Living & Dining room w/Soaring 12' ceilings, fireplace & walnut hardwood plank floors. Luxurious Master Suite w/ remodeled bath & walk in closets. 2nd bedroom suite or office/den. Gourmet Kitchen w/ granite counter tops, custom lighting & cabinetry, all Viking stainless appliances w/6 burner gas cooktop & breakfast area. 2 large balconies & Guest Bath

Lori Hashman Berris 310-880-3061
SOTHEBYS INTL REALTY
Built ins, dishwasher,fridge/freezer

1328 HOLMBY AVE

\$2,490,000	4+4	2sty-CONTEMP MED	NEW
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BEAUTIFUL 4 BEDROOM HOUSE IN WESTWOOD

1991 construction, contemporary/ Mediterranean 4/4 home with tons of Natural light. Open living room and dining room. Three bedrooms, family room and kitchen on one lever. One additional bedroom on the second floor with its own private bathroom. Hardwood floors throughout, remodeled master bath and kitchen. Walking distance to Sinai Temple. Great curb appeal.

Haleh Dolatshahi 310-463-3030
RODEO REALTY BRTWD

2133 CENTURY WOODS WAY, UNIT 17 Refresh. 12-12

\$1,499,000	2+2	1sty-HACIENDA	NEW
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STUNNING CENTURY WOODS CONDO

Here is a beautiful example of Architect Clifford May's California Hacienda style architecture with stunning verdant views. This unit is located in elegant Century Woods . This 2 +2 features updated chef's kitchen and huge master with sitting area. 24 hour security, gated, tennis courts, pools, spa, community room with kitchen, library. Great location near businesses and shopping. open 11 til 2PM

carole gillie 310-621-2699
RODEO REALTY
washer dryer diswash garb - Open 11 -2

TUESDAY


10590 WILSHIRE BLV, UNIT 1501 Open 11-2	NEW
\$1,275,000 3+3 CONTEMPORARY	
	LUXURIOUS 3 BDRM, 3 BTH, 2,355 SQ. FT. UNIT IN THE WESTHOLME
Breathtaking unobstructed rear facing Century City, ocean & sunset views! Home boasts hardwood floors throughout, recessed lights, 2 gas fireplaces & versatile screened in balcony. Large living room w/adjacent dining room. Beautiful kitchen w/white cabinets, dark granite counters, stainless steel appliances, built-ins & breakfast area. Master suite includes walk-in closet, fireplace & balcony access. Rare roof deck w/walking path, BBQ's & lounging area. Pool, spa & saunas. Full service bldg.	
Mark & Lynn Mirisch Rogo 310-777-6213 COLDWELL BANKER BHN	dishwasher, dryer, refrigerator, washer


1820 BENECIA AVE #105 Open 11-2	NEW
\$1,099,000 2+2 CONTEMPORARY	
	APPROX 1983 S.F. REDONE CHARMER
Large 2BR 2BA approx 1983 sq ft. Stunning Front Corner Unit with Open floor plan. Newer Bamboo Hardwood floors in Unit. Recessed Lighting throughout. Eat-in Cook's Kitchen with Generous Pantry & newer Cabinets. Granite Counters. Large Master Bedroom with His and Hers Walk-in Closets. Master Bath with Roman Soaking Tub, Separate Rain Shower and Dual Sinks. Large Second Bed and Marble/Travertine Baths. Fireplace and Laundry in unit.	
MLS#16-163788 Steven Spreafico 323-688-2175 COLDWELL BANKER	Blt-Ins,Dshwshr,washer/Dryer,Grbg

1415 CAMDEN AVE, UNIT 201 Refresh. 11-2	NEW
\$749,000 2+2	
	SPACIOUS WESTWOOD CONDO
Updated, light, large unit with open floor plan in this charming front unit of 2 bds, a den and 2 baths in the 1-level condo. Double doors open to entry way and beautiful view of balcony and tree-tops. Den to the lft, living rm straight ahead kitchen and dining area to rt. Lrg bedrooms with big walk-in closets. Master with en-suite bath. Loads of storage throughout. Well maintained building includes a spa, sauna, pool, bbq and rec room. Great location on lovely cul-de-sac.	
Andrea Miller 310 980 9979 KELLER-WILLIAMS	Washer, Dryer, Stove, Refrigerator


10450 WILSHIRE BLV, UNIT 11C Open 11-2	NEW
\$575,000 1+1 11sty-CONTEMPORARY	
	LARGE 1 BED + 1 BATH WITH VIEWS!
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 approx 1,080 s.f. and offers amazing southwest views!	
T. Rustad P. Maurice 310-623-8825 RODEO REALTY - BH	churchill11C.com

10776 WILSHIRE #1803 Open 11-2 632B3	rev
\$3,300,000 2+3 CONTEMPORARY	
	LIVE IN LUXURY AT THE CARLYLE RESIDENCES ON WILSHIRE
Stunning North & South West facing unit with high ceilings & exceptional views of Westwood, Bel Air & the Wilshire Corridor. Elegant formal entry, stunning wood flrs, sumptuous living rm w/ fireplace & views. Elegant kitchen w/ fabulous picture window. Den w/ built-in lounge & powder rm. Master suite has a sitting area, picture window & huge closet. Master bath has dual sinks, soaking tub w/ separate shower & toilet. The unit has its own laundry rm, huge storage rm & separate wine locker.	
MLS#16-158290 Christophe Choo 310 777 6342 COLDWELL BANKER RESI	TheCarlyleResidence1803.com

06 Brentwood	Single Family
499 HALVERN DR Open 11-2	NEW
\$13,995,000 9+16 OTHER	
	MAGICAL BRENTWOOD COMPOUND
MLS#16-154038 Billy Rose 424.230.3702 THE AGENCY	

1115 N. NORMAN PL Open 11-2	NEW
\$3,675,000 4+4 1sty-MID-CENTURY	
	TURN KEY MID CENTURY MODERN
Extensively remodeled Mid-Century Modern. Single level contemporary jewel is perfect for California indoor/outdoor living. Spacious living & dining rooms with fireplace, floor-to-ceiling windows & outdoor dining area. Kitchen/family room combo opens to secluded backyard with swimmers pool & outdoor BBQ. Gorgeous master suite with fireplace, stunning bath & large walk-in closet. Walnut floors. Smart systems, include Lutron lighting, surround sound, NEST thermostats & security system with cameras.	
MLS#16-163678 Gavin Fleming 310-850-8053 NOURMAND & ASSOC	BBQ,Dshwshr,Frzr,Grbg Disp,Micro,Other


12131 LA CASA LN Open 11-2	NEW
\$2,150,000 4+3 2sty-CONTEMPORARY	
	FIRST TIME ON THE MARKET IN OVER 40 YEARS
Classic 1960's Contemporary situated on a cul-de-sac just minutes from the heart of Brentwood. Move-in condition w/great potential for updating. Two-story entry opens to lrg living rm and formal dining rm - both opening to the outdoors. Kitchen w/breakfast area + access to the yard. One bedroom with built-ins + bath on main level. Upper level features a spacious master suite, plus two additional sun-filled bedrooms & a hall bath. Yard includes a tiled patio w/ zen garden, wood sundeck & lrg pool.	
Michael Edlen 310.230.7373 CB-PACIFIC PALISADES	Oven, Range, Dishwasher, Fridge

12020 CHALON RD Open 11-2	red
\$6,995,000 7500000 4+8 2sty-CONTEMP MED	
	HUGE PRICE REDUCTION---FABULOUS VIEW HOME, GATED,PRIVATE
Almost 3/4 acre of lush grounds. 4bd, 8ba, a library, and a fabulous recreation room suite, located on the 2nd fl which includes an office and a full bthrm in over 6500'. This suite may be accessed off of the bdrm suites within the home, or up a private staircase from the outside. The home orients SW with magnificent views to Catalina and PV. All of the bedrooms, public rooms and backyard enjoy beautiful views, from treetop and canyon, to spectacular views of jets coming and going to LAX.	
MLS#16-154052 Bonnie Levin 310-415-7761 GIBSON INTERNATIONAL	Blt-Ins,Dshwshr,Dryer,Frzr,Rng/Ovn,Other

179 S GRETN GREEN WAY Open 11-2	rev
\$4,995,000 5+7 CAPE COD	
	EAST HAMPTON HAS ARRIVED IN THE HEART OF BRENTWOOD.
An elegantly appointed Cape Cod with grand scale and volume, situated on beautiful green grounds with a large pool and spa, this home delivers the best of Long Island luxury with LA's glorious year-round warm weather. A recent, stunningly meticulous build, boasts an open floor plan on the lounge, kitchen and dining level paired with five luxurious suites upstairs. Each suite is complete with private balconies, striking modern bathrooms and copious natural light.	
MLS#16-154744 Williams & Williams 310.691.5935 HILTON & HYLAND	Co-Listed w/Ehrlich WEA

TUESDAY

316 N SKYEWIAY RD	Open	11-2	rev
\$3,995,000	5+5	2sty-OTHER	



NEW CONSTRUCTION IN THE HEART OF BRENTWOOD.

This "East Coast Beach Cottage" influenced home w flexible open floorplan, works well for daily living and entertaining. Formal living room & dining room open to the lovely entrance courtyard. Spacious kitchen w large island and eat-in area, opens to family room w views of the grassy yard. Top of the line appliances- Wolf, Sub Zero & Bosch. High ceilings, large windows, and glass doors flood the interiors w natural light. Great finishes & details throughout. Outdoor fireplace & dining patio.

MLS#16-159808
Hugh Evans 310-500-1331
PARTNERS TRUST BW

Blt-Ins,Dshwshr,Rng/Ovn,Fridg

622 S BARRINGTON AVE #504	Open	11-2	red
\$539,000	1+2	CONTEMPORARY	




BEAUTIFUL CITY VIEW CONDO

Top Floor 1 Bedroom/2 Bathrooms Condo with unobstructed city views and oversized windows. Solid double door entry that opens to a light and bright unit with a spacious open living room, dining room and gourmet kitchen with hardwood floors throughout. Great light, good closets, community pool, spa and low HOD. Includes 2 tandem parking spots. Homeowner dues include EQ insurance. Walk to the Brentwood dog park, Tennis Courts at the park, Whole Foods and shops/restaurants in Brentwood.

MLS#16-115416
MaryBethWoods/DarbyWoods 310-463-1599
COLDWELL BANKER

www.622barrington504.com

517 N GREENCRAIG RD	Refresh.	11-2	rev
\$2,995,000	4+3	2sty-MID-CENTURY	




REDUCED!

This restored Mid-Century modern Hawaiian view home has 4 beds & 3 baths and a 2 car garage (1 up/3 down). The living room is an entertainer's delight w/ a concrete floating fireplace w/ natural wood beamed ceilings. This indoor/outdoor living space opens w/ glass doors to Brazilian wood deck w/ serene canyon & tree top views & fountain. Light & bright eat-in kitchen has European cabinetry, Caesar stone counters, Carrera subway tile backsplash, work station and all new appliances.

MLS#16-149462
Gwen Fritzing 3107498821
GIBSON INTERNATIONAL

www.529ngreencraig.com

11646 CHENAULT ST #30	Open	11-2	rev
\$715,000	2+2	MEDITERRANEAN	



OPEN TUESDAY 11-2PM


Brentwood prime rare TOP FLOOR contemporary 2 bedroom and 2 bath condo in one of Brentwood's most sought after buildings. Perfectly located on a quiet cul de sac, this unit features an open flr plan, maple hardwood flrs, crown moldings, stainless steel appliances and granite countertops. An extremely quiet oasis that's light and bright with central A/H & plenty of storage. Also features a pool, gym securitized entry and ample guest parking. Near shops, restaurants. Close to the beach.

MLS#16-114596
Tim Trigueiro 310-429-9120
COLDWELL BANKER - BW

Dshwshr,Frzr,Grbg Disp,Micro,Rng/Ovn

06 Brentwood Condo / Co-op

823 S BUNDY DR #105	Open	11-2	NEW
\$2,895,000	4+4	CONTEMP MED	



SOPHISTICATED BRENTWOOD VILLA WITH 4 BR + 4 BA


Over 3,100 sq ft. living room w/ fireplace, formal dining room, open flr plan w/ family room, fireplace/gourmet kitchen, patio w/ BBQ & outdoor dining. Private elevator, 4 car garage. Upstairs, master suite w/ luxurious BA & 2 additional family suites. Top flr w/ outdoor patio, BR & BA. Screening room w/ Panasonic Home theater, Surround sound and leather reclining theater chairs. Venetian Plaster walls, Crestron Lighting system, Tankless water heater & 220V for charging electric vehicles.

MLS#16-163966
Myra Nourmand 310-888-3333
NOURMAND&ASSOCIATES

www.brentwoodvilla105.com

07 West L.A. Single Family

1716 AMHERST AVE	Open	11-2	NEW
\$2,999,000	5+6	CONTEMPORARY	




SOPHISTICATED-SEXY-SENSATIONAL

Space, volume and quality through-out define this new state of the art contemporary masterpiece. A perfect outdoor, indoor flow for entertaining friends and family of all ages. Enjoy quiet conversations while watching the children safely play in the private fenced yard. Four en-suite bedrooms upstairs and one en-suite downstairs, plus one powder room. Fabulous gourmet kitchen with a huge center island that comfortably seats six. Abundance of storage throughout and a finished garage.

MLS#16-164778
Claudia & Masood 310.873.4100
RODEO REALTY- BRENTW

Blt-Ins

11628 CHENAULT ST #106	Open	11-2	NEW
\$1,695,000	3+4	CONTEMPORARY	



STUNNING TOWNHOUSE LOCATED IN THE HEART OF BRENTWOOD

Beautiful, stylish & elegant, over 3000 sqf, 3bd+3.5ba-loft townhouse in the heart of Brentwood, with soaring high ceilings & an abundance of natural light. Spacious rooms & 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 private 2 car garage has direct access to the unit and storage. This is a great opportunity, close to shopping, dining, & entertainment & all that San Vicente has to offer.

MLS#16-164572
Tiffany Hu 310.849.9547
HILTON & HYLAND

Hiltonhyland.com

2634 GREENFIELD AVE	Lunch	11-2	NEW
\$1,699,000	4+3	2sty-TUDOR	



RENOVATED RANCHO PARK HOME

Recently remodeled Tudor style home in sought after Rancho Park / West LA area. This 2,728 sq ft. family house has 4 Bedrooms, 2.5 Bathrooms, and sits on a 6,190 sq ft. lot. This home was renovated with added square footage in 2011. House features dark stain oak floors, exposed beams, mud room area, stunning open kitchen which opens to living space and to spacious backyard. Location is extremely desirable with proximity to bike path, expo line, Westside Pavilion and Overland Elementary.

R. Jancula | T. Montano 310.729.6852
SIR | PALISADES

www.2634greenfield.com

1000 S WESTGATE AVE, UNIT 416 Open 11-2

\$725,000	2+2	MEDITERRANEAN	NEW
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FANTASTIC PENTHOUSE IN THE HEART OF BRENTWOOD

Spacious open floor plan with an abundance of closet space. Highly upgraded with beautiful a kitchen, newer carpet, custom done closets, designer finished bathrooms, in-unit laundry combo, 2 tandem parking spaces & a fantastic private patio. The unit features 2BD/2BA. The resort like complex features a gorgeous pool, natural stone pathways & a BBQ area. Just a few blocks away from all that Brentwood has to offer!!! This unit is one you do not want to miss!!

Lauren Ravitz 310.820.9301
BERKSHIRE HATHAWAY

07 West L.A. Condo / Co-op

2480 S CENTINELA AVE, UNIT 201	Open	11-2	NEW
\$799,000	2+2	1sty-CONTEMPORARY	



YOU DON'T WANT TO MISS THIS ONE!!

Spacious 2 bedroom FRESH as new condo in a convenient location. The master suite has a walk-in closet, a fireplace and full bath all within the suite. The other bedroom is spacious. The washer/dryer is in the condo and included. The kitchen and living room create a great room feel with a choice of two areas to dine. There is also a fireplace and a balcony. All appliances are included. There are hardwood floors throughout.

Ellen Conrad & Sarah 424-202-3288
TELES PROPERTIES

TUESDAY

2491 PURDUE AVE #224	Open	11-2	NEW
\$739,000	3+3	CONTEMPORARY	
	COMPLETELY REMODELED 3+3 FRONT FACING CORNER CONDO - WEST LA		
Completely Remodeled Front Facing Corner Unit featuring 3 bedrooms + 3 bathrooms. This well-appointed unit includes a fireplace that's nestled within the light & bright living room that open to a large balcony; a remodeled kitchen with all new stainless steel appliances (refrigerator, microwave, dishwasher, range/oven); custom cabinetry; custom breakfast bar; new granite countertops; central air/heat; recessed lighting; & new paint throughout. The brand new wood floors throughout.			
MLS#16-164996		Blt-Ins,Dshwshr,Dryer,Grbg Disp,Micro,	
Danny Mahelka 213-359-4097 COLDWELL BANKER RESI			

1433 BARRY AVE #102	Open	11-2	NEW
\$725,000	2+2	1sty-TRADITIONAL	
	ENJOY TRANQUIL LIVING IN WEST LA		
Bright & airy 2bd/2bth condo. Quiet unit shows spacious flrplan w/ no common walls & lots of natural light. Features hardwd flrs & fresh paint. Condo includes a big kitchen, lots of cabinet space, SS appliances, dining room, built-in bar, private patio, fire place, central heat/AC, washer/dryer & ample storage. Bedrooms have large walk-in closets & overlook peaceful courtyard. Has tandem parking, guest parking & low home owners dues. Located near shopping, restaurants, cafés & transportation.			
MLS#16-163020		www.1433barry.com	
Nick Shepherd 310-482-2107 KELLER WILLIAMS			

08 Cheviot Hills - Rancho Park Single Family

10609 NORTHVALE RD	Lunch	11-2	NEW
\$2,388,000	4+3	2sty-ARCHITECTURAL	
	EXQUISITE ARCHITECTURAL		
Showcasing the efficient & green process of a timeless dwelling with over 3,000 sq ft of living space, this 4bd 3bath home welcomes you in warmth w/beautiful hardwood & polished concrete floors, an open layout w/ample room for entertaining. Enjoy outdoor relaxation on this generous 6,000 sq ft lot perfect for al-fresco dining. Close proximity to shops, entertainment & dining, located near everything Westside. Connect with this stunning home today!			
Tami Pardee 310-907-6517 HALTON PARDEE		Dshwshr, Range,Built ins	

2607 PATRICIA AVE	Open	11-2	rev
\$3,555,000	4+5	SPANISH	
	CINDY'S GOURMET KITCHEN		
Best in class new construction, Best custom luxury Spanish home, Casa de Patricia, by the acclaimed Stewart-Gulrajani Design Team, overlooks the golf course. Cool ocean breezes, chirping birds, & timeless beauty are abundantly experienced here. Wonderful mature landscaping creates multiple private outdoor lifestyle experiences in the two wonderful yards. Gorgeous home with high ceilings & amazing spacious floor plan.			
MLS#16-139900		Blt-Ins,Dshwshr,Hood Fan,Micro,Fridg	
Paul Wylie 323-515-9585 LAMERICA REAL ESTATE			

08 Cheviot Hills - Rancho Park Lease

10556 TROON AVE	Open	11-2	NEW
\$8,250	3+3	1sty-TRADITIONAL	
	CHEVIOT HILLS OASIS WITH WONDERFUL VIEWS		
Oasis w/ spectacular views. Newly remodeled and/or upgraded, massive great room w/ no walls between the LR, DR, FR & kitchen. Vaulted ceilings & light wood floors. Kitchen has chef's Bertazzoni stove, KitchenAid French door refrigerator & dishwasher, new exhaust hood (all stainless steel), & farm sink. Laundry room w/ new W/D. Bathrooms have new upgrades. New landscaping, fences, exterior & interior paint, gravel walkways. Direct entrance from Dumfries w/o the hassle of the Troon-side stairs.			
MLS#16-164924		Refrig.,stove, W/D, dishwasher, hood	
Randy Frey 310-488-3595 KELLER WILLIAMS CENT			

09 Beverlywood Vicinity Single Family

8932 W 24TH ST	Open	11-2	NEW
\$1,185,000	2+2	SPANISH	
	1931 SPANISH,FLAWLESSLY RENOVATED & DRIPPING W/PERIOD DETAIL		
Enchanting 1930s Spanish, renovated to exacting standards & located in Reynier Village. 2BR/2BA gem exudes period detail, exposed wooden beams, curved archways & built in alcoves to hide secrets. Delightful kitchen offers a gourmand's paradise & is flanked by a formal dining rm & breakfast area. Bonus rm could serve as 3rd BR. Lounge next to an outdoor fireplace while sipping a morning cup of java. Detached garage serves as a prefect art studio or office. A truly splendid character Spanish.			
Chris Pickett 424.202.3230 TELES PROPERTIES		www.8932TwentyFourthSt.com	

1758 S CRESCENT HEIGHTS BLV	Lunch	11-2	NEW
\$1,150,000	3+2	1sty-SPANISH	
	STORY BOOK SPANISH HOME WITH FANTASTIC LANDSCAPING		
Beautifully remodeled Spanish home in Faircrest Heights,original details, hrdwood flrs, Liv room w/bay windows & fireplace. Din rm opens to Chef's kitchen w/ top echelon appliances, island, breakfast area w/banquette seating, custom cabinets, Caesar stone counters w/tile backsplashes. Master bedroom opens to lush garden, his/hers walk in closets. Master bath has steam shower, tub, twin sinks.Well appointed 2 bedrms, & updated 2nd bathrms. Entertainment patio, fire pit w/seating.Great curb appeal,			
Sewit Eshetu 310 962-3069 RODEO REALTY- BRNTWD		Built-ins, range, fridge & dish washer	

09 Beverlywood Vicinity Condo / Co-op

1450 S BEVERLY DR #106	Open	11-2	NEW
\$949,000	2+2.5	1sty-CONTEMPORARY	
	STUNNING CONDO IN PRIME BEVERLYWOOD ADJ. LUXURY COMPLEX		
Elegantly updated 2BR+2.5BA condo in prime Beverlywood Adj. location features spacious open flr plan w/formal entry, living rm w/fp & sliders out to amazing & expansive prvt patio, formal dining area & chef's kitchen w/SS appliances & breakfast area. Master BR w/lrg dbl closets & luxurious master BA and generous 2nd BR w/ensuite BA. Includes hrdwd flrs, central HVAC & ample storage areas. Building amenities include gym, extra storage & secured tandem parking. Close to BH, Pico/Beverly shops.			
MLS#16-164556		1450SouthBeverlyDrive106.com	
Jeremy Ives 3108581902 COMPASS			

10 West Hollywood Vicinity Single Family

9039 NORMA PL	Open	11-2	NEW
\$1,599,000	2+2	1sty-CONTEMPORARY	
	EXQUISITELY RENOVATED OASIS IN HIGHLY COVETED NORMA TRIANGLE		
The flowing interior & prvt yard makes this custom home ideal for entertaining (1,638 sqft incld gst hse). Inviting living rm w/marble fpl & skylight opens to spacious dining area. Sexy kitchen leading to yard has huge island. Master bed w/walk-in closet & huge folding door opening to yard. Sumptuous master bath w/farm door, double sinks & vanity, huge shower & tub. 2nd large bed on opposite end of home has prvt patio. Separate remodeled guesthouse w/SS appl & full bath. Rare find in prime WEHO			
Lisa Mansfield 310.481.4313 SOTHEY'S REALTY		2 Bd+ 2 Ba+ Chef's Kitchen+ Guest House	


8719 ROSEWOOD AVE Open 11-2 **rev**

\$2,950,000	3+4	2sty-MODERN	rev
NEW PRICE! ARCHITECTURAL MODERN			
	This sophisticated architectural modern is a walled and gated home located in the coveted pocket of West Hollywood West. This home features 3 bedrooms, 3 bathrooms, dramatic open living, dining, and kitchen area with large windows and glass doors opening to an oversized lap pool & spa. The master suite is spacious & luxurious featuring a fireplace, walk-in closet, over sized shower, spa tub, & double sinks. The vast rooftop deck is an entertainers paradise with views over the gardens.		
MLS#16-127144		www.8719Rosewood.com	
The Sunset Team 310.274.3900 KW HOLLYWOOD HILLS			


TUESDAY

10 West Hollywood Vicinity Condo / Co-op

1248 N LAUREL AVE #302	Open	11-2	NEW
\$1,499,000	3+3	CONTEMPORARY	
	<p>HUGE 3+3 DESIGNER DONE UNIT W/ SPECTACULAR VIEWS 2 TERRACES</p> <p>Spectacular views from this enormous contemp. 1,942 s.f., 3+3 Condo in the heart of Weho & the S.S. Strip. Views of the HLWD Hills, Griffith Park Observatory, Western Sunsets, Downtown City skyline & Century City. This special unit has views w/ 3 exposures N,W & S. 2 terraces, (w/ 485 s.f. add'l exterior space) one Lg. w/ Palm Tree, privacy & room to entertain, the other intimate w/ unlimited vistas overlooking all LA. Designer stainless kitch opens to great room dining area & liv rm w/ FP</p>		
MLS#16-163798	Ron Holliman 310-777-6216		
COLDWELL BANKER BH		N. of Santa Monica, E. of Crescent Hts.	

9008 KEITH AVE #2	Refresh.	11-2	NEW
\$1,449,000	3+3	ARCHITECTURAL	
	<p>Contemporary 3 bedroom, 3 bath townhouse in the heart of West Hollywood. Situated in WEHO's Norma Triangle, this three story townhouse is part of a newer three-unit development located just steps from WEHO's shopping, dining and nightlife. This home is an entertainers dream and features a showpiece</p>		
MLS#16-162218	Thomas Lazar		
TELES PROPERTIES, IN		Dshwshr,Dryer,Frzr,Grbg Disp,Intrcm	

900 WEST KNOLL #2	Open	11-2	NEW
\$1,385,000	2+2	ARCHITECTURAL	
	<p>FABULOUS ARCHITECTURAL TOWNHOUSE</p> <p>AN EXTRAORDINARY AND LUXURIOUS TOWNHOUSE IN THE BEST WEST HWD LOCATION! WITHIN WALKING DISTANCES TO THE FINEST RESTAURANTS AND SHOPPING. WITH ONLY 6 UNITS IN THE BUILDING IT'S LIKE HAVING A PRIVATE HOME. ENCLOSED 2 CAR GARAGE WITH DIRECT ENTRANCE INTO THE UNIT. SOARING CEILINGS AND WALLS OF GLASS CREATE A DRAMATIC AMBIANCE. BEAUTIFUL FINISHES AND HI-END AMENITIES WITH GORGEOUS HARDWOOD FLOORS THU-OUT. 2 HUGE BEDROOMS. THE MASTER HAS A GREAT WALK-IN CLOSET WITH BLT-INS. LRG ROOFTOP DECK.</p>		
MLS#16-159932	Neal Baddin 323-793-7405		
COLDWELL BANKER RESI		Blt-Ins,Dshwshr,Frzr,Rng/Ovn,Fridg	

1416 HAVENHURST DR, UNIT 3A	Open	11-2	NEW
\$950,000	1+1	ARCHITECTURAL	
	<p>HISTORIC COLONIAL HOUSE</p> <p>Built by Leland Bryant, listed on National Register of Historic Places, w/ Mills Act status, & home to the stars- Bette Davis, F.Scott Fitzgerald, to name a few. A 1bed/1ba jewel box w/sunny NW views, HW floors, chefs kit & period tile bath w/ shower & tub. LR w/wood burning FP & original built-ins.1pking spot & storage space. Heated pool, doorman and security</p>		
Jill Galloway	323.841.1980		


1233 N LAUREL AVE, UNIT 209	Open	11-2	NEW
\$725,000	2+2	CONTEMPORARY	
	<p>LOCATED IN THE HEART OF WEST HOLLYWOOD</p> <p>Located in the heart of West Hollywood, this well-appointed, beautiful top floor unit offers natural light throughout the day. Move in ready this two-bedroom, two-bathroom condo features a kitchen that opens unto the spacious living and dining area. In addition to a private balcony overlooking the resort like pool and inner courtyard, this unit also provides extra storage both in the unit and in the garage. Gated parking for one car.</p>		
P. Lester & A. Comora	(310) 488-5962		
THE AGENCY		Built Ins	

1420 N STANLEY AVE #205	Open	11-2	NEW
\$625,000	2+2	MODERN	
	<p>PRIVATE ROOFTOP TERRACE</p> <p>Top corner split level condo with private rooftop terrace and amazing views of Downtown, Century City and Hollywood Hills. Living room has dramatic 14' ceilings, gas fireplace, recessed lighting and tons of natural light. There are two large bedrooms, two full bathrooms and great closet space. Hardwood floors throughout and many upgrades.</p>		
MLS#16-164558	Shar Penfold (323) 356-1311		
COLDWELL BANKER HPS		Blt-Ins,Dshwshr,Dryer,Elvtr,Intrcm,Other	

11 Venice Single Family

1234 MORNINGSIDE WAY	Lunch	11-2	NEW
\$6,498,000	5+4	2sty-ARCHITECTURAL	
	<p>JOIN US FOR TACO TUESDAY AT THE WAVE HOUSE!</p> <p>The Wave House is designed & built by Mario Romano. Designed to host a rich coastal life, central living areas remain ever-open to generous outdoor spaces-a swimming pool courtyard, lush backyard & outdoor theatre- by way of 9.5-foot sliding glass walls. From the first level guest suite and intimate family room to the upstairs study and voluminous master suite, the spaces of The Wave House are destined to shape a peaceful, rhythmic life for its inhabitants.</p>		
MLS#16-154046	Smith & Berg Kitching 310.500.3931		
PARTNERS TRUST BH		wavehousevenice.com	

738 SUPERBA AVE	Open	11-2	NEW
\$3,295,000	3+3.5	2sty-ARCHITECTURAL	
	<p>SERENE, EXCEPTIONAL NEW ARCHITECTURAL</p> <p>Exceptional architectural from GreveBuilt and Hamilton Architects, Inc.. Major ground up construction in the cherished 700 Block of Superba, just around bend from the heart of Abbot Kinney. Wonderful home for entertaining with open flow, sunlit through glass walls of Fleetwood doors. Master suite with spacious volume. Beautiful gourmet kitchen with Viking appliances. Rooftop deck with 360 degree views. A serene Venice oasis blending indoor/outdoor living, comfort, and unparalleled design.</p>		
Todd Baker	310-801-1475		
COLDWELL BANKER		www.738Superba.com	

838 MARCO PL	Refresh.	12-3	NEW
\$1,995,000	2+2	2sty-COTTAGE	
	<p>LOVELY VENICE WALK STREET COTTAGE OPEN 12-3</p> <p>NOT ON MLS. Lovely cottage on a serene walk street. Warm light-filled living & dining rooms flow into a den w/ doors opening onto an expansive porch, Pennsylvania blue stone patio & yard. Richly planted front garden draws Monarch butterflies & hummingbirds year round & backyard is graced with verdant hedges for complete privacy. This carefully appointed retreat is just a few blocks from the shops & restaurants of Abbot Kinney & The Linc & a short bike ride to the beach. In other words: Perfect.</p>		
Jerry Jaffe	310.403.4925		
TELES PROPERTIES			

844 CALIFORNIA AVE	Refresh.	11-2	red
\$1,847,500	1895000	3+3	
	<p>MODERN VENICE CHIC STEPS FROM ABBOT KINNEY</p> <p>Exquisite Venice architectural home with soaring ceilings and a soft natural palette, sure to impress. Two living rooms, one with a fireplace and great office nook, and the other that leads to the stylish indoor/outdoor entertaining area, are separated by a floating staircase. Large open entertainer's kitchen with extensive storage, appliance garage, and two breakfast bars. Three Spacious bedrooms rich w/ light & each w/ custom closets, and an over-sized master suite w/ gorgeous attached bath.</p>		
MLS#16-149324	Tamra (Tami) Pardee 310-907-6517		
HALTON PARDEE		www.HaltonPardee.com	

TUESDAY

2421 LOUELLA AVE	Open	11-2	rev
\$2,395,000	4+4		
WWW.2421LOUELLA.COM			
<p>Gorgeous new 4-bd "modern farmhouse" on a quiet street in Venice with exceptional design & finishes. Formal entry with vaulted ceiling & French Oak hardwood flooring. Gourmet kitchen has high-end appliances, pantry & 10-foot center island for entertaining. The living room has recessed lights, crown molding & a fireplace. Master suite has wood-paneled vaulted ceiling, fireplace, large balcony & a huge walk-in closet. Great location surrounded by shops & restaurants, not far to the beach!</p>			
MLS#16-159754			
Todd Miller		3105602999	
KELLER WILLIAMS-SM		Open Sunday 2-5pm and Tues 11-2pm	

3670 STEWART AVE	Open	11-2	NEW
\$2,995,000	4+4	MODERN	
METICULOUSLY DESIGNED ARCHITECTURAL HOME!			
<p>A custom & ultra-modern architectural home w/ stylish mid-century touches. Featuring walls of glass & signature "S" design, it is a one of a kind property. The windows allow for sunset views. Impressive custom floor to ceiling walnut built-ins throughout the home. Upstairs is the master which has windows that floods the area with light. A second suite is at the rear of the home & 2 more bedrooms share a full bathroom. A quality built architectural home with amazing views shouldn't be missed.</p>			
MLS#16-164454			
Sherri Noel		310-994-8721	
KELLER WILLIAMS-SANT		Dshwshr,Dryer,Micro,Rng/Ovn,Fridg,Other	

11 Venice Income

809 6TH AVE	Refresh.	11-2	671/H5	NEW
\$2,495,000	Duplex	1sty-CALIFORNIA BUNGALOW		
MAGICAL VENICE COMPOUND				
<p>Amazing opportunity to acquire this one of kind magical duplex! Situated on an oversized lot of nearly 6000 sqft, this wonderful property consists of two separate homes, each surrounded by a delightful oasis of landscaped gardens, further features include many lovingly individual and designer finishes, such as bespoke cabinetry throughout, bowling alley hardwood floors, and custom counter tops to name just a few. Enjoy Venice beach living at it's very best in this truly one of kind property.</p>				
Kitchen and Laundry Appliances				
Mike Irvine		310 435 3093		
BULLDOG REALTORS				

3254 INGLEWOOD Open 11-2

\$1,598,000	3+2	1sty-TRADITIONAL	NEW
MAR VISTA HILL			
<p>Mar Vista Hill home built for indoor/outdoor living. 3 bedrooms and 1.75 baths. Park-like backyard with mature landscaping and a wood deck for alfresco dining. Remodeled kitchen and bathrooms, large family room. Walking distance to shops, cafes, schools - all the Silicon Beach lifestyle has to offer.</p>			
MLS#16-164548			
Susan M Irving		310-429-2390	
JOHN AAROE GROUP		BBQ,Blt-Ins	

11 Venice Lease

17 20TH AVE #B	Open	11-2	red
\$6,500	8500	2+3	
MAJOR PRICE REDUCTION- FABULOUS BEACH LEASE - OCEAN VIEW-			
<p>Amazing location steps to the sands of Venice Beach! 2 bed, 3 bath charming townhouse style unit in a duplex. 2 car garage parking, located on a walk street. Large front patio with room for lounging and dining. Meticulously furnished by designer/owner. Perfect for professionals who work at Silicon Beach or those desiring a fabulous Venice Beach lifestyle.</p>			
N of Venice Blvd - turn on 19th Ave			
Kathy Marshall		310-777-6263	
COLDWELL BANKER BH			

2445 WALGROVE AVE Open 11-2

\$1,235,000	3+2	1sty-RANCH	NEW
CHARMING 1920S FARMHOUSE			
<p>Charming 1920s farmhouse on the border of Mar Vista and Venice. This home was originally built in 1925 in La Canada and was moved to the current address in the 1960s. It exudes a vintage ranch-style charm that fits in perfectly with the vibe of Venice. The 3 bedroom, 2 bath home is highlighted by a Great Room that blends the kitchen, dining, and living rooms into one sumptuous space with exposed beam ceilings and a wood-burning fireplace. This home is an outstanding value!</p>			
Alex Quaid		3107171054	
PARTNERS TRUST - OP			

12 Marina Del Rey Single Family

745 OXFORD AVE	Refresh.	11-2	rev
\$1,897,500	5+4	SOUTHERN COLONIAL	
OXFORD TRIANGLE SPANISH COLONIAL			
<p>Encompassing over 3000 sq ft, this 5 bed/4 bath dwelling swims in natural light. Front courtyard has blossoming citrus trees. Large windows dressed by plantation shutters add a rustic touch. Recessed lighting throughout. The kitchen flips the traditional with black cabinetry, faucet, and tiling accented by white countertops. Upper level rec room features a stone fireplace, bamboo bar, access to terrace. Private dressing area in the master suite. Complete with a garage and room for a home gym!</p>			
Dshwshr,Dryer,Built ins			
Tami Pardee		310-907-6517	
HALTON PARDEE			

4322 CAMPBELL DR Open 11-2

\$999,000	6+5	TRADITIONAL	NEW
FANTASTIC OPPORTUNITY!			
<p>When you arrive you'll immediately appreciate the available off street parking. There are 2 structures that supply an abundance of space. The charming front house has a living rm, dining area & 4 bedrms. The master is en suite. There's a nice outdoor space. The back structure has two rms that could be bedrms or office space. The bathrm was added w/ a permit meeting city code; however, the shower doesn't function. Come and see the potential this large amount of space has to offer.</p>			
Rng/Ovn,Fridg			
Sherri Noel		310-994-8721	
KELLER WILLIAMS-SANT			

13 Palms - Mar Vista Single Family

3550 MOUNTAIN VIEW AVE	Open	11-2	NEW
\$3,895,000	5+5.5	ARCHITECTURAL	
MAR VISTA ARCHITECTURAL			
<p>Boldly sited w/ long views across the LA basin to the San Gabriel Mtns, is architect William Brantley's reinterpretation of this Neutraesque style home. A blank facade greets visitor at the street & belies the unique light filled interior spaces w/in. Re-imagined in 2013 w/ architectural elements that include soaring ceilings & 2 story glass walls that open to patio, pool & lawn. 5 BD+5.5 BA, including master suite w/ sitting rm & sliding glass drs that open to a pvt deck w/ sweeping city views.</p>			
www.3550MountainViewAve.com			
David,Sarah,Guy & Chaya		(310)710-1717	
TELES PROPERTIES			

3671 KELTON AVE Open 11-2 672

\$895,000	2+1	1sty-COUNTRY ENGLISH	NEW
ENGLISH COTTAGE NORTH OF VENICE			
<p>Enchanting and charming home, located in Palms. 2bedrooms, 1 bath.Lovely living/dining room hardwood floors throughout. Built-in kitchen and remodeled bath. Environmental eco-friendly landscaping front and rear, including fire-pit. Former garage converted into a beautiful, family/guest qrts. with bath and laundry. A/C and Sec. Sys. Perfect for a small family, great location, shops, transportation. This is an R2 lot.</p>			
range, oven, dishwasher			
Gaye Kruger		310 428-6577	
NOURMAND&ASSOCIATES			

TUESDAY

3215 VETERAN AVE	Open	11-2	rev
\$1,395,000	4+3	SPANISH	



CHARMING WESTSIDE VILLAGE HOME

This move in ready gem is located in the coveted Clover Elementary School District. Spacious 4 bedroom/3 bathroom home with two master suites with a huge walk in closet. Great size living room with fireplace, family room, dining room and recently remodeled kitchen. Sunroom which can be used as fitness room, reading area and plenty more. The large backyard is wonderful for entertaining. Perfect for an owner user. You don't want to miss this!

MLS#16-162790
Ron Wynn 310-488-4410
COLDWELL BANKER RESI

Dryer,Hood Fan,Rng/Ovn,Fridg,Wshr

3218 COLORADO AVE	Open	11-2	NEW
\$1,395,000	3+2	1sty-TRADITIONAL	



RARE SMR2 ZONED SINGLE FAMILY PROPERTY

This Traditional style home with various upgrades is move-in ready or ideal for remodeling for owner occupancy, flipped or developed into Multiple Units. Located close to the Expo Line and close to all local transport links and Santa Monica landmarks, this represents an amazing opportunity to own prime real estate just a couple of miles from the beach. Bring all buyers. This won't last!

MLS#16-164972
Martin MacLeod 3105761446
WSR BROKERAGE

Blt-Ins,Cing Fan,Rng/Ovn,Fridg

3658 MILITARY AVE	Open	11-2	rev
\$1,195,000	4+3	CONTEMPORARY	



WESTSIDE VILLAGE REMODELED GEM


2568 square feet with 4 bedrooms, family room and 3 full bathrooms. You won't find a brighter, cleaner, more move in ready gem and the backyard is really special with a patio and Jacuzzi. Green/sustainable kitchen just redone. You'll love the spacious open floor plan, upbeat feeling and versatility. Split level with a great studio/family room/in-law guest spot. Home is architecturally designed for a roof top patio that is not completed.

MLS#16-162864
Ron Wynn 310-621-1772
COLDWELL BANKER RESI

Dshwshr,Dryer,Grbg Disp,Hood Fan,Rng/Ovn

13 Palms - Mar Vista Income

3811 EAST BLV	Open	11-2	NEW
\$1,495,000	3sty-CONTEMPORARY		




CONTEMPORARY SIDE BY SIDE DUPLEX BUILT IN 2008.

Each unit has 3 bedrooms, 2 baths. Direct access two car garage on first level, second level offers living room with fireplace and built-ins, kitchen, bedroom, and bath. 3rd floor has sitting/office area, 2 bedrooms, and a bath. Owner's unit has soaking tub and private roof top deck. Central AC/heat, alarm system, tankless water heaters. Owner's unit vacant.

Dannie Cavanaugh 310-837-7161
CAVANAUGH REALTORS

14 Santa Monica Single Family

2536 5TH ST	Lunch	11-2	NEW
\$3,987,000	4+4	ARCHITECTURAL	



MAGNIFICENT MODERN WITH A WARM CONTEMPORARY FLAIR

Be the first for this New Construction home. Located in one of Santa Monica's most desirable beach communities. This Main Street area home features over 3,600sf of luxury, 3bds + a den, 4 spa like baths & an open floorplan that invites indoor/outdoor living. Complete w/Viking range, Nest thermostats & high end Emtek hardware finishes that compliment this homes modern aesthetic. Conveniently located to everything Santa Monica & just moments to Venice, this location simply can't be beat.

Tamra (Tami) Pardee 3109076517
HALTON PARDEE

2301 HILL ST	Open	11-2	NEW
\$1,500,000	2+2	1sty-RANCH	




SANTA MONICA OPPORTUNITY

Your Sunset Park opportunity to create your dream home is finally here. This spacious 8200 sq ft corner lot in Southern Santa Monica is only 2 miles from the beach, close to trader joes, penmar golf course, and downtown santa monica. Walk to the cafe's and restaurants on ocean park blvd for brunch on the weekends, ride your bikes to the beach, and celebrate all that santa monica has to offer and more.

Michael Cohen (424) 738-3851
TELES PROPERTIES, IN

14 Santa Monica Condo / Co-op

515 OCEAN AVE, UNIT 504	Open	11-2	NEW
\$1,975,000	2+2	1sty-CONTEMPORARY	



DON'T MISS THIS OPPORTUNITY!

SPACIOUS LIGHT AND BRIGHT UNIT WITH LARGE PATIO TO ENJOY THE VIEWS, SUNSET AND OUTDOOR DINING. Each bedroom has access to the patio. There are hardwood floors throughout and a fireplace in the living room. This home is great for entertaining and there is also a breakfast bar facing the kitchen. Both bedrooms are generous in size. The master is en-suite. This building offers a pool, and fitness center in a great location on famous Ocean Avenue

Ellen Conrad 424-202-3288
TELES PROPERTIES

washer/dryer in unit, ocean views

515 OCEAN AVE, UNIT 704	Open	11-2	NEW
\$1,499,000	2+2	CONTEMPORARY	




LARGE 2-BEDROOM CONDO WITH INCREDIBLE OCEAN VIEWS

Ultimate opportunity to buy a prime unit in one of Ocean Avenue's finest full-service buildings. Nearly 1,500-square-foot featuring floor-to-ceiling windows throughout. Two good-sized bedrooms and great layout. Building features 24-hour doorman, valet parking, pool, spa, gym, and on site manager. Prime location close to Montana Avenue, Third Street Promenade, stairs to beach, and much more.

David / Anna Solomon 424.400.5905
THE AGENCY

www.515Ocean704s.com

2912 MONTANA AVE #3	Open	11-2	NEW
\$1,289,000	3+2.5	CONTEMPORARY	




HIGHLY DESIRABLE 3 + 2.5 TOWNHOME! NORTH OF WILSHIRE!

Move-in condition in Franklin School District! Features hardwood floors, recessed lighting throughout, new paint, new carpet in bedrooms, plantation shutters, new exterior windows, wood-burning fireplace, patio off dining area, and newer A/C and heating unit. Updated kitchen with stainless steel appliances. Washer/dryer inside. All 3 bedrooms upstairs. Direct-access, 2-car side-by-side private garage. HOA dues w/ EQ ins. Across the street from Brentwood Country Club.

MLS#16-164540
Andrew Thurm 310.345.2661
COLDWELL BANKER WSA

Blt-Ins,Cbl,Cing Fan,Dshwshr,Dryer,Other

425 MARINE ST, UNIT 4	Open	11-2	NEW
\$1,249,000	2+2.5	3sty-CONTEMPORARY	



BRIGHT CONTEMPORARY TOWNHOME IN PRIME OCEAN PARK


Walk to Rose Ave, Main St & the Beach! This beautiful 3-story unit features soaring ceilings, an open floor plan & 3 outside spaces so you can enjoy the ocean breezes & California living. Expansive windows allow for great light & provide city & mountain views. Living/dining area w/ sleek fireplace & HW floors. Spacious loft w/ balcony. Master suite w/ private patio & en suite bath w/ a soaking spa tub. The 2nd bedroom also has an en suite bath. Laundry inside. SxS parking spaces. Don't miss!

Andrea Gressinger 310-940-1024
KELLER WILLIAMS SM

Andrea@GressingerGroup.com

TUESDAY

1044 20TH ST, UNIT 12	Refresh.	1-2	NEW
\$849,000	2+3	2sty-CONTEMPORARY	



A TRUE OPPORTUNITY AWAITS IN FRANKLIN SCHOOL DISTRICT

This 2 bdrm + 2 ½ bath, North of Wilshire townhome, is an original unit in a lovely location. Has great bones, large patios, unique character, eat-in kitchen, amazing Franklin/Lincoln Middle School district... Just imagine the possibilities. There is a fireplace in the living room, cozy eat-in kitchen, dining room, large master suite and 2nd bedroom suite. Extra storage in garage, 2 car Side by side parking. Low homeowner dues with EQ ins / water included. Easy to show.

Mimi and Jon Torp 310-622-7496
GIBSON INTERNATIONAL 20thCondo.com

1705 OCEAN AVE #314	Open	11-2	rev
\$2,975,000	2+3	1sty-ARCHITECTURAL	




SOPHISTICATED LIVING BY THE BEACH AT THE EXCLUSIVE WAVERLY!

Modern Elegance in this Fantastic Unit located at the exclusive Waverly Complex! Feel the Fresh Ocean Breezes while sitting on your private patio. This unit overlooks the ocean and greenery of the neighboring Tongva park in Santa Monica. Entry leads to excellent living space with an open Kitchen - designed by Marmol Radziner; master suite with private balcony, walk in closet & spa like bath; en suite 2nd bdrm & den/office; Washer and Dryer in unit, fully equipped fitness center, & concierge!

MLS#16-157724
J. Siegal/J. Hancock 310-777-6371
COLDWELL BANKER RESI Bring or Send Clients!

1044 20TH ST #A	Refresh.	11-2	rev
\$1,199,000	2+3	2sty-CONTEMPORARY	




GRACIOUS CHARM & PERSONALITY ABOUND! BRIGHT FRONT UNIT!

Beautiful front townhouse, 2 bdrms + office/3rd bdrm + 2 1/2 baths, filled with gracious charm and personality. In the heart of Santa Monica (N of Wilshire) this truly has the comfortable feel of a single family home. Spacious dining room and updated eat-in kitchen. The huge master bdrm has vaulted ceiling, updated bath & tremendous closet space. 2nd bdrm also has vaulted ceiling and walk-in closet. So many details, must see. 2-car S x S parking, extra storage and EQ Ins. FRANKLIN SCHOOL.

MLS#16-163136
Mimi and Jon Torp 310.622.7496
GIBSON INTERNATIONAL 20thCondo.com

14 Santa Monica Lease

852 11TH ST	Open	11-2	red
\$6,500	2+2	CONTEMPORARY	



EXTENSIVELY RENOVATED GEM ONE BLOCK FROM MONTANA!

Enjoy Santa Monica living at its finest in this recently updated home in A+ location, a block from the best shopping and dining on Montana Ave. This 1,700+ sq ft unit was just re imagined/remodeled, and is a perfect single family or condo alternative. Open floor plan boasts a living room w/ fireplace, dining room, office space, updated kitchen w brand new appliances/cabinets, refinished wood floors and recently updated baths. 2 bed + large bonus room offers flexibility and tons of space!

MLS#16-152254
Austin Brunkhorst 310-254-7989
COLDWELL BANKER BH Bit-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan

15 Pacific Palisades Single Family

689 AMALFI DR	Open	11-2	NEW
\$15,995,000	7+10	2sty-TRADITIONAL	




OUTSTANDING NEW CONSTRUCTION ON RIVIERA RIM.

Luxurious East Coast traditional melds seamlessly into farmhouse vernacular, inviting casual informal living. The interior exemplifies a bright airy open floor plan with walls of doors opening to multiple outdoor spaces including Alfresco dining, BBQ and pool areas. The kitchen has triple islands which flow together for convivial mingling and meal making. Extraordinary amenities include Gym, media, wine room, sports bar and pool room. Main rooms orient to rim views.

James Respondek 310-488-4400
SOTHEBYS INTL REALTY Elevator, Central Vac, AV

1362 BELLA OCEANA VISTA	Open	11-2	NEW
\$6,995,000	6+8	MEDITERRANEAN	



GATED OCEAN VIEW VILLA ESTATE


This exceptional ocean-view Villa Estate is located behind the exclusive gates of Bella Oceana Vista. For those seeking elegance, extreme privacy and unobstructed mountain, city lights and queen's necklace views, look no further. Upon entering through the expansive atrium courtyard, you will be transported to the hills of Tuscany. Soaring ceilings and a flawless indoor/outdoor floor plan create an ambiance of style and grace. All main level rooms are oversized and offer picturesque views.

MLS#16-162752
Eric Knight 310-230-3743
BERKSHIRE HATHAWAY BBQ,Blt-Ins

1271 RIMMER AVE	Open	11-2	NEW
\$5,495,000	5+6		

Ellen McCormick, Berkshire Hathaway
Billy Rose 424.230.3702 THE AGENCY


747 RADCLIFFE AVE	Open	11-2	NEW
\$4,195,000	5+6	MEDITERRANEAN	



Welcome to your Tuscan Villa dream home in prime Palisades! Just minutes from the beach and Village. This masterpiece and private retreat sits behind a mature lush green hedge and gate. Extensively remodeled in 2007, the house has so much to offer. Features include 5 large bedrooms, a grand Master suite with fireplace, European touches, beautiful spacious living room, arched hallways, over 4000 square feet of an open floor plan, gourmet kitchen, sauna, and gorgeous backyard greenery, Jacuzzi.

MLS#16-161304
Michael Tsvilik 310/663-5025
RE/MAX ESTATE PROPER Bit-Ins,Dshwshr,Grbg Disp,Micro,Wshr

550 ERSKINE DR	Open	11-2	NEW
\$3,890,000	4+4	2sty-TRADITIONAL	



PALISADES CHARMER ON 2 LOTS!

Explore the potential and charm of this early 20th century Cotswold home on two separate lots overlooking Lower Temescal Canyon. First floor: living room and den with hearths, dining nook and newer kitchen along with two bedrooms and 2.5 baths. Upstairs: two bedrooms, sitting room and bath. Broad terraces and decks of ironwood designed by Sid Galper and Cleo Baldwin expand the bluff and open the views. Great development potential with total lot size over 10,000 sq ft

Mike Deasy/Sara Clephane 3102751000
DEASY PENNER & PARTN

757 HARTZELL ST	Lunch	11-2	NEW
\$3,495,000	5+4.5	2sty-CAPE COD	




STUNNING CAPE COD IN THE ALPHABET STREETS

This spacious home features high ceilings & fine finishes throughout. Step into the inviting living room complete with fireplace. Open concept kitchen & den provides for the perfect entertaining area with direct access to the patio and grassy backyard. Gourmet kitchen with a large eat-in island. The spacious rooftop deck highlights the lovely vistas. Minutes from The Village, Palisades Park and the beach.

Laura Pardini 888-931-3337
COMPASS Stop by and join us for lunch!

901 FISKE ST	Open	11-2	NEW
\$1,895,000	2+1		



ALPHABET STREETS

Move in, remodel, or build your dream home!! First time on the market in over 40 years. 6,179 square foot (per assr) corner lot in highly sought after Alphabet street location current home is 2 bedroom/1 bath close to the village and all that the palisades has to offer! Come quickly this will not last!!

Dan Urbach/Lisa Morrin 310.230.3757
BHHS/CB www.ExclusiveRealtor.com

1213 AMALFI DR	Open	11-2	rev
\$9,250,000	7+7	COUNTRY ENGLISH	



GATED COUNTRY ENGLISH IN PRIME RIVIERA WITH VIEWS

Grand traditional style home with a young-at-heart feel. The huge country kitchen is wonderfully inviting with a large center island and eat-in area. A sumptuous master suite with a lavish bath and closets; two children/guest suites plus an additional fourth separate suite on 2nd floor. A large playground on a third level. A sun-filled gallery leads to the expansive private gardens with views over the canyon. Gated and private with lovely restful views- it is an unusual offering.

MLS#16-135252
DavidOffer/MaryLuTuthill 310-979-3990
BHHS/CB

1223 AMALFI DR	Open	11-2	rev
\$8,750,000	4+4	SPANISH	



CLASSIC 30'S SPAN ON LG LOT IN PRIME RIVIERA W/ BEAU VIEWS

Classic 1930's Span on a 1/2 acre+ (22,432 sq ft per ass.) tree-filled lot, north of Sunset on extremely desirable Amalfi "rim." Wful charm, grt architecture, complete privacy & tranquility, expansive park-like yd & beau cyn vus. Step-down LR w/ FP, paneled DR & cozy library/den. Remod cook's kitchen w/ adjacent family area. Beamed ceilings, wood floors, orig fixtures, ironwork & tiles throughout. Wful opportunity to remod, expand or build new on gorgeous lot in extraordinary Westside locale.

MLS#16-135296
DavidOffer/MaryLuTuthill 310-820-9341
BHHS/CB

17876 VICINO WAY	Open	11-2	rev
\$5,950,000	3+3	ARCHITECTURAL	




SPECTACULAR 180-DEGREE WHITEWATER OCEAN & COASTLINE VIEWS

Artfully designed, rebuilt, & transformed, The Vicino House has earned the highest Platinum LEED home certification by combining sustainable living + luxury design in every exquisite detail. Unique rich materials, green systems, FSC HW flrs, solar power, +more, make this an anomaly among green homes. A sexy open flr plan w/walls of opening glass doors create a natural outdoor flow to the multi-level decks & breathtaking views. This private, gated, one of a kind retreat, is simply unparalleled.

MLS#16-160876
Marc Chorin/Susan Stark (310) 995-6344
GIBSON INTERNATIONAL 17876Vicino.com

394 ARNO WAY	Lunch	11-2	rev
\$2,498,000	3+3	VILLA	



PRIME BEL-AIR BAY CLUB LOCATION

From the moment you enter this 3bd/3ba villa in the much desired upper Bel-Air Bay Club neighborhood you will be captivated by the spacious, open & light-filled rooms, dramatic floor to ceiling windows and seamless flow to the immaculately landscaped outdoor spaces. Large remodeled cook's kit. Generous upstairs priv master suite. 2 downstairs bedrooms w/ ensuite baths. Inviting backyard w/ secluded spa. Add'l features: hardwd flrs, 4 FP's, 2-zone A/C, sec w/ 8 cameras & 2 car dir access garage.

MLS#16-160828
Dan Urbach 310.230.3757
BERKSHIRE HATHAWAY www.394Arno.com

15 Pacific Palisades Condo / Co-op

15340 ALBRIGHT ST, UNIT 103	Open	11-2	NEW
\$869,000	2+2		




PRIME VILLAGE LOCATION!

This spacious 2 bedroom 2 bathroom single story condo is located in the heart of the Palisades Village just steps from the soon to be completed Palisades Village Project. Bright open floor plan with a formal dining room that opens to a private patio. Large master suite has a walk in closet and private patio. Washer & dryer in the unit, two side by side parking in a gated, secured garage. Well maintained, 30 unit building with a lovely common area and heated pool.

Adam & Ally Jaret (310) 562-4073
TELES PROPERTIES modernbeachproperties.com

16 Mid Los Angeles Single Family

1159 S SIERRA BONITA AVE	Refresh.	11-2	NEW
\$1,279,000	3+2	1sty-COUNTRY FRENCH	



COUNTRY FRENCH COTTAGE

Nestled on the tree lined S Sierra Bonita in Miracle Mile lies this Country French Cottage. Original charm, both inside & out, the one-story 1,688 sq. ft., 3 bed, 1.75 bath. Enter through a gated courtyard to living room w/ soaring barrel ceilings & wood-burning fireplace. Living room, formal dining room, gourmet kitchen & breakfast nook. Master bedroom opens up to entertainers deck & yard w/ built-in BBQ. Outside, a converted garage includes a wet-bar, built ins, and bath.

Anthony Marguleas 310.261.8333
AMALFI ESTATES BBQ, Fireplace, Dishwasher, Range/Oven

1545 S CURSON AVE	Open	11-2	NEW
\$1,100,000	2+2	1sty-SPANISH	



OASIS IN THE CITY!

Modernized Spanish. Large living room with decorative fireplace surround and Spanish tiles. Ebony stained wood floors. Remodeled kitchen w/ newer appliances, basket weave back splash, and adjoining space used as an office. 2 pristine updated bathrooms, one with walk in shower and double vanity. New pool with Endless Jet system and spa, new lpa wood deck w/ fire pit and custom pergola, perfect for entertaining or relaxing on your own. Artist's studio w/ sleek white cabinetry. Private and secure.

MLS#16-155534
Celeste "Cece" Webb 310-463-0302
SOTHEBY'S INTERNATIO Dshwshr,Grbg Disp, Micro,Rng/Ovn,Fridg

1723 S BRONSON AVE	Open	11-2	NEW
\$1,099,000	8+4.5	CRAFTSMAN	



REMODELED CRAFTSMAN

This reimagined Craftsman has been meticulously remodeled to suit today's modern standards. This eight-bedroom, four-and-a-half bath home is located adjacent to Lafayette Square and has a large open floor plan filled with natural light and original period details. The residence sits on a large flat lot and features a unique detached guest space. The bathrooms have all been beautifully done and the kitchen features brand new stainless steel appliances. Minutes from local shops and restaurants.

Grauman/ Broukhim 424.238.2484
THE AGENCY Dishwasher, Stove, Microwave

16 Mid Los Angeles Condo / Co-op

5710 S GLENNIE LN #A	Refresh.	11-2	NEW
\$589,000	3+3	3sty-TRADITIONAL	



YOU CAN HAVE IT ALL! MID-CITY ULTRA CHIC TOWNHOUSE

Retreat into your very private 3 bedroom 2.5 bath end unit townhome. 2-car garage w/direct access with additional storage space and bonus room. 2nd level includes bright, open living room w/ fireplace, dining area, kitchen w/ granite counter tops, stainless appliances, eat in kitchen, powder room, laundry & private front enclosed patio. 3rd level boast 3 bedrooms and 2 full baths with walk in closet in master bedroom. Great floor plan, peaceful complex. Welcome Home!

MLS#16-163904
Laura Anderson 323-646-6569
KELLER WILLIAMS LARC Stainless Steel appliances, Central Air

18 Hancock Park-Wilshire Single Family

239 S VAN NESS AVE	Lunch	11-2	NEW
\$2,859,000	4+2.5	2sty-TRADITIONAL	




3RD STREET ELEMENTARY BLOCKS FROM LARCHMONT VILLAGE

Living room with handsome fireplace welcomes you to this Traditional home. There is an adjoining formal dining room & separate den/breakfast room. Renovated kitchen boasts honed black granite countertops, subzero refrigerator & butler's pantry with wine fridge. Family room offers built-in bookcases & sound system, coffered ceiling & access to the back yard +office & powder rm. 4 beds & 2 remodeled baths up. The yard is replete with a patio, fireplace & pool. Garage is used as a game room.

Loveland Carr Properties (323) 460-7606
COLDWELL BANKER HPN www.239SouthVanNess.com

TUESDAY

208 S ARDEN BLVD	Open	11-2	633F1	NEW
\$2,798,000	5+3	2sty-TRADITIONAL		




**STATELY REMODELED TRADITIONAL!
OPEN TUESDAY 11AM-2PM**

New Listing! This lovely Traditional home has been carefully updated, while maintaining the scale and grace of custom homes built in another era. Featuring a fabulous gourmet kitchen with center island, beautiful remodeled baths, formal dining room, and a vaulted ceiling family room. Pool, 2 car detached garage. Located in the Third Street Elementary School District. Enjoy all the benefits of Larchmont Village & the central Hancock Park location.

MLS#16-164646
Melissa Alt 424-202-3232
TELES PROPERTIES

Refrigerator, Stove, Dishwasher

8871 BURTON WAY #103	Open	11-2	632/H1	rev
\$939,000	2+3	1sty-CONTEMPORARY		



SPACIOUS, BRIGHT, IMMACULATE, REMODELED

Spacious, immaculate, remodeled condo w/2Br + 2.5Ba. First floor Unit, not ground level features: Double doors to wide entry opening to a large living room & dining area w/ high ceilings, fireplace, & balconies w/views. Generous master suite w/sitting area. Beautiful master bath w/double sinks, oversized shower & spa tub. Cooks eat-in kitchen w/ Carrera marble & stainless Bosch & Dacor appliances. Inside washer & dryer. Hardwood floors, Central A/C. Small 15 Unit Complex w/ Earthquake insurance.

MLS#16-145766
Steven Geller 310 777-6237
COLDWELL BANKER RESI

Hardwd floors, A/C, Inside Laundry

540 N LUCERNE BLV	Open	11-2	NEW
\$1,695,000	3+2	CRAFTSMAN	



CLASSIC CRAFTSMAN MINUTES FROM DESIRABLE LARCHMONT VILLAGE!

Classic Craftsman w/coveted porch set back from street & minutes from desirable Larchmont Village. Preserved period details; built-ins & wide base & crown moldings. Recessed lights & hdwd floors thruout. Chef's kitchen w/ bkfst area, marble counters, custom wood cabinets & professional series freestanding Wolf cook top w/9 burners. Master suite w/2 large walk-in closets. Large 2nd bdrm. 3rd bdrm currently being used as an office. Private bkyd w/dipping pool, spa, patio & separate office retreat.

Mark & Lynn Mirisch Rogo 310-777-6213
COLDWELL BANKER BHN

dishwasher, dryer, refrigerator, washer

19 Beverly Center-Miracle Mile				<i>Income</i>
1053 MEADOWBROOK AVE	Refresh.	11-2	633-D3	NEW
\$1,795,000	Duplex	2sty-SPANISH		



MIRACLE MILE--RESTORED 1928 SPANISH DUPLEX

HUGE 4 BDRM/2 BATH 1ST FLOOR UNIT W/FIREPLACE, REFINISHED HDWD FLRS, FRML L/R & D/R + BREAKFAST RM & LAUNDRY. 2ND FL W/3 BDRMS/2 BA, SPACIOUS MAIN ROOMS, LRG MASTER SUITE, REMODELED KITCHEN, BRKFST ROOM, LAUNDRY RM. BOTH UNITS HV/AC GATED DRIVEWAY TO 3 CAR GARAGE, LANDSCAPED BACKYARD, LOTS OF DETAIL HERE!!

MLS#16-162936
Jack Brown 310-724-7100
RODEO REALTY - BEVER

Dshwshr,Dryer,HV/AC,Micro,Range/Oven

250 S PLYMOUTH	Open	11-2	633/G1	rev
\$4,100,000	5+5	2sty-MEDITERRANEAN		



CLASSIC-DONE-PRIME WINDSOR SQ LOCATION-POOL-GUEST HOUSE

Immaculately restored by noted architect William Hefner in coveted Windsor Square location and featured in HOUSE BEAUTIFUL. Gracious main house has 4BDS/2.5 BAS while the charming gst house has a 1BD/1BA suite w/pvt gym/office/1/2BA. European inspired yd w/ resort style pool.Lg kitchen/butler's-Wolf/Sub Zero/Miele appls.Finest details thruout: frpl,beamed ceilings,.custom cabinetry, rich dark hdwds,Waterworks fixtures,honed marble floors/counters,original millwork/iron railings. Updated systems.

MLS#16-160882
Bill Coveny 310-994-2344
BERKSHIRE HATHAWAY

www.250plymouth.com

1049 S STANLEY AVE	Open	11-2	rev
\$1,595,000	SPANISH		



A MUST SEE! RENOVATED TO PERFECTION!


Charming side-by-side Spanish duplex. Both units feature LR w/ Batchelder fireplaces, brand new kitchens & appliances, 2 br/2 ba. Resort style back yard, perfect for entertaining, w/ heated pool, sitting patio & outdoor bar. Hardwood floors, new windows, doors, tankless water heaters, central HVAC, crown moldings. Gated and private, an amazing oasis in a fantastic location! Both units owner occupied and will be delivered vacant at close of escrow.

MLS#16-149540
N. Hartman/L. Brenner 323.860.4245
COLDWELL BANKER HP

BBQ,Dshwshr,Dryer,Frzr,Micro,Other

19 Beverly Center-Miracle Mile *Single Family*

109 S LA JOLLA AVE	Open	11-2	NEW
\$1,865,000	3+2	1sty-SPANISH	



CASA DE DOS GATOS; 1920S COURTYARD ENTRY SPANISH

This Beverly Grove charmer is located on a Sycamore-lined street in the heart of the most desirable area of LA. As you enter the home, you will be enveloped by warmth and old world charm. Archways, high ceilings and a picture window with lush foliage greet you in the large sunken living room. This leads to the formal dining room with French doors overlooking a peaceful courtyard. Eat-in kitchen. Remodeled second bathroom with marble tile and a clawfoot tub for ultimate relaxation. Must See!

Enzo Ricciardelli 310-255-5467

20 Hollywood *Condo / Co-op*

7320 HAWTHORN AVE #322	Open	11-2	NEW
\$469,000	1+1	3sty-MODERN	



VIEWS VIEWS VIEWS FROM DOWNTOWN TO CENTURY CITY!


Views Views Views from Downtown to Century City! Modern, bright and spacious 1 bedroom, 1 bathroom unit in the newly renovated Hollywood Regis! This unit offers an upgraded kitchen, in-unit laundry, and fireplace. Resort style living in the heart of the city with new pool and cabana area, hot tub, well-equipped gym, two parking spaces and controlled access building with a guard at night. Low HOA include earthquake insurance. Short walk to Runyon Canyon. Tenant occupied until October 31, 2016

MLS#16-164332
Mark Miller 888.574.8287
BARCODE PROPERTIES

Dshwshr,Dryer,Frzr,Grbg Disp,Micro,Other

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

8568 BURTON WAY WAY #208	Open	11-2	NEW
\$879,000	2+2	MODERN	



SOPHISTICATED BEVERLY CENTER CONDO

This lovely 1,808 sq' Burton Way residence is close to trendy shops & cafes. Light-filled and spacious, the open floor plan features a breakfast room w/ walk-in pantry & laundry area. Other highlights include: hardwood floors, high ceilings, FP, new paint & walls of sliding glass doors. The master suite is replete with a huge walk-in closet. Best of all, a 500sq' balcony w/ access from all rooms extends the entertainment area of this gracious home. Pool, spa, rec room & secure entry. A Must-See!

MLS#16-155960
GWEN BANTA / TORY HERALD 323-656-0714
SOTHEY'S

Cbl,Dshwshr,Dryer,Grbg Disp,Pool

21 Silver Lake - Echo Park *Single Family*

2305 KENILWORTH AVE	Refresh.	11-2	594-D4	NEW
\$2,035,000	4+3	2sty-CONTEMPORARY		



FABULOUS! OPEN CONCEPT LIVING W/ SCREENING ROOM

Luxurious amenities, soaring ceilings + dramatic details are the hallmarks of this spacious modern-contemporary home. Chef's kitchen w/ Jenn Air appliance suite. Screening room w/ surround sound. Easy outdoor access throughout promotes a breezy and casual lifestyle. Dramatic architectural staircase leads to master-suite domain, feat luxurious bath w/ steam shower + separate tub, walk-in closet, private deck, office + dressing area. Garden, lawn + fruit trees. Ivanhoe Elementary district. Special

Andrew Morrison 323.270.2277
REDWOOD REAL ESTATE

Washer/Dryer, Cooktop, Wall Ovens

TUESDAY

22 Los Feliz Single Family

2149 E LIVE OAK DR	Open	11-2
\$7,450,000	6+8	CONTEMPORARY



IT'S LIKE OWNING YOUR OWN COUNTRY!

Nostalgia meets modern in the the star-studded Los Feliz Oaks. This stunning and unique compound commands the hills of Los Feliz, all the more impressive because of it high walls, gates, hedges, and private drive leading to a grand circular motor court. The original 1922 architecture is classic East-Coast Manor House, and its Gatsby leanings have been updated in cool modernist style, amplifying the grand volume and incredible light. Perfect for a celebrity or high-profile owner.

MLS#16-158492


Sloane + Silver 310-786-1844

SOTHEBY'S BH

LOS FELIZ

3974 TILDEN AVE Open 12-2

\$875,000	3+3	CAPE COD
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NEW

Wow...an absolute must see. Beautiful 3-level TH w private grge & direct access 2 unit. Newly constructed in 2010. Shows like a model! Rich wood flooring & cabinets. Open fl plan w/ high ceilings, recessed lighting, crown moldings. Lots of natural light frm skylights. Lrg kitchn opens 2 dining area & has built in range on prep island w/ granite counters, tons of cabinet space. Deluxe master ste w/ FP & 4-star mstr bth. Over 1,800 SF of high quality living in a 4 unit cmplx w super low HOA fees.

MLS#16-164368


Martin Feinberg

KELLER WILLIAMS-SANT

Blt-Ins,Cent Vac,Dshwshr,Grbg Disp,Intrm

2255 VERDE OAK DR Refresh. 11-2

\$4,295,000	3+3	ARCHITECTURAL
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LLOYD WRIGHT'S MASTERPIECE | THE SAMUEL NOVARRO HOUSE

The Mayan-inspired Art Deco house has been meticulously restored keeping the architect's vision intact, with Lloyd Wright signatures throughout, including oxidized copper accents on the front exterior. With a perfect indoor-outdoor flow, this home exemplifies the Southern California lifestyle with swimmers pool, professionally landscaped gardens and terraces. Located in the exclusive neighborhood "The Oaks" of Los Feliz. This is your chance to own a true masterpiece of art and architecture.

Juliette Hohnen 323.422.7147


DOUGLAS ELLIMAN

www.SamuelNovarroHouse.com

30 Hollywood Hills East Single Family

2619 RINCONIA DR Refresh. 11-2

\$1,488,000	4+3.5	3sty-ARCHITECTURAL
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NEW

HILLSIDE HOME & GUEST APT

Wonderful bright and light 3 bedrm hillside home with attached 1 bedrm guest/maid's apartment. Peaceful hillside views. Current owners use this property as a VRBO vacation rental and report \$90,000 rent revenues for the past year. High ceilings, hardwood flrs, great kitchen & master suite with both sitting area with fireplace & separate office. Property may be sold furnished or unfurnished. This is an excellent residence right near Lake Hollywood. Bring your owner users and investors!

MLS#16-163288

Anne Russell 310.230.2400


COLDWELL BANKER-PAC.

BBQ,Blt-Ins,Cing Fan,Cent Vac,Dshwshr

28 Culver City Single Family

11030 RHODA WAY Open 11-2

\$1,490,000	3+2	2sty-TRADITIONAL
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NEW

AMAZING HOUSE IN CULVER CITY'S LINDBERG PARK!

Lght & Brght 3 Bd + 2 Ba, 1,882 SqFt home across from Lindberg Park. Open floor plan, lvng rm, fireplace & high ceilings. Dining area & chefs kitchen w large pantry open onto bckyrd. 1 bd & full ba dwnstrs. Upstrs has master bd & den/3rd bdrm that open onto patio overlooking the park. Finished garage off of an enclosed driveway makes for a great play space. Lindberg Park has a great neighborhood feel, blocks from La Ballona Creek, Bike path, Library, Farragut, CCMS & CCHS school compound.


Heather Coombs Perez 3102597419

CAVANAUGH REALTORS

Fridge, Stove, Oven

3042 HOLLYCREST PL Open 11-2

\$1,199,000	2+2	MID-CENTURY
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NEW

SPARKLING MID-CENTURY POOL HOME IN THE HOLLYWOOD KNOLLS

Sophisticated 2bd/2ba mid-century home plus den w/ great indoor/outdoor flow. Lrg LR w/ vaulted ceilings, skylights, fpl & surround sound. Separate DR. Kit. w/ granite counters & cherry wood cabinets. Private master suite. Additional bdrm & hallway bathrm. 2-car garage. French doors from DR, LR & master bdrm open to private yard/patio/pool area & waterfall. Upgrades including but not limited to Pella windows & French doors, speaker system, central heat/air, alarm system & more.

MLS#16-164634

Pete Buonocore 323-762-2561

KW - LARCHMONT

www.COREGROUPLA.COM

4240 MOTOR AVE Open 11-2

\$1,388,000	2+1	TRADITIONAL
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NEW

WWW.4240MOTOR.COM

Gorgeous Carlson Park Home! Open your door to beautiful wide-open space! Incredible location in Culver City's most prestigious neighborhood, directly across from the park! Bright open living room with hardwood floors, fireplace, crown molding and leaded picture window with park views! Formal dining room has decorative crown molding and wainscoting.Near Sony Studios and downtown Culver City shops and restaurants!

MLS#16-164262

Todd Miller 3105602999

KELLER WILLIAMS-SM

Open House Sun 2-5 pm & Tues 2-5pm

6470 DEEP DELL PL Open 11-2

\$1,125,000	3+2	MID-CENTURY
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NEW

CANYON RETREAT IN HOLLYWOOD DELL!

An incredibly charming canyon retreat in Hollywood Dell on a street-to-street corner lot allowing for maximum privacy. This 3 bedroom, 2 bathroom home harmoniously blends the lush natural surroundings with a warm, inviting interior. Enjoy the living area with vaulted beamed ceilings and large picture windows which let in great natural light. Kitchen with eat-in bar is perfect for entertaining guests. Upper master and two lower bedrooms all capture the beautiful natural surroundings.

MLS#16-164656

Tom Scrocco/Randy Isaacs 310-890-2220

COLDWELL BANKER BHS

www.TomAndRandyProperties.com

28 Culver City Condo / Co-op

4073 LINCOLN AVE, UNIT 3 Open 11-2 672G1

\$1,049,000	2+2.5	CONTEMP MED
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NEW

IDEAL CULVER CITY TOWHHOUSE ON BEAUTIFUL TREE LINED STREET

Leave your car in the private two car garage, & enjoy everything exciting downtown Culver City has to offer. Elegant first floor has honey colored hardwood floors, a gas fp & recessed lighting. A spacious dining area leads to the patio. The kitchen has granite counters & stainless steel appliances. The undulating staircase leads to the upstairs mezzanine w/ skylight, ideal for an office.The luxurious master bath has double sinks, a spa tub and separate shower. Direct entry from private garage.


Carla Winnie 3103444740

GIBSON INTERNATIONAL

www.4073Lincoln.com

3223 TARECO DR Open 11-2

\$1,995,000	4+3.5	ARCHITECTURAL
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red

MODERNIST'S DREAM

The new American Home envisioned by master architect Anthony Eckelberry is the essence of style & form. Loft inspired open floor plan has a dramatic living, dining, kitchen & media area w/high ceilings, clerestory windows & glass sliding doors that frame the vistas & open to view decks. Open kitchen w/Caesarstone counters & center island has SS appls. Luxe master w/walk-in closet & balcony. Bath features Steam shower & sunken soaking tub. Lounge on the private patio or relax in the spa tub.

MLS#16-153500

Rose Ware 213-369-9171

BHHS-BH

Coffee Ctr,Dshwsh,Hood Fan,Micro,Rng/Ov

TUESDAY

6477 DEEP DELL PL	Open	11-2	593E2	red
\$1,695,000	4+3.5	CONTEMP MED		



CUSTOM MEDITERRANEAN

New Price for this Chic Hollywood Dell Mediterranean featuring High ceilings, Tall doors, Chiseled wide plank wood floors & Casement windows. Spacious Great room w/French doors that open to a balcony & views. Modern European style kitchen w/Quartz counters & Chef's choice appls. Adjacent dining has a Stacked Stone fpl. Romantic master w/fpl, walk-in closet, balcony & luxe bath. Private landscaped outdoor area for swimming & relaxing in the pool/spa or dining on the patio w/built-in Churrascaria.

MLS#16-154170
Terry Canfield Schmidt 323-854-4607
BHHS-BH

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

5625 CRESCENT PARK WEST #412	Open	11-2	702D1	NEW
\$945,000	2+2	ARCHITECTURAL		




TOP FLOOR UNIT WITH GREAT VIEWS AND ONLY ONE COMMON WALL

Beautiful, highly upgraded top floor Penthouse unit in "The Metro". Spacious, open light & bright "South Beach" floor plan with only one common wall (kitchen to kitchen). Great mountain and city, greenbelt, and peek-a-boo channel views. This highly sought after unit features two large balconies, gorgeous hardwood floors, cooks kitchen with top of the line stainless steel appliances, granite and beautiful cherry cabinetry, laundry room with washer and dryer, a large master bedroom with walk in cl

MLS#16-162840
Allen Sarlo 310 7145499
RE/MAX ESTATE PROPER

Blt-Ins,Cbl,Cing Fan,Dshwshr,Dryer,Other

2932 LEDGEWOOD DR	Open	11-2	red
\$1,125,000	3+3	MID-CENTURY	



BEACHWOOD CANYON MID-CENTURY

Put your finishing touches on this Canyon retreat. Open living, dining & kitchen area lead to a serene patio. Remodeled kitchen w/granite counters, SS appls & center island. Main house has 3Bd/3Ba. Partially remodeled baths w/Carrera marble vanities. Upper level master suite w/walk-in closet, sitting area, balcony & spa tub bath, was built w/permits in 1995. Bonus space under house, w/bath & kitchenette, has sep entrance & patio, & is part of original construction. Dual zoned AC & 2-car garage.

MLS#16-156602
Rose Ware 213-369-9171
BHHS-BH

Dshwshr,Grbg Disp,Hood Fan,Micro,Rng/Ovn

42 Downtown L.A.	Condo / Co-op		
645 W 9TH ST #213	Open	11-2	NEW
\$859,000	0+2	ARCHITECTURAL	



PRIME DOWNTOWN LOFT.

Prime South Park location. One of the largest units in Market Lofts. Open floorplan with polished concrete floors. Great location on the end - only one shared wall and has large private patio. Enormous walk in closets in both bedrooms. Polished concrete floors. Stainless steel appliances. Gym and pool are steps away. Walk everywhere from here. Market lofts location is as good as it gets.

MLS#16-164456
Stan Smith (310)595-6409
TELES PROPERTIES

www.645NinthStreet.com

2103 ALCYONA DR	Open	11-2	rev
\$1,995,000	5+6	MEDITERRANEAN	



GORGEOUS COURTYARD MEDITERRANEAN VILLA

Villa with Custom Cabinetry,Stone Work,Refinished Beam Ceilings,Large Kitchen,Grand Living Room w/Fireplace, Two Balconies, West Facing with Amazing Views over the Hollywood Hills. Large Master with office or Second Bedroom, Downstairs large Family Room and Two Add'l Bedrooms with In Suite Baths. Above Garage has a Guest House/Studio.

MLS#16-146082
Ladd Jackson 310.346.1744
HILTON & HYLAND

2103Alcyona.com

267 S SAN PEDRO ST, UNIT 502	Lunch	11-2	NEW
\$349,000	1+1	1sty-CONTEMPORARY	



LITE & BRITE TERAMACHI UNIT PLEASE JOIN FOR LUNCH


www.Teramachi502.com Teramachi, a senior (55 yrs +) condo complex in historic Little Tokyo. Fifth floor, south facing unit w/master suite, master bath, living rm w/slider that leads out to a view deck, gourmet kitchen w/granite counters, breakfast bar, SS appliances, A/C, W&D and 1 parking space. Teramachi amenities incl sparkling pool, spa, central courtyard, fitness center, sauna, 2-story community rm, guest parking & 24 hour front desk/security station.

MLS#16-164456
Thomas Inatomi 323.671.1249
BERKSHIRE HATHAWAY

Refrig, Stove, Micro, Washer, Dryer

33 Malibu *Single Family*

21132 LAS FLORES MESA DR	Open	11-2	NEW
\$2,995,000	4+4	CONTEMPORARY	



MALIBU VIEW HOME

Malibu dream house featuring large open living/dining room experience w/ wrap around balconies & views from the ocean to the mountains. Hardwood floors, fireplace, skylights & lots of natural light provide a comfortable space for relaxing & entertaining. Perfect as in-law suite or home office. Access to backyard and private patio. 2 car direct access garage, steps away from beach & Las Flores Park. Slate roof and rooftop sprinklers. Private Road. Rare offering.

MLS#16-158214
Brian Ades 310-503-8080
SOTHEY'S

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

60 Tarzana *Single Family*

19301 ESPINOSA ST	Open	11-2	NEW
\$1,399,000	4+4	TRADITIONAL	



DON'T MISS OUT ON YOUR FUTURE DREAM HOME!


Single level, 4-bedroom pool home at the end of a cul-de-sac. Top of the line finishes. Huge open space encompassing the dining, living & kitchen areas w/access to the patio & pool w/outdoor pool shower/bath. Quartz counter tops & custom cabinetry adorn the massive island in the center of the kitchen. The home has 3 generously sized bedrooms & a master suite. It boasts private access to the pool, walk-in closet, & a luxurious bathroom. Separate soaking tub, rain shower, & dual vanities.

MLS#16-164090
Daniel Lowe 310-420-6531
GIBSON INTERNATIONAL

Blt-Ins,Cing Fan,Dshwshr,Dryer,Rng/Ovn

39 Playa Vista *Condo / Co-op*

12883 RUNWAY RD #2	Refresh.	11-2	NEW
\$1,699,000	3+2.5	CONTEMPORARY	




SINGLE LEVEL IN RARE 3 UNIT CAMDEN BUILDING

Highly sought after one-level 2014 Camden home in rare 3-unit building offers an entire floor to yourself. This 3 bed, 2 1/2 bath Smart Home is apx. 1,870 sf. Open plan is flooded with natural light; massive living & dining areas lead to sunny patio. Chef's kitchen, flex-room with custom built ins + large, bright master bedroom with spa-like bath. 2 additional bedrooms with bath + another 1/2 bath. Elegance, comfort & convenience right in the heart of Silicon Beach!

MLS#16-160260
Nora & Peter Wendel 310.979.3913
COLDWELL BANKER-BWD

www.12883runway2.com

19454 SHIRLEY CT	Open	11-2	NEW
\$995,000	4+3		



Prime Tarzana location! Beautiful corner lot in one of the best streets south of Ventura Blvd. Huge Upside potential to Remodel/Rebuilt. Great opportunity!This charming farm house offers a living room with high beamed ceiling and fireplace. Step down into huge dining room. Delightful country kitchn with breakfast area opens to family room. 4+2.5, pantry and laundry room. Huge circular front yard, plus entertaining yard with pool and sitting area.


MLS#16-164628
Soheila Eshthardi 3104664658
NOURMAND & ASSOCIATE

Cing Fan,Dshwshr

TUESDAY

60 Tarzana Condo / Co-op

18620 HATTERAS ST, UNIT 247 Open 11-2
 \$265,000 2+2 OTHER **NEW**




Beautiful redone 2 bedroom condo in a great area of Tarzana and within walking distance of shops and restaurants. Upgrades include ceiling fans in every room, recessed lighting, wood laminate flooring and redone kitchen and master bathroom. Master bedroom has a walk-in closet and his and her sinks. The unit also has its own balcony.

Aaron Kirman 424-249-7162
 JOHN AAROE GROUP

Alarm, cable, ceiling fan, fridge, dishw

62 Encino Single Family

5159 HESPERIA AVE Refresh. 11-2
 \$1,649,500 5+4 2sty-CONTEMPORARY **NEW**



BRAND NEW CONSTRUCTION S. OF THE BOULEVARD

Brand New Construction!! Modern Contemporary South of the Boulevard. This beautifully designed two story home features an airy and light filled floor plan. See through fireplace creates an inviting living area made for entertaining. Gourmet chefs kitchen features stainless steel appliances, Carrera marble counter tops and a waterfall style island. Fifth bedroom can be used as an office or creative space. Welcome to this entertainers dream! Priced to sell! Also open Friday 11-2 and Sunday 1-5.

Brian Nourian 310-666-2332

Wired for Cameras, 220V in Garage

71 East Van Nuys Single Family

6421 ORION AVE Open 11-2
 \$1,249,000 5+3 CAPE COD **NEW**



CHARMING CAPE COD IN MIDVALE ESTATES

Located in highly coveted Midvale Estates. Gated on almost 1/3 acre, this 5 bed entertainers dream is filled w/incredible natural light. Beyond the front door you are welcomed to sun drenched liv rm featuring fplace. Updated kit w/ gorgeous granite counters, brkfst bar, s/s app & Fr doors opening to covered patio. First floor master suite. Upstairs are 4 bedrooms, huge bath & bonus rm. Private yard. Other amenities include hrdwd floors, new carpet, Italian tile, attached 2 car garage.

MLS#16-164552
 Josh Flagg/Margie Markus 310-623-8703
 RODEO REALTY/CB

Cing Fan,Dshwshr,Dryer,Grbg Disp

72 Sherman Oaks Single Family

4159 GREENBUSH AVE Lunch 11-2
 \$2,849,000 5+6 2sty-TRADITIONAL **NEW**




TOP "TRENDING" ON HOUZZ OPEN

See this picture-perfect South-of-The-Boulevard Sherman Oaks that is a top trending property on Houzz. With Ralph Lauren furnishings, chandeliers, and window treatments, you can see why. Also available furnished for those who truly want "turn-key". Tooth brush provided.

MLS#16-156770
 Andrea Korchek 818-371-0933
 WISH SOTHEYB'S INTL

www.4159Greenbush.com

3551 ROYAL WOODS DR Open 11-2
 \$1,795,000 4+5 CONTEMPORARY **NEW**



BEAUTIFUL & REFRESHING CONTEMPORARY

Gorgeous contemporary home featuring a large open floor plan with gourmet chef's kitchen, custom cabinetry, and stainless steel appliances. Boasting four large bedrooms including two master suites, five baths and a large family room. Beautifully landscaped with a spacious back yard featuring an expansive pool and beautiful views. No detail has been left out and the quality of construction is beyond meticulous. A must see and aggressively priced to sell!

MLS#16-164240
 Rosenfeld & Giese
 MERCER VINE

Best Value in Sherman Oaks

3462 SHERNOLL PL Open 11:30-1:30
 \$1,700,000 3+2 RANCH **NEW**



CHARMING 1 STORY RANCH IN SO HILLS

Charming one story 3BR/2BA Ranch home w/ views on a sleepy cul-de-sac street conveniently located in the Sherman Oaks hills, just one block north of Mulholland Dr. Spacious LR features curved rock fireplace, recessed lighting, wood floors, picture windows & French drs that open to outdoor patio & grassy yard, Formal DR & bright, white kitchen w/ granite & eat-in breakfast area; all ideal for entertaining family & friends. Master BR suite & 2 additional BRs make this a very desirable canyon home.

MLS#16-164116
 Rona K./Jackie C. 310-962-8797
 TELES PROPERTIES, IN

www.3462ShernollPlace.com

3949 OAKFIELD DR Refresh. 11-2 562A6
 \$1,699,000 3+4 **rev**




MODERN LODGE WITH VIEWS!

This historic lodge nestled in the hills south of the Boulevard will charm the most discerning buyer. Not your average property, this exceptional character home will capture your imagination with gorgeous period details and imported fixtures from Europe. No expense was spared updating to today's standards (multi-zoned heating/AC, tankless water heaters, commercial grade appliances, smart home technology, outdoor kitchen, spa), while still maintaining the authentic lodge aesthetic.

MLS#16-150272
 Kira Gould 310-963-9563
 GIBSON INTERNATIONAL

BBQ,Cing Fan,Dshwshr,Grbg Disp,Rng/Ovn

14101 CHANDLER BLVD Lunch 11-2
 \$1,595,000 5+6 TRADITIONAL **rev**



\$10,000 BONUS TO SUCCESSFUL SELLING AGENT!


Entry is bright 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. Grassy backyard with covered patio. Gated front and side entry driveway. Four zone HVAC.

MLS#16-108364
 James Muske 310.281.3901
 COLDWELL BANKER RESI

Dshwshr,Hood Fan,Rng/Ovn,Fridg

72 Sherman Oaks Condo / Co-op

14544 MARGATE ST, UNIT 1 Open 11-2
 \$599,000 3+3 CONTEMP MED **NEW**



DELIGHTFUL TOWNHOUSE W/TOP-SHELF AMENITIES IN PRIME LOCATION


Direct entrance w/private 2-car garage. Glistening wood floors and arched doorways. A total of 5 balconies for plenty of outdoor space. Open-floor plan makes this already bright abode seem that much more spacious. Kitchen offers granite counters + SS appliances. Unwind in the master BR's spa tub. Cozy media room, laundry area, and central AC/heat. Recessed lighting throughout. Front-facing property in well maintained 10-unit building. Close to Kester Elementary and a plethora of entertainment.

Gregory Masi 310-488-4880
 GIBSON INTERNATIONAL

14544Margate.com

72 Sherman Oaks Lease

3553 CODY RD Refresh. 11-2
 \$7,500 4+4 2sty-CRAFTSMAN **rev**



CONTEMPORARY CRAFTSMAN

Elegant designer bright and sun-filled home has it all. Beautiful full length deck that overlooks breathtaking views of lush landscape of the San Fernando Valley in the distance. Designer interior offers high vaulted ceilings, exposed wood beams, skylights for natural light and wood floors thought out. Details include a large tiered central fireplace making this a comforting place to call home with your large family room, kitchen and a dining area that opens to your large deck.

MLS#16-147816
 David Pinkham 310 435-8616
 PINKHAM ESTATES REAL

Blt-Ins,Cbl,Cing Fan,Dshwshr,Dryer,Other

TUESDAY

73 Studio City Single Family

12030 IREDELL STREET		Open	11-2	NEW
\$2,249,000	4+3	2sty-CAPE COD		
DREAMY CAPE COD IN HIGHLY SOUGHT AFTER FRYMAN CANYON				
<p>BEST VALUE IN HIGHLY SOUGHT AFTER FRYMAN CANYON! THIS GORGEOUS 4 BD CLASSIC CAPE COD IS THE UNFORGETTABLE STORYBOOK HOME YOU HAVE ALWAYS DREAMED OF OWNING. GREAT CELEBRITY HIDE-AWAY W/ GRACE & CHARM. 2 MASTER BD, 1 EACH LEVEL. UPSTAIRS SUITE W/ HUGE LOUNGING BALCONY OVERSEEING ABUNDANT BACKYARD. COOK'S KITCHEN, FORMAL DR W/ BAY WINDOW TO ROSE GARDEN & GRASSY YARD. LR & DEN W/ COZY FPLCS. LOTS OF ROOM FOR KIDS TO PLAY & ADULTS TO ENTERTAIN ALL IN A BEAUTIFUL LANDSCAPED SETTING. CARPENTER SCHOOL</p>				
DREAM HOME!				
<p>MLS#SR16181697CN Robert E. Howell 310-734-2250 KELLER WILLIAMS B.H.</p>				

4156 SUNSWEPT DR		Open	11-2	rev
\$2,895,000	6+7	2sty-MEDITERRANEAN		
CELEBRITY GATED VIEW ESTATE				
<p>Over 6,200 sq.ft w/ 6 bed/ 7 baths! Completed in 2011. Elegant foyer w/split double staircase. Gourmet Kitchen opens to oversized living area w/a wood/gas fireplace. At the top of the stairs, you have two wings: South Wing has (4) Four spacious bedrooms, all en-suite w/walk-in closets & additional ample storage. The North Wing is reserved for the palatial master suite w/tremendous closet space, and a separate office/bonus room with dual fireplaces! Hillside/canyon views. Parking for 8 cars.</p>				
www.RogerPerry.com				
<p>MLS#16-146994 Roger Perry 310-600-1553 RODEO REALTY - BH</p>				

4456 MORELLA AVE		Open	11-2	rev
\$1,995,000	3+3.5	1sty-TRADITIONAL		
BEAUTIFUL MODERNIZED TRADITIONAL				
<p>Beautifully expanded Traditional redone in a modernized style. This rare one-story home is located in one of Studio City's most desirable areas - Landale Square. The spacious open floor plan is perfect for entertaining & includes a formal living room, formal dining room & kitchen open to the family room. Features include high vaulted beamed ceilings, wide plank oak floors, 2 fireplaces, sliding barn doors, large gourmet kitchen with beautiful white marble counters, Viking appl.</p>				
Blt-Ins,Cbl,Dshwshr,Dryer,Grbg Disp,Oth				
<p>MLS#16-160872 Jana Jones & Fred Holley 310-612-0831 COLDWELL BANKER-BH S</p>				

3848 ALTA MESA DR		Open	11-2	bom
\$1,699,999	5+4	3sty-CONTEMPORARY		
<p>BOM w/ HUGE REDUCTION! A 5 bed/4 bath home. Roomy 4456sqft on 10k Lot. Fully remodeled three story single family with amazing 180 degree views of the Canyon from each level. Also open Friday- 11-2pm</p>				
Intrcm,wetbar,mediaroom,separate office!				
C. Deloss Pickett 310-775-7496 RODEO REALTY - BH				

74 Toluca Lake Single Family

4545 ARCOLA AVE		Open	11-2	NEW
\$1,595,000	4+3.5			
CHIC MODERN FARMHOUSE				
<p>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 large yard, 4 bedrooms, 3 bathrooms, and guest house.</p>				
<p>Carl Gambino 646-465-1766 WEA</p>				

<p>OPEN HOUSE STATUS</p> <p>Automatic Status: The MLS™ will automatically assign NEW or REV</p>	<p>NEW New, automatic status</p> <p>NEW* New, not yet listed</p> <p>RED Reduced</p> <p>REV Review, automatic status</p> <p>BOM Back on Market</p>
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4548 FORMAN AVE		Open	11-2	NEW
\$1,239,000	3+2	TUDOR		
UPDATED ROMANTIC TUDOR IN HIGHLY COVETED TOLUCA LAKE				
<p>Classic Tudor w/ white picket fence, matures trees, & curved brick pathway. Formal living room w/ brick fireplace. Hardwood flooring, recessed lighting, & crown moulding throughout. French doors to formal dining area. Gourmet kitchen w/ stainless steel appliances, farm sink, breakfast bar, & sitting area. Master suite w/ private access to backyard & deck. Upstairs landing leads into guest room w/ built-in daybed, desk, & shelves. Backyard w/ sparkling pool & spa, covered patio & detached garage.</p>				
pool, master,den				
<p>Craig Strong 310-439-3225 JOHN AAROE GROUP</p>				

74 Toluca Lake Condo / Co-op

10757 HORTENSE ST, UNIT 210		Open	11-2	NEW
\$449,800	3+3	3sty-TRADITIONAL		
PRIME TOLUCA LAKE 2-STORY CONDO				
<p>Located in prime Toluca Lake, this 2-story, 3 bed/3 bath, top floor, corner unit townhouse has been fully renovated w/wood-finished flooring throughout. Open & spacious living, dining, and patio area. Kitchen updated w/custom cabinetry, stainless steel appliances & granite counter tops. Master bedroom features walk-in closet & bathroom en suite. Bathrooms boast updated cabinets, vanity, & fixtures. Building amenities include pool, spa, BBQ's & rec room. 2 non-tandem underground parking spaces.</p>				
www.10757hortense.aaroe.site				
<p>Jacob Dadon 818.264.8780 JOHN AAROE GROUP</p>				

93 Eagle Rock Single Family

2710 EL ROBLE DR		Open	11-2	564-J6	NEW
\$699,000	2+1.75	1sty-TRADITIONAL			
MAKE THIS CLASSIC 1947 RANCH YOUR VERY OWN					
<p>What will your favorite moments be, chatting with passing neighbors as you toss a ball for the kids or pup in the welcoming front yard? BBQ on the covered patios? Slipping away for a quiet read in the master suite? Just moving in & enjoying crispy stylish kitchen and baths? Or knowing that a trip to Target is a casual stroll & not an expedition? Come explore this quiet pocket & discover amazing convenience to all that is sought after Eagle Rock, one of the coolest places in the known universe:)</p>					
Amazing Deck with View					
<p>Liz Johnson 323-397-6041 COMPASS PASADENA</p>					

95 Mount Washington Single Family


830 CYNTHIA AVE		Open	11-2	595A2	NEW
\$849,500	3+3	2sty-TRADITIONAL			
LOTS OF CHARM!					
<p>Lovely 3 bedroom + 2.5 baths in a wonderful location. House has loads of charm and privacy. Living room with fireplace, formal dining room plus den. Hardwood Floors. Low Maintenance Backyard which has steps leading up to a private studio/office. This house is on a cul de sac and is very peaceful and private and yet very close to the trendy shops and restaurants of Eagle Rock and Highland Park. This is a Trust Sale and No Court Confirmation is required.</p>					
Cbl,Dshwshr					
<p>MLS#16-158620 Michael Dickson 310 918-5383 NELSON SHELTON REAL</p>					

236 Manhattan Beach Single Family

108 THE STRAND		Open	11-2	NEW
\$19,995,000	5+8	MODERN		
ARCHITECTURAL MANHATTAN BEACH TOUR-DE-FORCE ON THE STRAND				
<p>Setting standards of new modern sophistication this home creates a lavish beachfront lifestyle in the affluent coastal neighborhood of Manhattan Beaches famed street The Strand. Presented with four floors of floating glass staircases this 6500 sqft masterpiece offers 5 bd 8 ba of custom perfection from walls of glass with Fleetwood pocket doors creating seamless indoor/outdoor flow, 2 kitchens, theatre, yoga studio and gym equipped with elevator and 5 car vaulted custom lift.</p>				
www.TheAltmanBrothers.com				
<p>J. Altman & M. Rokstad 310.819.3250 DOUGLAS ELLIMAN</p>				

1284 Highland Park *Single Family*

1841 PHILLIPS WAY	Open	11-2	565-B7	NEW
\$725,000	2+1	1sty-SPANISH		



1926 COMPOUND WITH STELLAR VIEWS
Stellar views, privacy on a serene Highland Park hilltop


Liz Johnson 323-397-6041
COMPASS PASADENA

Bonus Guest Quarters & Bonus Office

THURSDAY OPEN HOUSES

33 Malibu *Single Family*

21132 LAS FLORES MESA DR	Open	9:30-2		NEW
\$2,995,000	4+4	CONTEMPORARY		



MALIBU VIEW HOME
Malibu dream house featuring large open living/dining room experience w/ wrap around balconies & views from the ocean to the mountains. Hardwood floors, fireplace, skylights & lots of natural light provide a comfortable space for relaxing & entertaining. Perfect as in-law suite or home office. Access to backyard and private patio. 2 car direct access garage, steps away from beach & Las Flores Park. Slate roof and rooftop sprinklers. Private Road. Rare offering.

MLS#16-158214
Brian Ades 310-503-8080
SOTHEBY'S

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

42 Downtown L.A. *Condo / Co-op*

267 S SAN PEDRO ST, UNIT 502	Lunch	12-3		NEW
\$349,000	1+1	1sty-CONTEMPORARY		




LITE & BRITE TERAMACHI UNIT PLEASE JOIN FOR LUNCH
www.Teramachi502.com Teramachi, a senior (55 yrs +) condo complex in historic Little Tokyo. Fifth floor, south facing unit w/master suite, master bath, living rm w/slider that leads out to a view deck, gourmet kitchen w/granite counters, breakfast bar, SS appliances, A/C, W&D and 1 parking space. Teramachi amenities incl sparkling pool, spa, central courtyard, fitness center, sauna, 2-story community rm, guest parking & 24 hour front desk/security station.

Thomas Inatomi 323.671.1249
BERKSHIRE HATHAWAY

Refrig, Stove, Micro, Washer Dryer

1284 Highland Park *Single Family*

1841 PHILLIPS WAY	Open	10-2	565-B7	NEW
\$725,000	2+1	1sty-SPANISH		



1926 COMPOUND
With Stellar views, privacy on a serene Highland Park hilltop

Liz Johnson 323-397-6041
COMPASS PASADENA

Bonus Guest Quarters & Bonus Office

2710 EL ROBLE DR	Open	10-2	564-J6	NEW
\$699,000	2+1.75	1sty-TRADITIONAL		



MAKE THIS CLASSIC 1947 RANCH YOUR VERY OWN
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Liz Johnson 323-397-6041
COMPASS PASADENA

Amazing Deck with View

FRIDAY OPEN HOUSES

53 Woodland Hills *Single Family*

23341 OSTRONIC DRIVE	Lunch	11-2		rev
\$2,999,000	6+5	2sty-RANCH		



MAJOR \$450K PRICE REDUCTION
HIDDEN HILLS EXPERIENCE - WOODLAND HILLS PRICE. Truly unique sprawling 7400 sq ft ranch estate on over a flat acre at the end of a private cul de sac. 6 bedroom, 4 1/2 bath plus studio guesthouse with full bathroom. Interior details include large luxurious master suite w/ fireplace, dual walk in closets & spa bath, gourmet kitchen with butler's pantry, subterranean 1000 bottle wine cellar, permitted treehouse, koi pond, surrounded by 60ft Redwood trees providing total seclusion & privacy.

MLS#SR16099738CN
Ron Papile 818-415-7966
COLDWELL BANKER

www.23341OstronicDr.com

57 Northridge *Single Family*

17330 RAYEN ST	Lunch	11-2		NEW
\$1,299,000	5+5	1sty-TRADITIONAL		



UPDATED & REFINED SHERWOOD FOREST HOME
Step into the bright living space of this dazzling Traditional and be swept away. Live your culinary dreams in the brand new kitchen with KitchenAid appls, Caesarstone counters, & SS farmhouse sink. The huge Master w/French doors opens to the pool & backyard. The master bath features an oversized shower and soaking tub. 4 additional bedrooms + bathrooms. The 2/3 acre lot also includes a tennis court. New landscaping, a large circular drive enclosed by two electric gates. Two car garage.

Carrabba Group 323-899-2900
KW BEVERLY HILLS

www.sherwoodforest-home.com

60 Tarzana *Condo / Co-op*

18135 BURBANK BLVD #13	Open	11-2		rev
\$599,000	3+3	2sty-VICTORIAN		



GATED VIBRANT VICTORIAN BEST TOWNHOUSE ON MARKET
Beautiful Resort-like Gated Complex. Independantly situated at the coveted back-of-Complex NE corner, this 'house' overlooks open space. Lots of windows, natural light. Open floor plan w huge living & dining rms, FR drs, hi ceiling, hdwd flrs, gour kit w granite, newer apps. Den w built-ins. Mstr ste w huge walkin closet plus add'l gen closet, lux bath. 2nd large mstr bdrm. Magnificent complex w lush gardens, mature shade trees, grassy central courtyard, sparkling pool Open Friday & Sunday

MLS#16-162412
Wight/Louvet 310-968-2322
KELLER WILLIAMS BH

www.TheLouvetGroup.com

TUESDAY

THURSDAY AND FRIDAY



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