

TUESDAY


**01 Beverly Hills** Single Family

<b>X 1029 HANOVER DR</b>	Lunch 11-2 592C7	<b>NEW</b>
\$11,795,000	5+9 2sty-MONTEREY COLONIAL	
<b>BEST LOCALE IN THE CITY OF BEVERLY HILLS - HOLMBY HILLS ADJ</b>		
 <p>Remarkable Secluded City of Beverly Hills Locale- Most Coveted North of Sunset Blvd Address. Legendary Remodeled Gated Monterey Colonial Tennis Court Estate. Elegant Architecture w/ Gracious Sized Rms, Beautiful Hardwd Flrs, Gourmet Kitchen, Gym, &amp; Luxurious Baths, incl. the 5 Star Master Bath. 3 Bedrms. upstairs and Attached 2 bedrm Guest House w/ a sep large kitchen dwnstrs. Gorgeous Verdant Grounds and Pool area w/ Cabana Bath. Separate Structure contains a mahogany Gentleman's style office.</p>		
<p>MLS#14-786639</p> <p>Paul Czako 310-995-1963</p> <p>GUSSMAN CZAKO ESTATE</p>		
<b>COME TO EAT - GOURMET LUNCH TO BE SERVED</b>		


<b>606 N PALM DR</b>	Open 11-2	<b>NEW</b>
\$6,750,000	4+7	
<b>Meticulously Restored 1920's Spanish</b>		
 <p>Meticulously restored 1920's Spanish maintains its original period splendor with tasteful updates for today's modern living. Perfectly designed for California's indoor/outdoor lifestyle with alfresco kitchen, wood burning pizza oven, fireplace, and pool. Gracious entertaining rooms with vaulted ceilings, newly redone hardwood floors, and a custom made 1,000 bottle temperature controlled wine display/cellar. A very special property brilliantly located in the coveted Beverly Hills Flats.</p>		
<p>J Smith &amp; J. Hohnen 213.494.7736</p> <p>HILTON &amp; HYLAND</p> <p>www.606nplm.com</p>		

<b>X 459 S BEVERWIL DR</b>	Lunch 11-2 632G3	<b>NEW</b>
\$2,995,000	5+6 2sty-CONTEMP MED	
<b>PERFECT, PRISTINE, &amp; PROXIMATE TO ALL!</b>		
 <p>SPACIOUS &amp; TASTEFULLY REDONE 2STY MEDITERRANEAN ESTATE. BEAMS, STONE &amp; WOOD FLRS, FRENCH DRs, MOULDINGS, PRIV TERRACES. DRAMATIC 2STY FOYER. GRACIOUS FORMAL LIV &amp; DINING RMS. FAB KITCHEN/ 'GREAT' RM COMBINATION OPENS TO RESORT-LIKE YARD W/PATIOS, WATERFALL PL/SPA/BBQ. 'GREAT' RM W/BAR/AQUARIUM/BLT-INS. 4 LG BD SUITES UP + GUEST SUITE DOWN. HUGE MASTER W/FP/BALCONY/BIG WALK-IN/AMAZING BA. DIRECT ACCESS GARAGE. SET ABOVE THE ROAD FOR PRIVACY, VISTAS, &amp; CURB APPEAL. PROXIMATE TO ALL AMENITIES!</p>		
<p>MLS#14-790799</p> <p>MICHAEL J. LIBOW 310-285-7509</p> <p>COLDWELL BANKER-BHS</p> <p>WWW.459BEVERWIL.COM</p>		

<b>237 S LINDEN DR</b>	Open 11-2 632F2	<b>NEW</b>
\$2,795,000	4+4 SPANISH	
<b>CLASSIC 1930 CHARMING CALIFORNIA SPANISH</b>		
 <p>Located in the desirable Southwest area of Beverly Hills. 3 Bedrooms up and maids down. Spacious living room with fireplace, beamed ceilings, and beautiful hardwood floors. Stained glass window upon entry, gracious curved stairway with skylight, original Spanish bathroom tiles, and cozy den/office. 2 Car garage+covered carport. Freshly painted interior and refinished hardwood floors. Laundry room inside.</p>		
<p>MLS#14-789089</p> <p>Jerry Jolton 310.285.7503</p> <p>COLDWELL BANKER RESI</p> <p>Dshwshr,Grbg Disp</p>		


<b>2601 DEEP CANYON DR</b>	Open 11-2	<b>NEW</b>
\$1,575,000	3+2	
<b>CHARMING ZEN-LIKE RETREAT</b>		
 <p>TUCKED ON A CORNER LOT IN BH BEHIND A PRIVATE GATE, LOADED WITH CHARM AND PANACHE STANDS THIS GREAT ZEN LIKE RETREAT. THIS ONE STORY UPDATED 3 BEDROOMS 2 BATH HOME OFFERS ALL THE AMENITIES YOU EXPECT TO FIND IN TODAYS LIVING STANDARDS. FROM THE MOMENT YOU STEP INTO THE HOUSE THE PRIDE OF OWNERSHIP CAN BE SEEN AT EVERY TURN. THE OPEN FLOOR PLAN OFFERS A LIGHT FILLED OVER-SIZED LIVING ROOM ANCHORED BY A FIRE PLACE AND EXPANSIVE SLIDERS THAT LEAD TO A GREAT OUTDOOR LIVING SPACE.</p>		
<p>A. Lascano &amp; B. Farrugia 424.253.5489</p> <p>HILTON &amp; HYLAND</p>		

<b>1002 N BEVERLY DR</b>	Refresh. 11-2 592E6	<b>red</b>
\$8,990,000	9380000 6+7 2sty-TRADITIONAL	
<b>A GOOD DEAL TRANSFORMED INTO A GREAT DEAL!</b>		
 <p>EXTENSIVELY REMODELED/EXPANDED GRACIOUS TRADITIONAL ESTATE. COVETED OVER-SIZED CORNER LOT JUST N. OF SUNSET. SUNLIT RMS W/TASTEFUL NEUTRAL FINISHES. BEAUT WD FLRS, FRENCH DRs, WAINSCOTING, MLDGS, HI CLNGS. HUGE FORMAL RMS. MASSIVE FAM RM W/BAR/FP &amp; SEP OFFICE/LIBRARY. STUNNING &amp; SPACIOUS CENTER-ISLE KITCH W/TOP BLT-INS. PHENOMENAL MASTER W/FP/BALC/DUAL WALK-INS/ LUXE BA. TREMENDOUS FRONT &amp; REAR YARDS W/LAWNS/ BIG PL/FULL GUEST HOUSE OVER 3 CAR GARAGE. GATED CURB APPEAL WITH A PREMIER BH ADDRESS!</p>		
<p>MLS#14-770997</p> <p>MICHAEL J. LIBOW 310-285-7509</p> <p>COLDWELL BANKER-BHS</p> <p>WWW.1002BEVERLY.COM</p>		

<b>1014 LAUREL WAY</b>	Open 12-2 592E6	<b>rev</b>
\$10,995,000	6+8.5 MEDITERRANEAN	
<b>1014 LAUREL WAY</b>		
 <p>Newer Tuscan Mediterranean Villa on one of Beverly Hills north of Sunset most coveted streets Laurel Way. Gated and private, enter through double streets and iron doors into an entry with 20 foot ceiling bursting with light. Designed with a great open floor plan and all the rooms in the right places. This home is approximately 11,200sqft with high ceilings and large windows throughout including French doors which open to the beautifully appointed back yard.</p>		
<p>MLS#13-701527</p> <p>Valerie Fitzgerald 310-285-7515</p> <p>COLDWELL BANKER</p> <p>BBQ,Blt-Ins,Cbl,Dshwshr,Elvtr,Other</p>		

<b>912 OXFORD WAY</b>	Open 11-2 592E7	<b>rev</b>
\$9,795,000	5+6 CONTEMPORARY	
<b>RESORT-LIKE DESIGNER REMODELED CONTEMPORARY</b>		
 <p>New price! Nestled behind the Beverly Hills Hotel, this gorgeous contemporary has just been completed with no expense spared in giving it the feeling of a luxe &amp; sophisticated bungalow resort. Features a private driveway, spacious great room w/ retractable glass doors to the backyard, &amp; sweeping pool deck. Finished with all the finest materials and amenities, escape the bustle of Beverly Hills while enjoying the comforts of modern living at this Southern California-style retreat.</p>		
<p>MLS#14-771501</p> <p>Williams / Kirman 310.691.5935</p> <p>HILTON &amp; HYLAND</p> <p>912oxfordway.com</p>		

<b>175 N WETHERLY DR</b>	Open 11-2 632H2	<b>rev</b>
\$3,926,000	5+5	
<b>SOPHISTICATED SANTA BARBARA/ MONTECITO STYLE HOME</b>		
 <p>COMPLETE RECONSTRUCTION/REMODEL FROM START TO FINISH, SOPHISTICATED SANTA BARBARA/MONTECITO STYLE HOME, PRIVATE, GATED, BRIGHT OPEN FLOOR PLAN WITH NICELY SEPARATED BEDROOMS FOR EXTRA PRIVACY, 5BR, 5BA, INCLUDING LARGE MASTER SUITE WITH BATHTUB, SHOWER, CLOSET, OPEN KITCHEN WITH TOP OF THE LINE APPLIANCES, BREAKFAST AREA, FAMILY ROOM, GORGEOUS LIVING ROOM WITH SUPER HIGH CEILINGS, IMPORTED MARBLE FIREPLACES, AND FORMAL DINING AREA. PERFECT FOR ENTERTAINING. A MUST SEE!</p>		
<p>MLS#14-783311</p> <p>Felix Pena Esq. 818.807.6041</p> <p>HILTON &amp; HYLAND</p> <p>BBQ,Dshwshr,Dryer,Frzr,Grbg Disp,Other</p>		

<b>427 S ALMONT DR</b>	Open 11-2 632H3	<b>rev</b>
\$1,795,000	4+3 CONTEMPORARY	
<b>BEAUTIFUL CONTEMPORARY SMART HOUSE</b>		
 <p>Beautiful Contemporary approx. 1500 sqft 3bd, 2ba Electronic Smart House w/detached 400 sqft Guest House w/ full bath, kitchenette and sleeping loft! Completely Private Home rebuilt in the 80's w/ crescent shaped hall &amp; vaulted ceilings in living, dining, &amp; master bedroom. New Bosch stainless steel stove top, new Fisher &amp; Paykel double drawer dishwasher, Ann Sacks tiles, Cesar Stone Counter tops, &amp; GE Monogram Refrigerator. Great outdoor space w/ redwood fencing surrounding the entire property.</p>		
<p>MLS#14-786487</p> <p>KJ Marmon 310.749.4995</p> <p>HILTON &amp; HYLAND</p> <p>BBQ,Blt-Ins,Dshwshr,Dryer,Grbg Disp,Othr</p>		

TUESDAY

**01 Beverly Hills** Condo / Co-op

<b>9249 BURTON WAY #206</b>	Open	11-2	632G1	<b>NEW</b>
\$1,250,000	2+3	FRENCH		




**LE FAUBOURG STUNNING CONDO**

DESIGNER PERFECT 2 BEDROOM, 3 BATH CONDO IN PRESTIGIOUS LE FAUBOURG IN BEVERLY HILLS. FORMAL ENTRY LEADS WITH CENTER HALL FLOOR PLAN TO BEAUTIFUL LARGE OPEN LIVING RM WITH FRENCH DOORS OPENING ONTO TERRACE. LUXURIOUS MASTER SUITE WITH MARBLE BATH ALSO OPENS ONTO TERRACE. 2ND BEDROOM/OFFICE IS ON OTHER SIDE OF THE CONDO OFFERING PRIVACY. GOURMET KITCHEN WITH GRANITE COUNTERTOPS OPENS TO DRAMATIC DINING AREA. MARBLE & HARDWOOD FLOORS, RECESSED LIGHTING. GREAT CLOSETS! GYM

MLS#14-789923  
Lori Hashman Berris 3108803061  
SOTHEBY'S REALTY

Bit-Ins,Cbl,Dshwshr,Dryer,Elvtr,Other

<b>234 S GALE DR #209</b>	Open	11-2	633A2	<b>NEW</b>
\$899,000	2+3	UNKNOWN		



**LUXURIOUS BEVERLY HILLS CONDO! MUST SEE!**

THIS BEAUTIFUL 2+ 2.5 IS REMODELED BY A CELEBRITY INTR. DESIGNER.RECENTLY FEATURED IN LATIMES HOME SECTION.WONDRFL AMBIANCE,PEACEFUL & IT IS PERFECT 4FAMILY&ENTERTAINING.A DREAM CHEF'S KITCHEN.BRAND NAME KITCHN APPLIANCES.BRIGHT,SPACIOUS,LOTS OF WINDOWS.VERY WELL MAINTAINED BLDNG"THE HAMPTONS".GR8 OPEN FLR PLAN,FREPLCE IN LIVING-RM&MASTER BDRM.HUGE MSTR SUITE W/HUGE BATHROOM W/ SPA TUB,SEPARATE SHWR,HIS&HER WALK-IN CLOSET.WSHR&DRYR IN UNIT.POOL,HOT TUB, GYM,LA CIENEGA PRK,SHOPPING&RESTAURANTS.

MLS#14-781557  
Monique Kangarlow 310-309-7397  
KELLER WILLIAMS

<b>411 N OAKHURST DR #401</b>	Open	11-2	632H1	<b>rev</b>
\$1,269,000	2+3	MEDITERRANEAN		



**STUNNING NEW PRICE AT THE FABULOUS PENTHOUSE IN THE OAKHURST**

The moment you enter PH 1 you are impressed by the magnificent 15' ceilings with clerestory windows and open flowing living areas bathed in sunlight. It has the advantage of privacy as it is a corner rear southwest facing location providing views of Century City and Beverly Hills from 3 balconies. The living areas and bedrooms are all on one level and have a perfect configuration for entertaining. The den may also be a 3rd bedroom. The kitchen has an eat-in breakfast area. A truly special home.

MLS#14-742745  
Tracey Hannum 310-488-3836  
NELSON SHELTON

2 BEDROOMS PLUS A DEN

<b>411 N OAKHURST DR #111</b>	Open	11-2	632H1	<b>rev</b>
\$1,199,000	2+3	MEDITERRANEAN		



**LUXURIOUS MEDITERRANEAN STYLE CONDO**


Reduced \$100,000! "The Oakhurst" is situated in prime Beverly Hills with 24-hour attendant in lobby. 2 bedrooms, 2.5 bathrooms, 1,742 square feet of spacious interior. Custom kitchen with stainless steel appliances. The living room with fireplace opens to a large private patio. Master suite with custom closets, marble counters and Italian tiling. Updated with American cherry wood floors. www.weahomes.com/listing/411-oakhurst

MLS#14-765067  
James Nasser 310-351-9450  
WEA

Dshwshr,Grbg Disp,Intrcm,Micro,Phone Sys

**01 Beverly Hills** Lease

<b>1469 CARLA RIDGE</b>	Open	11-2	592F5	<b>NEW</b>
\$32,750	4+5	1sty-MID-CENTURY		



**TROUSDALE LEASE**


PRIVATE & FULLY "TURNKEY" FURNISHED INCLUDING FLATSCREEN'S IN EVERY ROOM EXPANSIVE LIVING ROOM WITH STONE FIREPLACE, 12 ' CEILINGS & WALLS OF GLASS OPENING TO THE NEW SWIMMERS POOL-JACUZZI & BIRDS EYE VIEWS BEYOND. KITCHEN FEATURES LATEST IN PREMIUM APPLIANCES. 3 SECONDARY BEDROOM SUITES & EXTRAORDINARY MASTER WING OVERLOOKING THE BREATHTAKING PANORAMIC VIEWS AND NEWLY LANDSCAPED YARD & POOL - IT FEATURES EXTENSIVE CLOSETS WITH A DRESSING AREA & BEDROOM WITH ELECTRONIC DBL BLACKOUT SHADES.

MLS#14-789489  
Brent Watson 310-600-9119  
COLDWELL BANKER-BHN

www.trousdaleluxurylease.com

**02 Beverly Hills Post Office** Single Family

<b>9520 HIDDEN VALLEY RD</b>	Open	11-2	<b>NEW</b>
\$4,995,000	4+3		



**PERFECT BEVERLY HILLS DEVELOPMENT OPPORTUNITY**

Perfect Beverly Hills development opportunity in the private and guard gated enclave of Hidden Valley Estates. This 30,719 square foot (.71 acres) lot offers great potential to build your dream home in one of Beverly Crest's hottest private neighborhoods.

Juliette Hohnen 323.422.7147  
HILTON & HYLAND

www.9520hiddenvalley.com


<b>1073 MAYBROOK DR</b>	Open	11-2	<b>NEW</b>
\$4,295,000	4+4	TRADITIONAL	



Sprawling one story family home completely redone. Gorgeous backyard with pool. Great entertaining indoor outdoor flow. Large master suite with his and her walking closets, maids room. One of BHPO's most prestigious neighborhoods.

J. Babajian/J.Flagg 310-623-8800  
RODEO REALTY BH

<b>1324 BENEDICT CANYON DR</b>	Open	11-2	592C5	<b>NEW</b>
\$3,295,000	4+4	MID-CENTURY		



**LOWER BENEDICT CANYON - OPPORTUNITY AWAITS**

Step into a gated private compound or create your own oasis - Property consists of sprawling one story main house, huge interior courtyard with sparkling pool, massive 2 story guest house w/2 beds, 2 baths plus 2 story parking garages. Grounds include: exterior dining areas, kitchen/bar/pizza oven, fountains, \$ 200K in custom wrought iron, stamped concrete, re-stucco main house, beautiful ext. lighting, doors, etc. Lot size is 72,396 according to tax rolls. Must see!  
Minutes to BH hotel.

Stacey Babbitt 310-804-6027  
COLDWELL BANKER/BHS




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TUESDAY


<b>2569 BENEDICT CANYON DR</b>	Open	11-2	592B2	<b>NEW</b>
<b>\$2,800,000</b>	4+4	1sty-MID-CENTURY		
	<b>MID CENTURY MODERN UPDATED</b>			
Set back from Benedict, this walled & gated mid-century modern affords a high degree of quiet, security and privacy, and offers 4 bedrooms, 4 baths and generous open plan living spaces. Artfully re-envisioned by architects Callas/Shortridge, the residence is an elegant, light filled environment for living and entertaining. Wood details with polished concrete and bamboo floors set against walls of glass opening onto lush front and rear courtyards. Rear courtyard leads to a private pool and spa.				
MLS#14-789153		Blt-Ins,DW,W/D,SubZero,GD,Other		
Deborah Bremner JOHN AAROE GROUP				

<b>9903 KIP DR</b>	Open	11-2	592C4	<b>red</b>
<b>\$4,750,000</b>	5+6	CONTEMPORARY		
	<b>GATED CONTEMPORARY WITH POOL IN BHPO</b>			
Motivated Seller! Gorgeous remodeled Contemporary home approximately 5,745 square feet with soaring ceilings and superb scale. Light and bright living room with stone floors, beamed ceilings, fireplace and walls of glass. Formal dining room designed for large-scale entertaining. Gourmet eat-in kitchen with top-of-the-line stainless appliances. Family/media room, 4 bedroom suites, and powder room complete the first floor. Located minutes to the heart of Beverly Hills and Rodeo Drive.				
MLS#14-737067		www.stevefrankel.com		
Steve Frankel COLDWELL BANKER RESI		310-281-3981		

<b>2250 BOWMONT DR</b>	Open	11-2	592G3	<b>NEW</b>
<b>\$2,100,000</b>	3+3	1sty-CONTEMP MED		
	<b>BEAUTIFUL MEDITERANIAN IN PRIME BHPO</b>			
SINGLE LEVEL REBUILT DOWN TO THE STUDS IN 2004. HOME WITH HIGH END FINISHES AND OPEN FLOOR PLAN IN PRIME BEVERLY HILLS POST OFFICE. GOURMET KITCHEN WITH 6 FEET REFRIGERATOR AND FREEZER, GRANITE COUNTER TOPS AND BEAUTIFUL CABINETY. MASTER SUITE CONSIST OF HIS AND HERS BATH AND 3 WALK-IN CLOSETS. FAMILY ROOM OPENS TO A BEAUTIFUL ENTERTAINMENT BACKYARD WITH THE HILL TOPS VIEW. LOTS OF STORAGE. 2 CAR GARAGE AND 3 CAR DRIVEWAY.				
MLS#14-789765		Dshwshr,Rng/Ovn, Frdg, Washer/Dryer		
Haleh Dowlatshahi RODEO REALTY- BRENTW		310-463-3030		

<b>1441 SUMMITRIDGE DR</b>	Open	11-2	592D5	<b>red</b>
<b>\$4,495,000</b>	4+5	MODERN		
	<b>NEW CONSTRUCTION BEAUTIFUL VIEWS</b>			
STUNNING NEW CONSTRUCTION ARCHITECTURAL HOME WITH BREATHTAKING CITY, CANYON AND OCEAN VIEWS. PERFECT FOR ENTERTAINING WITH CONTEMPORARY OPEN FLOORPLAN INCLUDING SPACIOUS LIVING AND DINING ROOM, DRAMATIC FIREPLACE, MAGNIFICENT 12 FT. HIGH CEILINGS, FRENCH OAK HARDWOOD FLOORS THROUGHOUT, EXTREMELY LIGHT AND BRIGHT WITH FLOOR TO CEILING GLASS WINDOWS AND DOORS AND VIEWS FROM EVERY ROOM. MASTER SUITE WITH LUXURIOUS MASTER BATHROOM, EXQUISITE FINISHES AND CUSTOM WALK IN CLOSET. THREE ADDITIONAL EN-SU				
MLS#14-739465		Cbl,Dshwshr,Frzr,Micro,Rng/Ovn,Other		
Dominique Jeramaz CITY REAL ESTATE, IN		310-531-2910		


<b>1311 N BEVERLY DR</b>	Open	11-2	592E5	<b>NEW</b>
<b>\$1,995,000</b>	3+2.5	CONTEMPORARY		
	<b>ELEGANT CONTEMPORARY PERFECT FOR GRACIOUS ENTERTAINING!</b>			
Inviting lush-landscaped front yard creates curb appeal and a welcoming entry into this elegant contemporary home. Gleaming natural light, this 3 bdrm. 2.5 bath home boasts high vaulted ceilings, lots of large windows and sliding doors. The fully enclosed yard with privacy hedges features a sparkling pool/spa w/new heater, spacious patio area & low maintenance landscaping perfect for gracious entertaining. Includes detached studio overlooking the pool - perfect retreat for an office or guests.				
MLS#14-789663		www.1311beverlydrive.com		
Sally Forster Jones JOHN AAROE GROUP		310-691-7888		

<b>9555 LIME ORCHARD RD</b>	Open	11-2	592F1	<b>rev</b>
<b>\$7,895,000</b>	5+6	FRENCH		
	<b>CHIC DESIGNER REMODELED GATED FRENCH COUNTRY</b>			
Gorgeous French style home behind guarded gate in Hidden Valley Estates just completed total designer remodel w/ no expense spared. Fabulous living room, dining room & kitchen w/ built-in appliances & sparkling white Carrera marble. Decadent master w/ French wall moulding, balcony, huge walk-in closet, & beautiful master bath. Sophisticated charm surrounds the romantic estate w/ a floral courtyard in front featuring a lily pond, dining area & lush backyard lawn w/ a large pool & deck.				
MLS#14-777301		9555limeorchardroad.com		
Williams & Williams HILTON & HYLAND		310.691.5935		

<b>9822 WANDA PARK DR</b>	Open	11-2		<b>NEW</b>
<b>\$1,275,000</b>	3+2			
	<b>NEWLY BUILT ENTERTAINER'S DREAM</b>			
This newly built 1700 sq ft home with 3 bedrooms, 2 baths is an entertainers dream home. Enjoy the lush canyon views from the large patio deck. High-tech features include hi-fi doorbell that gives you 2 way audio and video right to your smart phone. Heat & AC also Hi-fi / smart phone controlled. All bathrooms and kitchen faucets have water powered LED lights that turn blue when water is cold green for warm and red for hot! Open concept and floor to ceiling windows set in the tranquil canyons.				
MLS#14-788111		www.thealtmanbrothers.com		
Josh & Matt Altman HILTON & HYLAND		323.791.9398		

<b>9455 READCREST DR</b>	Open	11-2	592F5	<b>rev</b>
<b>\$3,395,000</b>	4+4.5	2sty-CAPE COD		
	<b>BHO CREST STREETS CHARMER WWW.9455READCRESTRD.COM</b>			
Entertainer's Dream features 4 Bedrooms, 4.5 bathrooms, volume beamed ceilings, remodeled kitchen & baths, two private master bedroom options, fireplace, stylish herring bone pattern hardwood floors and French doors leading to a flat grassy yard, infinity pool, spa and more! Set against serene canyon views, this is a must see property.				
MLS#14-788111		www.OmegaGroup.LA		
Omega Group-Todd Michaud KELLER WILLIAMS		310.429.8191		


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

<b>2229 SUMMITRIDGE DR</b>	Refresh.	11-2	592D2	<b>red</b>
<b>\$5,295,000</b>	5480000	6+8	3sty-CONTEMP MED	
	<b>ASTONISHING VALUE PER FOOT FOR THIS CUSTOM-BUILT MANSE!</b>			
VOLUMINOUS & ELEGANT 8 YEAR NU 3STY MANSE ADJACENT TO BEVERLY PARK! SUNLIT RMS W/X-HI CLNGS, WD & STONE FLRS, FRENCH DRs. ASTONISHING 2STY ENTRY W/SWEEPING STAIRCASE. 4BD SUITES UP + 2 BD DOWN. MASTER W/WU BALCONY/CLOSETS GALORE. INCRED CENTER-ISLE KITCHEN/BREAKFAST/FAM RM OPEN TO PRIV YRD W/PATIOS/LAWN/PL/SPA. PARTY RM LOOKS TO WATERWALL. PARTIAL CITY & CANYON VIEWS FROM CERTAIN RMS SERVE TO ENHANCE THE DRAMA INHERENT IN THIS GEM.				
MLS#14-772693		www.2229SUMMITRIDGE.COM		
MICHAEL J. LIBOW COLDWELL BANKER-BHS		310-285-7509		

<b>1822 CAMINO PALMERO ST</b>	Open	11-2	593C4	<b>NEW</b>
<b>\$4,995,000</b>	5+7	TRADITIONAL		
	<b>ELEGANTLY REMODELED EAST COAST TRADITIONAL!</b>			
This Grand Scale East Coast Traditional offers a storied 'Old Hollywood' past with a bright & elegant future! Remodeled to perfection w/ Kishani Perera designed finishes, it sits behind privacy gates on a flat 21,421 sf lot with a pool, huge lawn, professional landscaping & a 3 car garage. The center hall floor plan features formal living & dining rooms, a large media room & an enormous chef's kitchen that opens to a sun drenched family room.				
MLS#14-789267		See Full Page Ad on Page 25!		
Eric Lowry COLDWELL BANKER		213-507-0950		

TUESDAY

<b>7740 FLYNN RANCH RD</b>	Open	11-2	563A7	<b>NEW</b>
<b>\$4,250,000</b>	4+5	3sty-ARCHITECTURAL		



**GREAT DESIGN IN GATED FLYNN RANCH**

Flynn Ranch "House A" 1987, Phillip Jon Brown, A.I.A. U.S.C. & M.I.T. schooled architect Phil Brown planned a private enclave of estates for the historic Errol Flynn Ranch. The residence was planned from the inside out to suit the needs of the entertainment industry executive: the wide front door pivots open to a virtual promenade entry terminating in grand two story public spaces with use areas defined by light, built-ins & floor elevations, & opening to pool, spa & patios.

MLS#14-779861  
Crosby Doe (310) 428-6765  
CROSBY DOE ASSOCIATE

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

<b>1521 MARMONT AVE</b>	Open	11-2		<b>NEW</b>
<b>\$1,950,000</b>	3+3	2sty-VILLA		




**STEPS FROM CHATEAU MARMONT WITH CITY VIEWS!!**

Located just above the renowned Chateau Marmont Hotel, this beautiful Villa sits high above the street. The open floor plan is ideal for entertaining with amazing city views. This home features 3 bedrooms, 3 baths w/ high ceilings, hardwood floors throughout, fireplace, French doors, Carrera marble bathrooms and high-end kitchen w/ stainless steel Wolf appliances. Two car garage leads to a massive finished basement entrance. Just steps away from trendy shops, restaurants and entertainment.

Arana / Lavey 424-231-2400  
THE AGENCY

<b>7927 OCEANUS DR</b>	Lunch	11-2		<b>NEW</b>
<b>\$3,799,000</b>	4+4.5	2sty-CONTEMPORARY		




**CATERED LUNCH @ NEW CONTEMPORARY W/ CITY VIEWS, POOL & SPA.**

Gorgeous New Contemporary masterfully designed by The Luxe Standard Group, great architectural elements, dramatic 2 story entry with open staircase, immense light, volume and space & Catwalk. Great views of the LA Basin, terrific open floor plan with integrated indoor/outdoor living. 4 bdrm suites, huge gourmet Thermador kit. that opens into family room, home theatre, huge entertaining back yard set up with outdoor dining, lounging, & gas fire pit. This is a must see. Come for our catered lunch

Dominic Middono 213 880 2901  
JOHN AAROE GROUP SS

<b>7183 CHELAN WAY</b>	Open	11-2	593D2	<b>NEW</b>
<b>\$1,525,000</b>	3+3	CONTEMPORARY		



**ONE STORY MID CENTURY (OUTPOST CYN) VIEW HOUSE W/ LARGE LOT**

Sited on a flat promontory with South/East facing city lights views. This unique property also includes the upslope land to the north across the street to ensure privacy at the pool side of the property. 3 BD 3 BA with wrap around decks and constant sun. Flawless 60's motifs through out the house. Conversation pit at fireplace. Separate family room area. Formal Dining room opens to kitchen & breakfast bar. Separate two car garage. Dedicated full bath for the pool.

MLS#14-789275  
Ron Holliman 310-777-6216  
COLDWELL BANKER BH

**Outpost Dr to Chelan Dr, R on Chelan Way**

<b>1727 COURTNEY AVE</b>	Open	11-2	593 B4	<b>NEW</b>
<b>\$3,000,000</b>	5+4.5	2sty-CONTEMPORARY		



**UNCOMPROMISING ARCHITECTURAL RETREAT**

State of the Art Hollywood Hills Home. A Contemporary Floor Plan greets you upon entering this One of a Kind Architectural Retreat Featuring Five Bedrooms and Four and Half Baths. Amenities are comprised of Hardwood Floors, Sleek Cabinetry, Designer Finishes, Private Grass Yard Area with Saltwater Pool and Spa. Exquisite Master Suite sited over the Rear Garden with Views of the Hills and Private En Suite Spa Style Bath. This is Ultimate Home for your Most Discerning Client.

Scottman Wall 310-780-8001  
KW HOLLYWOOD HILLS

**www.1727Courtney.com**

<b>8489 CRESCENT DR</b>	Lunch	11-2	592J3	<b>NEW</b>
<b>\$1,495,000</b>	4+4	2sty-CONTEMPORARY		



**LUNCH SERVED**

Beautifully renovated light and bright home with 270 degree views located in the Wonderland School district. This ultra private 4 bedroom, 4 bathroom home has a master suite with expansive bathroom including steam shower and separate tub, two walk-in closets,

Gene Bush 310-657-5050  
COLDWELL BANKER RESI

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

<b>2730 OUTPOST DR</b>	Refresh.	11-2	593C2	<b>NEW</b>
<b>\$2,395,000</b>	3+4	2sty-MEDITERRANEAN		



**NEWLY RENOVATED ESTATE IN OUTPOST**

This Walled and Gated Mediterranean-style home in coveted Outpost Estates is architecturally intriguing, visually stimulating and an oasis of comfort. Its 4 year renovation brought together meticulous custom workmanship and exceptional materials. Distinctive woods and Travertine have been used generously both inside and outside. Spa w/ waterfall. Room for pool.

MLS#14-788291  
AARON MONTELONGO 310.600.0288  
SOTHEBY'S

<b>6810 WOODROW WILSON DR</b>	Open	11-2	593D1	<b>NEW</b>
<b>\$689,000</b>	2+1	SPANISH		




**MAGICAL VILLA**

COOL AND HIP SPANISH BUNGALOW IN THE HEART OF THE HWD HILLS. EXTREMELY PRIVATE WITH A WALLED COURTYARD THAT LEADS TO A MOST CHARMING HOME FILLED WITH WARMTH AND CHARACTER. GORGEOUS HARDWOOD FLOORS THROUGHOUT. ALL ROOMS ARE FILLED WITH A SOFT NATURAL LIGHT. WONDERFUL LIVING ROOM WITH THE LARGE CLASSIC PICTURE WINDOW LOOKING OUT TO THE HWD HILLS. THIS HOME HAS BEEN LOVINGLY RESTORED AND CAPTURES THE ORIGINAL BEAUTY AND DETAIL OF YESTERYEAR. CONVENIENT LOC TO STUDIOS, SHOPPING AND ENTERTAINMENT.

MLS#14-790787  
Neal Baddin 323-793-7405  
COLDWELL BANKER RESI

**Blt-Ins,Frzr,Rng/Ovn,Fridg**

<b>7484 MULHOLLAND DR</b>	Open	11-2	593B1	<b>NEW</b>
<b>\$1,995,000</b>	2+2	1sty-MODERN		



**GATED MULHOLLAND MODERN WITH INCREDIBLE GROUNDS & FINISHES**

BEHIND GATES ON PRESTIGIOUS MULHOLLAND DRIVE. TWO BEDROOMS, PLUS A CONVERTIBLE DEN, IT'S A TRUE OASIS IN THE HEART OF THE CITY. EVERYWHERE YOU LOOK IS A TABLEAU OF TRANQUILITY FROM THE BEAUTIFULLY MANICURED GARDENS WITH LUSH TROPICAL PLANTINGS, TO THE DECKS, STONE PAVERS AND WONDERFUL STACKED STONE OUTDOOR FIREPLACE. ADDITIONAL AMENITIES INCLUDE MUSIC SYSTEM IN & OUT, SECURITY, CAMERA & CONTROLLED ACCESS. MUST BE SEEN TO FULLY APPRECIATE THIS MAGICAL SETTING.

MLS#14-782209  
John Galich & Dan Schoff 310-461-0468  
RODEO REALTY INC.

**www.7484mulholland.com**

<b>8213 MONTEEL RD</b>	Open	11-2	593A4	<b>red</b>
<b>\$3,595,000</b>	5+6	SPANISH		



**MAJOR REDUCTION! REMODELED SPANISH!**


Have brunch at the Chateau Marmont and visit us afterwards! This meticulously restored 1926 Spanish offers glorious views and a glimpse into the glamour & elegance of old Hollywood. From the moment you enter the lush landscaped grounds you're captivated by this romantic home. The original wood door opens to a 2 story foyer w/a beautiful curved stairway. The gracious LR has the orig.I FPL, stenciled wood beam ceilings & French doors to a pvt patio.

MLS#14-754149  
Eric Lowry 213-507-0950  
COLDWELL BANKER

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

TUESDAY

<b>8708 CRESCENT DR</b>	Open	11-2	592H3	<b>red</b>
<b>\$819,000</b>	850000	2+1	1sty-CALIFORNIA BUNGALOW	




**MAGICAL HIDEAWAY IN LAUREL CANYON! REDUCED AND READY TO GO**

Cool, classic Laurel Canyon bungalow at it's boho chic best! Large lvng rm and dining rm, laundry rm, deck, great outdoor space and fantastic canyon views everywhere. Public record shows 1 bdrm, but rustic, oversized den w/closet could be amazing master. Lots of storage and smll bonus rm downstairs. Tasteful upgrades thruout, and still much original charm and character; great lot size, good privacy, set well back from the street. Close to paths and hiking trails, magical, creative space.

MLS#14-779881  
Kathleen Gura 323-356-4740  
KELLER WILLIAMS HH

Dshwshr,Dryer,Grbg Disp,Rng/Ovn,Fridg

<b>2860 PACIFIC VIEW TRL</b>	Open	11-2	593C1	<b>rev</b>
<b>\$1,585,000</b>		2+2	TRADITIONAL	



**180 DEGREE CITY LIGHT VIEWS ~ PARK LIKE GROUNDS**

Absolutely Charming 2BD + 2BA home hidden up a Long, Gated Driveway in a Magical Setting with Sweeping 180 Degree City Light Views and a Lush Garden with mature Trees and Breathtaking Views. There is also a view of the Hollywood Sign from the Master Bedroom and the brick patio. Ideal artist's hide-away. Quick commute to Warner Bros, Universal, Disney, Sunset-Gower, and Paramount. Walking distance to Runyon Canyon Park. Move-in condition! Room for a Pool.

MLS#14-769667  
Robert Eilbacher 323-863-5030  
ROBERT EILBACHER

<b>7640 CURSON TER</b>	Open	11-2	593C4	<b>rev</b>
<b>\$5,795,000</b>		3+3	MODERN	



**DEVELOPERS DREAM!**

Amazing opportunity to live in or develop your dream home. This one-of-a-kind property just west of Runyon Canyon is available with full reports and development analysis with renderings! This is your opportunity in prime Hollywood Hills. This architectural masterpiece has been designed by Vantage Design Group. The feasibility analysis was prepared by Crest Real Estate. Spectacular, Southern-Facing Unobstructed Jet-Linear Views from Downtown Los Angeles to the Pacific Ocean

MLS#14-785553  
Josh & Matt Altman 323-791-9398  
HILTON & HYLAND

Cbl,Dshwshr,Dryer,Frzr,Grbg Disp,Other

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

<b>1940 N HIGHLAND AVE, UNIT 57</b>	Open	11-2	593/E3	<b>NEW</b>
<b>\$389,000</b>		1+2	3sty-MODERN	



**1 BEDROOM CONDO HEART OF WEST HOLLYWOOD**

Beautiful 1 bed/den/2 bath in The Terraces. Cherry laminate floors through common areas. The galley kitchen w/top-of-the-line, stainless steel appliances & flows perfectly into dining area. Large living room features gas fireplace & opens to sitting balcony. Plenty of natural light through the entire unit. The spacious, en suite master bedroom has carpet flooring, a sizable closet and full bath. Building provides secure access, courtyard seating, pool, barbecues, gym, sauna and much more!

Jeff Lemen 3104822033  
KLLR WLLMS S MONICA

Fridge, Range, DW,W/D, Elev, MW,

<b>2260 MARAVILLA DR</b>	Open	11-2	593D3	<b>rev</b>
<b>\$4,950,000</b>		4+4	CONTEMPORARY	



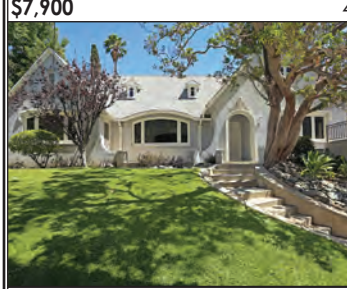
This glamorous Outpost Estates Villa located on one of the most desirable streets has jetliner views from the entire home overlooking the city, combining Old Hollywood with a contemporary lifestyle. This chic home has been completely renovated by a top designer.

MLS#14-769179  
J. Babajian/M. Abramov 310-623-8800  
RODEO REALTY - BH

<http://www.2260MaravillaDrive.com>

**03 Sunset Strip - Hollywood Hills West** Lease

<b>1752 N STANLEY AVE</b>	Refresh.	11-2	593C4	<b>NEW</b>
<b>\$7,900</b>		4+2	2sty-COUNTRY ENGLISH	



**SPACIOUS 2 STORY ENGLISH WITH GUEST HOUSE FOR LEASE**

Charming English 2 stry home with guest house on a dead-end quiet street. Light and bright main house has 4 beds 2 baths (2+1 up and 2+1 down) plus a separate 1 bdrm,1 bath Guest house. Spacious living room and formal dining room, beautiful stone fireplace. Freshly renovated, painted, carpeted and refinished wd floors. Kit has brand new granite counter tops, flrs, SS appliances, pantry closet, and laundry area. Guest house has LR, bdrm with bth, full kit, and bonus room. Huge back yard.

MLS#14-790497  
Steven Aaron 3104326588  
KW BEVERLY HILLS

Blt-Ins,Dshwshr,Micro,Fridg

<b>2401 JUPITER DRIVE</b>	Open	11-2		<b>rev</b>
<b>\$3,779,000</b>		4+4	CONTEMPORARY	



**NOT YOUR TYPICAL MOUNT OLYMPUS HOME**

See for yourself-Absolutely Stunning! Redone inside & out. Wide-Open Flowing Floor plan. Kitchen with German cabinets, Caesarstone counters & Miele appliances. Spectacular Living room w/dual sitting areas opens to step down Family room. French Oak floors, glass & stainless trimmed stairs. Enormous Master Bedroom suite w/sitting area, dual closets & spa-like bath. Resort-like rear yard w/pool, spa, fire pit & fountains. Canyon & City Light Views. Finest finishes throughout. A MUST SEE!

MLS#SR14139786CN  
Ellen Model 818-933-2400  
BERKSHIRE HATHAWAY

[www.2401jupiter.com](http://www.2401jupiter.com)

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

<b>301 COPA DE ORO RD</b>	Open	11-2	592B7	<b>NEW</b>
<b>\$18,000,000</b>		8+10	FRENCH NORMANDY	




This timeless French Normandy estate is located in prime Lower Bel Air, through the prestigious East Gate. It is situated on just under one acre on expansive park-like grounds with a large flat grassy yard. The interiors are classically proportioned with elegant formal rooms on a grand yet intimate scale. Beautiful views of the manicured grounds can be enjoyed from most rooms.

MLS#14-786581  
J.Babajian/J.Bishop 310-623-8800  
RR/PT

<http://www.301copadeoro.com>

<b>1330 LONDONDERRY PL</b>	Open	11-2	592J5	<b>rev</b>
<b>\$2,995,000</b>		4+4	TRADITIONAL	



**BEAUTIFULLY RENOVATED 3+MAIDS W POOL & SPA**

Re-Imagined 4 Bedroom, 3 1/2 Bath gated Traditional with contemporary styling features a sunlit Salt-water pool, spa, outdoor lounge area and peek-a-boo city views. Located in lower Sunset Plaza -the heart of the famous Sunset Strip, this re-designed Traditional embodies today's modern lifestyle while preserving its original character. A dramatic curved staircase, wainscot and dark wood frame the entry. Authentic details like a bay window, custom moldings, & wood burning fireplace highlight the

MLS#14-753495  
Brian Mazurkiewicz 323-315-7426  
JOHN AAROE GROUP

See Full-Page Ad

**Questions? Need Assistance?  
Contact our Help Desk Department!**

Please call 310.358.1833  
Mon - Fri 8am - 7pm, Sat 9am - 2pm, and Sun 9am-1pm

TUESDAY

<b>1145 STRADELLA RD</b>	Open	11-2	591J6	<b>NEW</b>
\$7,250,000	5+6	2sty-TRADITIONAL		



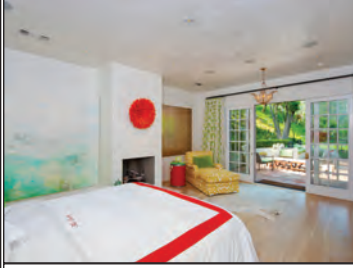
**BEL AIR EAST COAST TRADITIONAL**

Set behind gates down a long private driveway sits this 5 bedroom + 5 bath East Coast Traditional w/ large a motor court on over an acre. Step down living room w/ fp opens to inviting wrap around terraces w/ city to ocean views. Open floor plan, dining room and library/den. Gourmet Kitchen, Maids room & Hardwood fls throughout. Media room, luxurious master suite w/ dual closets and balcony. 3 additional en suites. Infinity pool overlooking views w/ large grassy yard & 3 car garage.

MLS#14-784713  
Myra Nourmand 310-888-3333  
NOURMAND & ASSOCIATE

BBQ,Blf-Ins,Dshwshr,Dryer,Intrcm,Other

<b>1630 ROSCOMARE RD</b>	Open	11-2	591H5	<b>NEW</b>
\$2,750,000	3+3	CONTEMPORARY		



**BEAUTIFULLY DESIGNED, BOHEMIAN CHIC**

Beautifully designed, Bohemian chic Bel-Air hideaway. This private and serene property offers 3 bedrooms, 3 bathrooms, eat in kitchen, high ceilings, an abundance of outdoor space and relaxing grounds. Tucked away up a private drive and filled with natural light, the site encompasses almost an acre of lush grounds with ample room for a swimmer's pool. Sophisticated, elegant, and simply breathtaking.

MLS#14-782753  
Juliette Hohnen 323.422.7147  
HILTON & HYLAND

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

<b>1018 STRADELLA RD</b>	Lunch	11-2	592A6	<b>NEW</b>
\$4,695,000	3+4	CONTEMPORARY		



**SPECTACULAR NEWER HOME W/VIEWS**

Impressive 2 story sleek modern design - new construction custom built by current owner in 2012. "Smart House" with Control 4 system throughout. Spectacular open floor plan - Living/great room complete with fireplace and custom built-ins. Eat-in chef's kitchen. Spectacular Master Suite w/views. Spa like master bathroom with oversized Japanese spa tub & rain shower. Enjoy indoor/outdoor living with the expansive pocket sliding doors that open to the salt water infinity pool/spa.

MLS#14-791127  
J. Giddins | T. Clarke 310.666.6365  
SOTHEBY'S INT'L RLTY

1018stradella.com

<b>11540 THURSTON CIR</b>	Open	11-2	631H1	<b>NEW</b>
\$2,275,000	3+2	ARCHITECTURAL		



**11540 THURSTON CIR**

Wonderful family home in great Brentwood location close to many schools, shopping and minutes from the heart of everything. New construction, total remodeled with dramatic open spaces with vaulted ceilings high end luxurious finishes. Italian kitchen cabinets, white oak plank floors, rooms flow into each other for open California living and great indoor outdoor living. Main level has 3bd, 2.5ba with gorgeous baths, luxurious master, separate second level has guest quarters, beautiful %ba.

MLS#14-790671  
Valerie Fitzgerald 310-285-7515  
COLDWELL BANKER

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

<b>1116 CHANTILLY RD</b>	Open	11-1	591J6	<b>NEW</b>
\$3,950,000	0+0	OTHER		




**AMAZING OPPORTUNITY TO BUILD CONTEMPORARY ESTATE**

Rare opportunity to acquire approximately 2/3 of an acre development site in prime Bel Air with park-like grounds. This exceptional lot has an amazing frontage of over 170 ft and huge flat pad. The trees and wooded area are majestic and tranquil. Accessible through the prestigious East and West gate with convenient proximity to the Bel Air Hotel & Bel Air Country Club. Renderings are available for a sophisticated contemporary estate. Must see to appreciate!

MLS#14-790537  
Marcus Kassin 310-281-3968  
COLDWELL BANKER RESI

None

<b>11818 FOLKSTONE LN</b>	Open	11-2	591G2	<b>NEW</b>
\$1,900,000	4+3.5	TRADITIONAL		



**LIVING IN THE CITY AT ITS BEST!**

Fabulous Canyon home in prestigious Bel Air Crest. Bright and sunny with some views to Mountaingate Country Club. Luxurious living with high ceilings. Limestone, wood, marble & carpet floors. 4th bedroom currently being used as an office. French doors lead to wonderful large yard. Great kitchen for making those gourmet meals, island with salad sink, lots of storage, desk area in kitchen. family room with wine refrigerator,sound system and shelves for displaying your art work.

MLS#14-787593  
Carole Schiffer 310-442-1384  
COLDWELL BANKER RESI

Blf-Ins,Cent Vac,Dshwshr,Dryer,Grbg Disp

<b>1284 STRADELLA RD</b>	Open	11-2		<b>NEW</b>
\$3,495,000	4+5			



**WONDERFUL REMODEL OPPORTUNITY**

On a promontory above the city with views over Stone Canyon to Century City and beyond as well as views to the ocean, this wonderful 4bdr + 5th view property has a traditional floor plan & high ceilings that makes for endless opportunities to remodel. Impressive master suite with balconies overlooking the tantalizing view. Expansive kitchen featuring granite counter tops & custom cabinetry opens out to one of the family rooms. A rare find to explore and make this home your own.

J. Hyland & A. Bisconti 310.498.2151  
HILTON & HYLAND

<b>2337 N BEVERLY GLEN BLVD</b>	Open	11-2	592A3	<b>NEW</b>
\$998,000	2+3	CONTEMP MED		



**ELEGANT RETREAT WITH CANYON VIEWS!**

Minutes to the Westside or Valley! Gorgeous 2 bdrm + DEN, 2.5 bath home with distressed hardwood floors, custom window treatments, new windows & doors. Soaring ceilings & fabulous natural light in all entertaining rooms. Spacious upstairs den could be a great 3rd bedroom. Sprawling master suite with gas fireplace, walk-in closet, & sumptuous bath. Quiet & private guest bdrm with en suite bath. Outdoor deck overlooking the trees & canyon. 4-car off-street parking & loop driveway for easy exiting.

MLS#14-790391  
Dave & Jeff Kaptain 310-432-6500  
KELLER WILLIAMS BH

Location - Views - Designer Done

<b>949 CHANTILLY RD</b>	Open	11-2	591J6	<b>NEW</b>
\$2,795,000	5+3			




**LOWER BEL AIR TUSCAN ESTATE**

Easy access from Sunset. Stunning colonial-style home in lower Bel Air. A Center hall plan leads to large family, living, and dining rooms. Top-of-the-line Viking appliances, granite countertops, beautiful cabinetry and a large breakfast area are featured in the cook's kitchen. French doors lead to gardens and a private pool with grassy area. A must see!

MLS#14-770107  
Leslie Kavanaugh 310-860-4516  
SOTHEBY'S INTERNATIO

Blf-Ins,Dshwshr,Grbg Disp

<b>453 BELLAGIO TER</b>	Refresh.	11-2	591H7	<b>red</b>
\$8,750,000	8950000	6+8	3sty-MEDITERRANEAN	



**LOWER BEL AIR TUSCAN ESTATE**

NEWER PRIVATELY GATED TUSCAN VILLA . FEATURING THE AMENITIES OF A MAJOR ESTATE. GRAND ROOMS INCLUDING A SCREENING ROOM, OFFICE, GAME ROOM, TEMP. CONTROLLED WINE ROOM, FAMILY ROOM,STATE-OF-THE-ART INDOOR AND OUTDOOR KITCHENS WITH NUMEROUS VERANDAS AND BALCONIES TO ENJOY THE ULTIMATE SOUTHERN CALIF.LIFESTYLE. CRESTRON SMART HOME TECHNOLOGY SYSTEM FOR THE MOST DISCERNING BUYER .ELEVATOR. BEAUTIFUL POOL AND SPA. SEVEN CAR GARAGE FOR THE CAR ENTHUSIAST. CONVENIENT LOWER BEL AIR LOCATION.

MLS#14-752757  
Joyce Butler 310-213-3389  
RODEO REALTY - BEVER

Dshwshr,Elvtr,Grbg Disp,Hood Fan,Micro,

TUESDAY

<b>10660 SOMMA WAY</b>	Open	11-2	592A6	<b>red</b>
<b>\$2,795,000</b>	2995000	3+4	2sty-CONTEMPORARY	




**SECLUDED RETREAT SECONDS TO FAMED HOTEL BEL AIR**

Situated atop a promontory in prime Bel Air, this beautifully renovated home is the ultimate private retreat. This home has a fabulous indoor/outdoor flow with dining terraces and patios surrounded by mature trees and verdant greenery. Whether it's dining al fresco in the garden or enjoying the serene canyon views from above, this is the perfect pied-à-terre to enjoy the Southern California lifestyle, just seconds to the famed Hotel Bel-Air. Available for Lease at \$9,500/month (unfurnished).

MLS#14-768759  
 Maya Hazen 424-249-7173  
 JOHN AAROE GROUP

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

<b>11231 HOMEDALE ST</b>	Open	11-2	<b>NEW</b>
<b>\$2,199,000</b>		5+4	



**GORGEOUS UPDATED HOUSE**

Situated on a quaint family friendly street in the Warner School district stands this gorgeous updated house ready for a family to call it "home". The open floor plan boast an over sized formal living room, anchored by a fire place, with tons of natural light. Designed with family fun in mind, the family room features a built in library style bookshelf and opens out to the great outdoor space also known as the "back yard."

A. Lascano & B. Farrugia 424.253.5489  
 HILTON & HYLAND

www.11231-homedale.com

<b>1260 BEL AIR RD</b>	Open	11-2	592A5	<b>rev</b>
<b>\$6,795,000</b>		5+5	2sty-CAPE COD	



**EAST COAST CHIC**

Classic East Coast traditional in prime Bel Air. This private walled & gated estate offers complete privacy in a tranquil setting. Exquisite finishes & details throughout as well as a generous versatile floor plan that offer grand sized rooms w/ canyon treetop views. Private full floor master suite has gym, office & grand master bath. Private pool & waterfall as well as numerous patios gardens. Built w/ utmost quality this Bel Air classic is the perfect retreat for the most discerning buyer.

MLS#14-760345  
 Cory Weiss 310-922-1124  
 DOUGLAS ELLIMAN BH

Also available for lease at \$28,000/mo.

<b>10737 LE CONTE AVE</b>	Open	11-2	632B2	<b>NEW</b>
<b>\$2,095,000</b>		4+3.5	2sty-TRADITIONAL	




**UNSPOILED TRADITIONAL IN LITTLE HOLMBY**

First time in 70 years this unspoiled 2-story traditional home is available and ready for the next owner to update for their needs. Wonderful curb appeal & lovely landscaping. Ideal floorplan w/ formal living & dining rooms & den. French doors open to a grassy yard w/ spa tub, outdoor fireplace & patio space for entertaining. 2-car attached garage. Conveniently located in Little Holmby, close to Westwood Village, UCLA, and Warner School.

MLS#14-781021  
 Steven Moritz 310-481-4333  
 SOTHEBY'S INT'L RLTY

www.10737leconte.com/

<b>190 N THURSTON AVE</b>	Open	11-2	631-H1	<b>rev</b>
<b>\$2,500,000</b>		4+4	CAPE COD	




**OPEN TUESDAY 11-2PM!**

1 sty Nantucket style home, beautifully maintained. Features include hardwood floors, 3 fireplaces, remodeled kitchen, 2 sets of French doors which looks out to brick patio & mature Oak trees. The fourth bedroom and bath are through the breezeway between the kitchen and attached garage. This makes a wonderful home office or is perfect for a housekeeper or college student. This is the home the neighbors and friends have been coveting. Now is your opportunity to be the proud owner.

MLS#14-777487  
 Sue-Ellen Douglas 310-979-3967  
 COLDWELL BANKER - BW

BBQ,Cbl,Dshwshr,Dryer,Frzr,Other

<b>2319 PROSSER AVE</b>	Open	11-2	632D5	<b>NEW</b>
<b>\$1,750,000</b>		3+3	SPANISH	



**TOTALLY REMODELED 3 BED/2.5 BATH HACIENDA STYLE SPANISH**

Totally remodeled 3 bed/2.5 bath Hacienda style Spanish. Quality custom finishes throughout. Enter foyer into spacious open floor plan into living room with tiled fireplace & picture window. Rear dining room with French doors opening to entertainer's backyard with converted garage open air pavilion providing the perfect outdoor living rm. Chef's kitchen w/ granite countertops, high end stainless steel appliances & inviting circular breakfast bar opening to spacious breakfast room

MLS#14-789981  
 Chad Lund 310-801-2641  
 TELES PROPERTIES, IN

Dshwshr,Hood Fan,Rng/Ovn

**05 Westwood - Century City** Single Family

<b>2316 PELHAM AVE</b>	Open	11-2	632D5	<b>NEW</b>
<b>\$2,795,000</b>		5+6	CONTEMPORARY	



**EXQUISITE NEW CONSTRUCTION WARM CONTEMPORARY 5 BED/5.5 BATH**

Exquisite new construction Warm Contemporary 5 bed/5.5 bath w/ stunning architectural design, clean lines and highest quality finishes. Ideal open floor plan for modern living w/ soaring ceilings, 25ft glass facade and incredible natural light throughout. Spacious great rm perfect for entertaining w/ linear fireplace & dual Fleetwood sliding doors open to covered loggia & grassy backyard. Chef's kitchen w/ 10ft island, breakfast nook, Viking appliances, Caesarstone counters.

MLS#14-788983  
 Chad Lund 310-801-2641  
 TELES PROPERTIES, IN

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

<b>2054 FAIRBURN AVE</b>	Open	11-2	632D4	<b>NEW</b>
<b>\$1,199,000</b>		2+2	TRADITIONAL	



**BEAUTIFULLY UPDATED 2 BED/2 BATH TRADITIONAL SET**

Beautifully updated 2 bed/2 bath Traditional set privately on knoll located on one of Westwood's premiere streets. Living room w/ crown molding, fireplace & corner window overlooking treetop views. Formal dining room w/ marble top blt-ins opens to remodeled chef's kitchen w/ center island, stainless steel appliances including Viking range/oven, wine fridge, glass front cabinets & breakfast area w/ french doors to incredibly private, newly landscaped backyard.

MLS#14-790685  
 Chad Lund 310-801-2641  
 TELES PROPERTIES, IN

Blt-Ins,Dshwshr,Rng/Ovn

<b>769 MALCOLM AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$2,595,000</b>		4+3.5	



**UPDATED SPANISH BEAUTY**

Recently updated, classic Little Holmby Spanish with covered archways, hard wood floors, and crown moldings. Grand and spacious home featuring: regal entry with sweeping staircase, formal living room with exposed beam ceiling, formal dining room, wood paneled den, gourmet kitchen with granite counters and stainless appliances, family room, master suite with sumptuous bath, 2 spacious family bedrooms, sizable grassy rear yard and patios. Upgraded electrical, plumbing and 4 zone HVAC. Warner School

Jim Bremner 310.622.7445  
 GIBSON INTERNATIONAL

www.769malcom.com

<b>1963 BENEZIA AVE</b>	Refresh.	11-2	632	<b>NEW</b>
<b>\$1,195,000</b>		2+1.75	1sty-SPANISH	



**Amazing Opportunity With Views!!**

Don't miss an opportunity to renovate this lovingly maintained home nestled on a tree lined street with beautiful city light views of Century City. Features include stunning wood vaulted ceiling in the living room, dining area, classic kitchen and den. Good size master with its own bath. Inspiring large backyard. Conveniently located near Westwood, Century City and Beverly Hills. Westwood Charter School. Wonderful bonus guest unit complete this beautiful property.

Arlene Fidler 310-259-3320  
 SOTHEBY'S INT'L RLTY

TUESDAY

<b>1312 WOODRUFF AVE</b>	Open	11-2	<b>NEW</b>
\$6,995	6+4	TRADITIONAL	



**LARGE TRADITIONAL LEASE IN SOUGHT AFTER NEIGHBORHOOD!**

Light filled 6 bdrm, 4 bth remodeled home on a quiet st in the desirable Fairburn Ave School district. Bright living room w/ built-ins surrounding the brick fireplace, coved ceilings & hardwood floors. Kitchen with new appliances, sun drenched greenhouse window & breakfast area. Separate dining room. Access to large back deck. Additional 2nd story family rm w/ vaulted ceilings, wood floors & skylights. Private backyard. Converted garage. Driveway parking for 3-4 cars. Close to places of worship.

MLS#14-790525  
Jennifer Okhovat (310)435-7399  
JOHN AAROE GROUP

Lynn M Rogo 310-777-6213  
COLDWELL BANKER BHN

Double Oven, Microwave, Fridge, W/D

<b>10501 WILSHIRE BLVD #906</b>	Refresh.	11-2	632C2	<b>NEW</b>
\$488,500	1+1			




**MOVE IN READY, WILSHIRE CORRIDOR, LOW HOAS**

Why rent when you can own? Move-in ready 9th floor condo with incredible city views. High ceilings, walk-in closet, updated kitchen and bath in a fabulous and newly-remodeled full service building on the Wilshire Corridor. Building amenities include valet parking, meeting room, pool, gym, spa, sun deck, hotel-style guest rooms, security... the list goes on! Close to Beverly Hills, Westwood Village, UCLA, and the new iPic theaters!

MLS#14-790525  
Jennifer Okhovat (310)435-7399  
JOHN AAROE GROUP

<b>10428 WYTON DR</b>	Open	11-2	632C1	<b>rev</b>
\$4,295,000	5+6	TRADITIONAL		



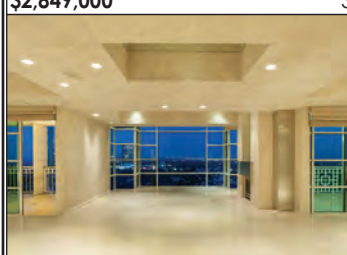
**SPLENDID PRIME LITTLE HOLMBY MONTEREY COLONIAL**

Monterey Colonial revived to its original splendor by famed designers Ron Wilson & Joe Guidera. Period details like inlaid hrdwd flrs, beamed ceil, moldings, FR windows & drs. Formal entry hall. LR is large & elegant. FDR. Gentleman's Den. Gourmet cooks kitchen w/ top appliances opens to FR & breakfast area. Five en suite Bds incl. a Mstr Ste w/ spa-like Bath. Outdoor LR, swimmer's pool & pavilion w/ several sitting & eating areas + flat grassy yd. Security & sound system. Warner Elementary.

MLS#14-776373  
Laurence Young 310.777.2879  
BERKSHIRE HATHAWAY

www.10428Wyton.com

<b>10380 WILSHIRE BLVD #903</b>	Open	11-2	632C2	<b>rev</b>
\$2,849,000	3+4	CONTEMPORARY		



**PRIME SOUTHEAST CORNER UNIT AT "LE TOUR"**

The best prestigious La Tour has to offer, prime southeast corner unit with sweeping views of Downtown, LA Country Club, Century City, Santa Monica and the ocean beyond. The double door entry welcomes you into a dramatic open floor plan with multiple seating areas, dining room, marble floors, fireplace, custom built-in burl wood media center, floor to ceiling windows and two balconies. Large kitchen with breakfast area, master suite with views, laundry room and much more! Wont last!

MLS#14-788231  
J. Giddins / T. Clarke 310.666.6365  
SOTHEBY'S INT'L RLTY

10380wilshire903.com

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

<b>10445 WILSHIRE BLV, UNIT 1502</b>	Lunch	11-2	632 C/2	<b>NEW</b>
\$1,099,000	2+2	CONTEMPORARY		



**READY TO MOVE IN! COME BY FOR LUNCH**


Ready to move in 2bd 2ba in the full service Grand w/ amazing views! This corner unit features hardwood flooring throughout, lg gourmet open granite kitchen w/ breakfast bar & stainless steel appliances, lg living room w/ fireplace & balcony, master bedroom w/ 2 walk in closets & balcony w/ infinity views. Updated marble master bath, double sinks, spa tub & stall shower & large laundry room. The Grand features 24hr concierge & valet parking, pool, spa, gym, banquet room, conference room & earthquake coverage.

MLS#14-788923  
Duncan Watson 310-652-6285  
JOHN AAROE GROUP

Jonathan Sands 310.704.6612  
RODEO REALTY BH

www.10445wilshire1502.com

<b>1742 GLENDON AVE #A</b>	Open	11-2	632B4	<b>rev</b>
\$799,000	2+3	ARCHITECTURAL		



**ARCHITECTURAL IN WESTWOOD**

Spectacular, light-filled Architectural condo with 2 Bedrooms, 2.5 Baths, den, and direct access to 2-car garage. Small 7 unit building. Low HOA.

MLS#14-788923  
Duncan Watson 310-652-6285  
JOHN AAROE GROUP

Dshwshr, Rng/Ovn, Fridg, Wshr

<b>10445 WILSHIRE #706</b>	Open	11-2	632C2	<b>NEW</b>
\$949,000	2+2	CONTEMPORARY		



**WILSHIRE CORRIDOR CONDO**

A stunning two-bedroom with meticulous craftsmanship and superb detail throughout. An open kitchen with new stainless steel appliances, a wine rack and movable bar/table, large living area with exquisite flooring, tremendous master suite with large walk-in closet and refined bathroom with tub. Washer and dryer in unit. Two-car garaged parking with 24-hour valet. HOA includes earthquake insurance.

MLS#14-790045  
Jason Oppenheim 3109906656  
THE OPPENHEIM GROUP

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

<b>10535 WILSHIRE #510</b>	Open	11-2	632C3	<b>rev</b>
\$699,900	2+2			



**OPEN TODAY - PROFESSIONAL REDESIGNED WILSHIRE BLVD CONDO!**

Sleek, single-level condo remodeled w/ hotel-quality design! Stunning 2BD/2BA corner unit features open/airy floor plan, distressed wood floors, & gourmet kitchen w/ custom designer cabinets, granite counters & stainless steel appliances. Spacious great room & plush master suite w/ walk-in closet, sumptuous bath w/ steam shower. North-facing views, away from Wilshire Blvd. Full-service bldg, 24-hour concierge, fitness center, pool, spa & tennis. Award winning Warner Elementary School district.

MLS#14-777623  
Joel & Dorit Cooper 310-968-2401  
BERKSHIRE HATHAWAY H

www.10535Wilshire510.com

<b>10590 WILSHIRE BLV, UNIT 404</b>	Open	11-2	<b>NEW</b>
\$595,000	2+2		



**AMAZING CONDO ON THE CORRIDOR**

CONDO IN THE PRESTIGIOUS WESTHOLME. FEATURES INCLUDE FORMAL ENTRY, LARGE LIVING ROOM WITH FIREPLACE, AND OVERSIZED BALCONY, DINING AREA, UPDATED KITCHEN AND BATHROOMS. LARGE PRIVATE SECOND BEDROOM AND 3/4 BATHROOM. MASTER FEATURES A HUGE WALK-IN CLOSET, PLANTATION SHUTTERS, CROWN MOULDING, AND A FULL BATHROOM WITH TUB AND SHOWER. FULL SERVICE BUILDING.

MLS#14-783961  
Jonathan C. Sands 3107046612  
RODEO REALTY - BH

Joshua Flagg 310.720.3524  
RODEO REALTY - BEVER

www.10650holman207.com

<b>10650 HOLMAN AVE #207</b>	Lunch	11-2	632C4	<b>rev</b>
\$689,000	2+2	CONTEMPORARY		



**READY TO MOVE IN! STOP BY FOR LUNCH!**

Beautiful 2 bed 2 bath in a prime Westwood location North of Santa Monica Blvd with greenery views! Features, new carpet and paint, great floor plan with one common wall, step down living room with floor to ceiling brick fireplace, large balcony, formal dining area, washer and dryer in unit, updated kitchen with stone counters and newer cabinets, large master suite with seating area and two walk-in-closets, side-by-side parking and two storage units. The building has a resort like pool and spa

MLS#14-783961  
Jonathan C. Sands 3107046612  
RODEO REALTY - BH

www.10650holman207.com



TUESDAY

**06 Brentwood** Single Family

<b>X 305 N TIGERTAIL RD</b>	Lunch 11-2	<b>NEW</b>
<b>\$8,195,000</b>	6+6.5 2sty-MEDITERRANEAN	
<b>TIGERTAIL STUNNER</b>		
<p>Grand, Gorgeous, Mediterranean on prestigious lower Tigertail. Built in 2008 and still feels new. First floor features 2- story foyer, formal dining, living and library. An enormous, eat- in kitchen w/ wine cellar overlooks grassy yard with pool and flows into family room. Guest room has private outdoor access. 2nd floor boasts incredible master suite with sitting room, balcony and fireplace plus 4 bedrooms and study that open to outdoor terrace. 3 car garage. Gated and walled for privacy</p>		
Jane Gavens COLDWELL BANKER-BH S	310-497-5166	Pool, BBQ

<b>397 FORDYCE RD</b>	Open 11-2 631G1	<b>NEW</b>
<b>\$6,500,000</b>	4+2 TEAR-DOWN	
<b>VIEWS! VIEWS! VIEWS!!</b>		
<p>One of the most fantastic view sites on the Westside! Panoramic Ocean and head-on city light views from this fabulous home development site. Located in the prestigious 24 hour guard gated community of Brentwood Circle at the foot of the Getty Museum - a perfect location for your dream home. Complete privacy and drop-dead views!</p>		
MLS#14-790957	Sally Jones/B Stimming JOHN AAROE GROUP	www.397Fordyce.com

<b>397 FORDYCE RD</b>	Open 11-2 631G1	<b>NEW</b>
<b>\$6,500,000</b>	4+2 TEAR-DOWN	
<b>PANORAMIC 180 DEGREE OCEAN &amp; CITY VIEWS</b>		
<p>Brentwood Circle. 24 hour guard gated community. Panoramic 180 degree ocean and city views. One of the best view lots on the westside. Minimum 9,000 sqft. New home development as per site analysis.</p>		
MLS#14-790957	Bill Stimming KW RLTV BRENTWOOD	Dshwshr,Grbg Disp,Micro,Rng/Ovn,Fridg

<b>229 OCEANO DR</b>	Open 11-2	<b>NEW</b>
<b>\$5,075,000</b>	5+5 TRADITIONAL	
<b>EXQUISITELY DESIGNED &amp; CUSTOM NEW ENGLAND TRADITIONAL</b>		
<p>Classic charisma, memorable architecture, and refined detailing with gorgeous grounds. An inviting large covered front porch leads to sun filled rooms that flow seamlessly together. An aesthetically pleasing and restaurant quality chef's kitchen with, large breakfast area and sensational "Great Room" with fireplace &amp; bar all open through French doors to generous radiant heated covered rear porch. Overlooking a private grassy yard, sparkling pool and patio with outdoor fireplace.</p>		
Smith & Berg PARTNERS TRUST	310-500-1373	Alarm Sys,Built-Ins,Dishwash,Rng/Oven

<b>516 AVONDALE AVE</b>	Open 11-2 631E5	<b>NEW</b>
<b>\$2,995,000</b>	3+3 TEAR-DOWN	
<b>GREAT DEVELOPMENT OPPORTUNITY</b>		
<p>Calling all developers or anyone looking to build their dream home in an ultra-prime Brentwood location. This is a rare opportunity to purchase a 12,600+ square foot piece of land located directly behind the Brentwood Country Mart and a block from the Brentwood Country Club. Opportunities like this rarely become available, and this is the perfect chance for anyone who wants to build or live in one of the most coveted locations of Los Angeles.</p>		
MLS#14-788747	Billy Rose/David Solomon THE AGENCY	424.400.5905

<b>11500 W SUNSET</b>	Refresh. 11-2 631H2	<b>NEW</b>
<b>\$2,695,000</b>	4+3 SOUTHWESTERN	
<b>Private Gated &amp; Walled Brentwood Estate with over 17,000 s/f flat lot. Southwestern Style Ranch Residence--3 Bdrms + Office w/Fireplace (or 4th bdrm), 4 baths. High Vaulted Ceilings in all main rooms, Fireplace in L/R, formal Dining Room, updated Kitchen, Extra long driveway + additional parking. Gracious trees and grounds all around this expansive property, which could be remodeled or build new construction into larger residence. Attractive opportunity for this scale land in Brentwood.</b>		
MLS#14-786179	Jack Brown RODEO REALTY - BH	310-429-3781

<b>X 366 N KENTER AVE</b>	Lunch 11-2 631F2	<b>NEW</b>
<b>\$2,425,000</b>	4+3.5 CONTEMPORARY	
<b>TRANQUIL AND PRIVATE ZEN-LIKE REMODELED CONTEMPORARY/MODERN</b>		
<p>Tranquil and private Zen-like remodeled gated contemporary/modern on a corner lot North of Sunset Blvd. Features 4 bd +3.5 bas each w/ own balcony plus a den &amp; office. Two story open floor plan w/ great indoor/outdoor flow! LR w/ FP &amp; clerestory windows. Remodeled kitchen w/ center-island, marble counter tops &amp; SS appls. DR has glass doors that open to back yard w/ fountain, fire pit, built-in outdoor furniture &amp; tree views. Master suite w/ lots of closets, Travertine bath &amp; great tree views.</p>		
MLS#14-790285	E Arbour/H Dolatshahi RODEO REALTY- BRENTW	310-873-4188
www.366Kenter.com		

<b>12611 W SUNSET BLV</b>	Open 11-2 631F3	<b>NEW</b>
<b>\$1,695,000</b>	3+2.5 1sty-HACIENDA	
<b>SANTA BARBARA ONE STORY HACIENDA</b>		
<p>The home has been meticulously well kept and updated. Though updated, the original detailing and lines of the home have all been preserved to keep with the Hacienda Tradition. Updates include the kitchen and all the baths. All updates have been artfully done with a minimalist aesthetic giving this Hacienda a modern clean look. The front yard's court yard provides excellent screening from the street making this home private and hidden from the hustle and bustle. Welcome home.</p>		
F. Ron Smith PARTNERS TRUST BW	310-500-1373	Range/oven, hood fan, Refrigerator

<b>1220 N NORMAN PL</b>	Open 11-2 591G7	<b>NEW</b>
<b>\$1,495,000</b>	3+2.5 MID-CENTURY	
<b>BEST VALUE NORTH OF SUNSET</b>		
<p>1220 N. Norman Place is a spacious 3 bedroom, 2.5 bath home located North of Sunset in a tranquil Brentwood neighborhood. This inviting home boasts an open floor plan, with rays of natural light shining through large double pane windows, sliding doors and four well placed skylights. The formal dining room is adjacent to the large kitchen, which features granite counter tops, and a separate laundry area.</p>		
MLS#14-790867	David Berg PARTNERS TRUST BH	310-500-3931
Dshwshr,Dryer,Fridg,Wshr		

<b>3275 MANDEVILLE CANYON RD</b>	Open 11-2 591D4	<b>red</b>
<b>\$2,850,000</b>	5+5.5 ARCHITECTURAL	
<b>BOLD ARCHITECTURAL CANYON HAVEN</b>		
<p>Sophisticated split level design. Magical indoor outdoor setting accented by striking curvilinear and angular volume interiors. Dramatic wall to wall glass open to private serene haven with swimmer's pool/spa, cascading garden, outdoor entertainment patio &amp; mature trees. Sleek gourmet kitchen, family room w/ entertainment /music system. Bright master suite w/ private patio. Gorgeous stone floors &amp; finest quality details. Flawless taste &amp; condition.</p>		
MLS#14-756073	Joan Caplis/Susan Stark CB BW / GIBSON INTL.	3107482208
www.3275Mandeville.com		

TUESDAY

<b>13430 CHALON RD</b>	Open	11-2	631D1	<b>rev</b>
<b>\$6,750,000</b>	3+6	OTHER		



**TUCKED AWAY TENNIS COURT ESTATE**

Approx. 1.37-acre tennis court estate w/exceptional privacy & inspiring canyon/city view. Main level of the elegant residence has gracious living rm, formal dining rm with view deck, superb kitchen, family rm w/salt-water reef tank, expansive master suite w/dual baths/closets. Lower level has lovely guest suite, office/den, laundry rm & outside guest/maids quarters, all opening to salt-water pool/spa, glorious patio & magical gardens beyond! Co-listed with Ania Patterson, Kerry Patterson Co

MLS#14-742185  
Paula Ross Jones 310 880 9750  
SOTHEBY'S INT REALTY

[www.chalonretreat.com](http://www.chalonretreat.com)

<b>13117 GARDEN LAND RD</b>	Open	11-2	591C2	<b>rev</b>
<b>\$1,095,000</b>	2+2	1sty-RANCH		



**CHARMING CUSTOM RANCH – EXCEPTIONAL PRIDE OF OWNERSHIP**

Private and off the road, this cheery home sits on a corner lot in a tranquil cnyn setting. Continuous wndws on 3 sides of the spacious/bright LR/DR, broad brick FP/hearth & sliders opening to garden patio make this space quite special. Galley kitch w/gen. counter/cabinet space +eat-in brkfst area. Adjoining is step-down sun rm (den) opening to addtl brick patio area/spa. Master ste w/extra built-in closets & lrg bath. Detached studio w/kitchenette & ¾ bath. 2car carport w/easy parking on St.

MLS#14-772675  
Joan Caplis/Susan Stark (310) 748-2208  
CB BW / GIBSON INTL.

[www.13117GardenLand.com](http://www.13117GardenLand.com)

<b>13430 CHALON RD</b>	Open	11-2	631D1	<b>rev</b>
<b>\$6,750,000</b>	3+4.5	OTHER		



**LOOKING FOR PRIVACY, SERENITY, TENNIS COURT AND VIEWS?**


Approx. 1.37-acre tennis court estate w/exceptional privacy & inspiring canyon/city views. Main level of the elegant residence has gracious living rm, formal dining rm with view deck, superb kitchen, family rm w/salt-water reef tank, expansive master suite w/dual baths/closets. Lower level has lovely guest suite, office/den, laundry rm & outside guest/maids quarters, all opening to salt-water pool/spa, glorious patio & magical gardens beyond! Co-listed w/Paula Ross Jones, Sotheby's Int. Realty.

MLS#14-742185  
Ania Patterson 310-962-7227  
KERRY PATTERSON CO.

**WALKING SHOES SUGGESTED!**

**06 Brentwood** Condo / Co-op

<b>12919 MONTANA AVE #302</b>	Open	11-2	631-F5	<b>NEW</b>
<b>\$989,000</b>	2+2	2sty-TRADITIONAL		




**PENTHOUSE W/VIEWS - CANYON SCHOOL**

Elegant PH w/high ceilings & extraordinary mountain views & a lovely rooftop patio w/ocean views. Spacious liv rm w/pl opens to a lge balcony. A very lge Formal Din rm. Wonderful full kitchen w/breakfast bar. 2 good sized bdrms ea w/a bath plus a lge pvt loft/possible 3rd bd. Coveted Canyon School which is very much in demand. This unit is located in a prestigious residential neighborhood, a block away from BW Country Mart & an easy stroll to Montana Ave shops & restaurants. SxS pkg & EQ ins.

MLS#14-790961  
Mary Beth Woods 310-571-1358  
COLDWELL BANKER

[www.12919Montana302.com](http://www.12919Montana302.com)

<b>2323 MANDEVILLE CANYON RD</b>	Open	11-3	631D1	<b>rev</b>
<b>\$5,499,000</b>	5+6	2sty-TRADITIONAL		



**SPECTACULAR 5+5.5 TRAD EAST COAST HAMPTON-STYLE HM**

A grand foyer leads to the wd paneled libr/ofc, LR & FDR & thru the central hall is the lrg FR w/fully equipped wet bar & French drs look out to the lush yd & opens to the sizeable chef's kit w/extra-lrg center island, brkfst area & butler's pantry. The hm boasts 2 mstr suites. Outdoor entertaining incl's a dining pavilion, frplc, kit w/built-in BBQ & a stunning reverse infinity pool & spa. This exquisite estate is very prvt & serene w/a circular driveway that has off street parking for 6 cars.

MLS#14-789155  
David Kramer 310-691-2400  
HILTON & HYLAND

[www.2323mandevillecanyon.com](http://www.2323mandevillecanyon.com)

<b>11656 MONTANA AVE, UNIT 207</b>	Open	11-2	<b>NEW</b>
<b>\$489,000</b>	1+1	CONTEMP MED	



**CHARMING BRIGHT & BEAUTIFUL UNIT ON MONTANA**

This is a very bright one bedroom 1.5 bath unit in trendy Brentwood. Inviting lobby, double door entry. Living room with a large window and a cozy fireplace. Dining room opens to a relaxing balcony that overlooks the pool. Kitchen with Cesar stone counter tops and recessed lighting. Bamboo flooring and smooth ceiling in the entire place. One large bedroom leads to a redone bath with a tub and separate shower. Ample closet spaces. This is in Brentwood with everything that location offers.

Shahla Nazarian 310-663-8500  
RODEO REALTY B H

**Fire place, Central air and Heat**

<b>2794 MANDEVILLE CANYON RD</b>	Open	11-3	591D6	<b>rev</b>
<b>\$3,395,000</b>	5+5.5	TRADITIONAL		



**TRADITIONAL RETREAT WITH CONTEMPORARY VIBE**

Set back from the road, with a lovely private approach leading to a circular driveway, this wonderful home is characterized by generous and thoughtful open spaces, great scale, high ceilings and doorways. A great home for entertaining. Offers traditional exterior with a spacious, art laden contemporary interior. Dramatic entry with open stairway and soaring ceilings. Lots of extra storage. Each room has a grand scale and the home opens widely to the pool and yard.

MLS#14-778475  
Richard Stearns 310-500-1301  
PARTNERS TRUST BW

**BBQ,Dshwshr,Dryer,Phone Sys,Rng/Ovn,Othr**

**07 West L.A.** Single Family

<b>11772 IDAHO AVE</b>	Open	11-2	631-J6	<b>NEW</b>
<b>\$749,000</b>	2+1	1sty-TEAR-DOWN		



**TEAR DOWN/FIXER WITH APPROVED PLANS!**

Opportunity Knocks for this tear-down or major fixer property in the heart of West LA! City approved plans for a Modern 4 bed + 3.5 bath house with around 2,800 sq. ft. of living space. Start building right away! Purchase must be ALL CASH due to the condition of the property. Property is being sold in it's current "AS IS" condition w/no credits. Agents: please see private remarks. DO NOT WALK ON PROPERTY.

Grant Linscott 323-333-6222  
KELLER WILLIAMS RLTY

<b>361 N BOWLING GREEN WAY</b>	Open	11-2	631G2	<b>rev</b>
<b>\$2,299,000</b>	3+3	1sty-TRADITIONAL		



Charming, warm and inviting 2 bedroom traditional home on corner lot with cul de sac in best Brentwood location. 2 bedrooms in main house. Beautiful hardwood floors flow through entry, formal dining room, gracious living room and den. Living room and den both have wood burning fireplaces. Living room has a wall of glass and French doors overlooking the grounds and patio. At rear of the property and above the garage is an airy and bright guest unit. Currently tenant occupied so limited showings.

Josie Benjamin 310-880-3437  
COLDWELL BANKER-BHN

**Other**



**Do RIGHT by Your Sellers**  
**Put their Property in the MLS**

Listings in the MLS Get More Exposure  
More Offers & More Money

TUESDAY

<b>2544 TILDEN AVE</b>	Open	11-2	632C6	<b>rev</b>
<b>\$1,195,000</b>	2+2.5	SPANISH		



**COMPLETELY RENOVATED SPANISH STYLE HOME!**

Home features tiled wood floors downstairs, gourmet kitchen with granite countertops, Viking stainless steel appliances and an adjacent laundry room. Dining room looks out to a wonderfully landscaped backyard and has a wet bar. Upstairs offers a large entertaining room; enjoy views of Century City and the mountains. Spacious master bedroom with en suite bathroom that has a frameless shower door and oversized soaking tub.

MLS#14-785435  
Steve Sawai 310-899-3584  
COLDWELL BANKER RESI

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

<b>2602 AIKEN AVE</b>	Open	11-2	632/E6	<b>NEW</b>
<b>\$2,948,000</b>	5+5.5	2sty-TRADITIONAL		



**NEW LISTING! FABULOUS CHEVIOT HILLS LOCATION!**


Spacious 5 BR, 5.5 BA newer home with perfect floor plan. Gourmet kitchen with center island opens to family room with fireplace. Pool with spa, decking. Formal dining room. Gracious living room opens to professionally landscaped front yard. Master suite with his/hers walk-in closets, sitting area, balcony, fireplace, and luxurious master bath. Attached 2-car garage. Separate laundry. Overland School District.

Melissa Alt 424-202-3232  
TELES PROPERTIES

Refrigerator, stove, dishwasher

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

<b>12222 WILSHIRE BLV, UNIT PH4</b>	Open	11-2	631HS	<b>NEW</b>
<b>\$925,000</b>	2+2	CONTEMPORARY		



**BEST VIEW PENTHOUSE IN CONCIERGE SERVICE BLDG.**

BEST PENTHOUSE WITH CONCIERGE SERVICE AND AMENITIES AND UNOBSTRUCTED PANORAMIC DOWNTOWN TO OCEAN VIEWS. CONTEMPORARY CONDO HAS BEEN UPDATED; HIGH CEILINGS, LOFT, SUPER BRIGHT SW FACING, LIGHT OAK WOOD FLOORS, 3-CAR PARKING, POOL/SPA, OVERSIZE INDIVIDUAL STORAGE, AND MORE. RARELY DO THESE UNITS TRADE OUTSIDE THE BUILDING. VALUE BUY! LOW HOA. MUST SEE!

MICHAEL HIATT 310-481-4342  
SOTHEBYS

LAUNDRY INSIDE/3-CAR PARKING

**09 Beverlywood Vicinity** Single Family

<b>9648 BEVERLYWOOD ST</b>	Open	11-2	632G6	<b>NEW</b>
<b>\$1,375,000</b>	3+2	TRADITIONAL		



**BEAUTIFULLY UPDATED!**

Tastefully upgraded with dark wood floors throughout, plantation shades, recessed lighting, lots of light, and a lovely open floor plan. 3BD + 2BD including a private master ensuite bath and lots of closet space. Beautifully landscaped yard with spacious brick patio, perfect for lounging or entertaining. The detached garage is currently used as a guest room and could create a great bonus space, office, game room, etc. Located west of Robertson and close to Castle Heights Elementary.

MLS#14-787797  
S F Jones/M Schlosser 310-691-7888  
JOHN AAROE GROUP

www.9648Beverlywood.com

<b>11337 NEBRASKA AVE #104</b>	Open	11-2	632A5	<b>NEW</b>
<b>\$559,000</b>	2+2	TRADITIONAL		



**GREAT CONDO, A BLOCK FROM THE VIBRANT SAWTELLE RESTAURANTS**

Spacious living room with area for office desk. Fireplace and recess lights. Good size dining room with pass through window to kitchen. Balcony to accommodate barbecue off dining area. Kitchen with lots of cupboard space. Central heat and air conditioning. Inside laundry. Good size bedrooms. Master bedroom has a large walk in closet and triple pane windows throughout. 2 car side by side security parking. Extra storage space in garage. Very well maintained building w/ earthquake insurance.

MLS#14-789093  
Gary Limjap 310-586-0339  
COLDWELL BANKER - SM

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

<b>1473 GLENVILLE DR</b>	Open	11-2		<b>NEW</b>
<b>\$1,299,000</b>	3+2	1sty-SPANISH		



**CHARMING SINGLE STORY SPANISH!**

Featuring a bright floor plan flooded w/ natural light, classic Spanish details, French windows & doors & gleaming hardwood floors. Formal living room showcases a beautiful arched ceiling & classic fireplace. Upgraded kitchen provides ample granite countertops & abundant wood cabinetry which opens to the spacious light filled dining area. 3 generous sized bedrooms & 2 renovated baths complete this perfect family home. Outdoor space includes an expansive private brick patio area & grassy yard.

Rory Posin / Ron Losch 310-839-8500  
RE/MAX BEVERLY HILLS

www.RoryPosin.com

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

<b>2953 CLUB DR</b>	Open	11-2	632/G6	<b>NEW</b>
<b>\$3,000,000</b>	6+5	CAPE COD		



**STUNNING CAPE COD CONTEMPORARY**

Remodeled to perfection on rare flat lot w/sweeping views. Every detail of this bright & airy residence, which has been used in commercials for its beauty, exudes warmth & elegance: oversized living rm w/hi ceilings, huge chef's kitch, cozy den w/adjoining office, all facing a park-like bckryrd feat. pvt pool/spa + bursting w/fruit trees. Master suite incl. lrg walk-in clst, bath w/steam shwr + spa, plus balc w/panoramic views from downtown to the mountains. Ideal for entertaining + comfy living!

MLS#14-790667  
Paul Margolis 310-413-5955  
COLDWELL BANKER BHN

www.2953clubdr.com

<b>1719 S CRESCENT HEIGHTS BLV</b>	Open	11-2	633-A5	<b>NEW</b>
<b>\$999,000</b>	3+2	1sty-SPANISH		



**STYLISH, SOPHISTICATED SPANISH IN CHARMING FAIRCREST HEIGHTS**

Spanish in charming Faircrest Heights, feat. gorgeous hrdwd flrs, upd plumbing, elect, HVAC and bolted found. LR features high beamed ceilings, Spanish style fire and lge pict window. Formal DR overlooks front porch. Beautifully redone kitchen w/ pantry and bkfst area. Prvte Master w/ full bath, + 2 addl Beds. One leads to lovely patio w/ Spanish pavers, relaxing seating area with trellis overlooking pool. On quieter end of Cresc. Hghts. A real gem.

Anne Austin 213.718.1527  
COLDWELL BANKER&MRE

HVAC, Pool, Stainless, Bolted Found

<b>1717 S HAYWORTH AVE</b>	Lunch	11-2	633A5	<b>NEW</b>
<b>\$989,000</b>	3+2	TRADITIONAL		



**1930'S RESTORED HOME**

This 1930's home has been restored, respecting & enhancing its deco and modern details. The comfortable single level home, with hardwood and cork flooring throughout, offers two spacious bedrooms tucked away for privacy on the South side of the house. The central third bedroom has transitioned into a gracious flex space leading to the grassy gardens & connecting the public spaces including the modernized kitchen, living room & formal dining room. A two car detached garage, w/art studio.

MLS#14-790501  
Frank Langen 310-963-3891  
DEASY PENNER

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

**MB ESCROW INC**  
THE INDEPENDENT ESCROW COMPANY WITH THE BEST SERVICE IN TOWN

*We've been in the same Beverly Hills location for 25 years and are looking forward to serving you for the next 25!*

9454 WILSHIRE BOULEVARD SUITE 901 | BEVERLY HILLS | 310.273.7106

TUESDAY

<b>9207 CATTARAUGUS AVE</b>		Open	11-2	632G6	<b>rev</b>
<b>\$899,000</b>	3+1.5	1sty-TRADITIONAL			
					
<p><b>GREAT BEVERLYWOOD AREA HOME - \$899,000 OPEN TODAY   11-2</b></p> <p>Beautiful one-story traditional home offers 3 spacious bedrooms, 1.5 baths, bonus room &amp; wonderful floor plan. Light &amp; inviting living room w/ decorative fireplace opening to dining room. Recently remodeled kitchen w/ designer cabinets &amp; butcher block counters. Hardwood floors, central A/C, dual pane windows &amp; new home sound system. Large grassy backyard, fruit trees &amp; stone patio. Central location west of Robertson Blvd. Award Winning Castle Heights Elementary School District. Close to parks.</p>					
<p>MLS#14-785233</p> <p>Joel &amp; Dorit Cooper 310-968-2401 BERKSHIRE HATHAWAY H</p> <p><a href="http://www.9207Cattaraugus.com">www.9207Cattaraugus.com</a></p>					

<b>544 N CRESCENT HEIGHTS BLVD</b>		Open	11-2	593A7	<b>rev</b>
<b>\$2,499,000</b>	3+4	2sty-SPANISH			
					
<p><b>MAGNIFICENT AND ULTRA-PRIVATE SPANISH HOME IN BEVERLY GROVE!</b></p> <p>This richly appointed California mission style home showcases an open floor plan, vaulted &amp; beamed ceilings, black walnut floors, chef's kitchen w/Viking appliances, den, formal dining room, outdoor loggia w/fireplace, pool &amp; spa, 3 en suite bedrooms (master suite has walk-in closet, steam shower &amp; spa tub), 4 fireplaces, custom window treatments, sound system, limestone entry &amp; driveway &amp; 7 camera security system. Complete privacy with fully gated, hedged front &amp; back w/lush landscaping.</p>					
<p>MLS#14-788001</p> <p>Allison Schwarz 310-433-0056 COLDWELL BANKER RESI</p> <p><a href="http://WWW.544CRESCENTHEIGHTS.COM">WWW.544CRESCENTHEIGHTS.COM</a></p>					

**09 Beverlywood Vicinity** *Condo / Co-op*

<b>9049 ALCOTT ST #203</b>		Open	11-2	632H4	<b>NEW</b>
<b>\$720,000</b>	2+2.5	1sty-TRADITIONAL			
					
<p><b>SPACIOUS &amp; ELEGANT 2BD CONDO IN PERFECT MOVE-IN CONDITION!</b></p> <p>Stylish 2BR + 2.5BA condo w/open flr plan &amp; custom detailing thruout. Elegant LR/DR area &amp; balcony. Gourmet granite kitchen w/SS appls &amp; adj office/add'l dining or possible 3rd BR. Master boasts lrg walk-in closet w/custom organizers &amp; luxurious master BA. Features hi-ceilings, hrdwd &amp; travertine flrs, laundry in unit, central HVAC, remote video entry &amp; security system. Includes controlled access entry, recreation rm &amp; secured tandem parking. Conveniently located &amp; in perfect move-in condition!</p>					
<p>MLS#14-790515</p> <p>Jeremy Ives 3108581902 TELES PROPERTIES</p> <p><a href="http://9049AlcottStreet203.com">9049AlcottStreet203.com</a></p>					


<b>1030 N MARTEL AVE</b>		Open	11-2	593C6	<b>rev</b>
<b>\$1,670,000</b>	4+5	2sty-CONTEMP MED			
					
<p><b>AMAZING CONTEMPORARY SPANISH</b></p> <p><a href="http://WWW.1030MARTEL.COM">WWW.1030MARTEL.COM</a></p> <p>Recently renovated very spacious open floor plan home w/ approx 3200 sq ft on a large 7000 sq ft lot. Beautiful custom finishes throughout, an Italian cook's kitchen, vol ceilings, and 2 fireplaces are but a few of the exceptional amenities this home offers. Home also features an entirely separate 1 bedroom guest unit/apartment w/ private entrance. Hedged &amp; gated, abundant off street parking &amp; 373 sq ft oversized garage. Close to trendy restaurants, shops, parks &amp; city services. A must see!</p>					
<p>MLS#14-774905</p> <p>Randy W/Brian Strahl 310.927.6818 KELLER WILLIAMS/CB</p> <p><a href="http://www.OmegaGroup.LA">www.OmegaGroup.LA</a></p>					

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

<b>323 WESTBOURNE DR</b>		Open	11-2	632J1	<b>NEW</b>
<b>\$1,389,000</b>	2+1	TRADITIONAL			
					
<p><b>AN OASIS ON A CUL-DE-SAC IN WEST HOLLYWOOD WEST!</b></p> <p>This private oasis is situated toward the end of a cul-de-sac and is located in the desirable and highly sought after area of West Hollywood West! This wonderful home offers an updated kitchen and bathroom, a private outdoor lounging area off of the front master bedroom, a rear deck off of the kitchen for alfresco dining and a nice grassy backyard. There is a useable driveway and a 2-car garage. In addition, there is a room behind the garage that may make a great storage area.</p>					
<p>MLS#14-790427</p> <p>Tom Scrocco/Randy Isaacs 310-887-0255 COLDWELL BANKER - SS</p> <p><a href="http://www.RandyAndTomHomes.com">www.RandyAndTomHomes.com</a></p>					

<b>8787 SHOREHAM DR #1206</b>		Open	11-2	592H5	<b>NEW</b>
<b>\$1,285,000</b>	1+1.5	12sty-CONTEMPORARY			
					
<p><b>GORGEOUS CONDO WITH PANORAMIC VIEWS OF CITY TO THE OCEAN!</b></p> <p>Top floor Condo below Penthouse - a 1 Bedroom and 1.5 Bath Condo in the renowned Shoreham Towers. Beautiful with top-of-the-line quality and taste. A wall of glass sliding doors open to the terrace allowing for great indoor/outdoor living. The kitchen has stainless steel appliances, wine fridge, granite countertops &amp; custom cabinetry. Master bedroom with a walk-in closet, jacuzzi tub and large shower. The 180° Views are beyond amazing Day and Night!</p>					
<p>MLS#14-787353</p> <p>David T. Kessler 310-245-6715 SOTHEBY'S</p> <p>Approved for private Washer &amp; Dryer!</p>					


<b>622 N EDINBURGH AVE</b>		Open	11-2	593B7	<b>rev</b>
<b>\$2,898,555</b>	5+6	2sty-MODERN			
					
<p><b>STUNNING NEW CONSTRUCTION WITH EXCELLENT CRAFTSMANSHIP!</b></p> <p>Architectural 2-story designer home offers 5 bedrooms w/their own balcony, and 5.5 bathrooms, industrial modern finishes, smart systems &amp; a 2-car attached garage. The gourmet kitchen features Thermador appliances, including an espresso machine. Fleetwood pocket doors provide amazing indoor/outdoor living, leading to the backyard w/zero edge pool &amp; spa. Living room w/fireplace &amp; frameless glass bi-fold curtain doors that open up to a relaxing entertaining area, perfect for dining al-fresco</p>					
<p>MLS#14-788327</p> <p>Alejandro Lombardo 310-623-1345 KW HOLLYWOOD HILLS</p> <p><a href="http://www.622Edinburgh.com">www.622Edinburgh.com</a></p>					

<b>818 N DOHENY DR #1007</b>		Open	11-2	592H6	<b>NEW</b>
<b>\$1,199,000</b>	2+2	CONTEMPORARY			
					
<p><b>SPECTACULAR VIEW. LAVISHLY UPDATED NE CORNER UNIT!</b></p> <p>Doheny Plaza. Luxury condo building 1 block E of Beverly Hills. Living Room/Dining accentuated w sliding doors to private balcony with views of Sunset Blvd high rise buildings and the Hollywood Hills from every room. Sleek Kitchen w/CaesarStone countertops in Lagos Blue, stainless appliances, custom pull out cabinetry, stone backsplash, eat-in breakfast area, and eat in bar. Luxe baths are gorgeous. Outstanding features include double front door, NEST thermostat, new sliders &amp; more.</p>					
<p>MLS#14-790115</p> <p>P. Kellogg/P. Dougherty 310-777-6307 COLDWELL BANKER BH N</p> <p><a href="http://www.818NDoeheny1007.com">www.818NDoeheny1007.com</a></p>					

**REMINDER**


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No ad shall include statistical or numerical comparisons of performance between or among different real estate brokerage firms, brokers, or agents.

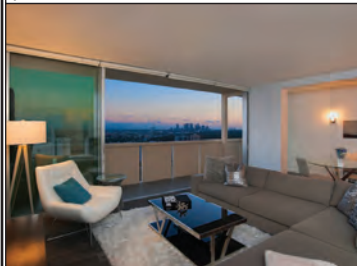
<b>8787 SHOREHAM DR #1205</b>		Open	11-2	592H5	<b>NEW</b>
<b>\$999,000</b>	1+1	CONTEMPORARY			
					
<p><b>SHOREHAM TOWERS BEST PRICED CONDO WITH THE BEST VIEWS!</b></p> <p>SPECTACULAR SOUTH &amp; EAST VIEWS OF THE LOS ANGELES BASIN FROM THE PACIFIC TO DOWNTOWN. ONE OF THE SUNSET STRIP'S MOST PRESTIGIOUS BUILDINGS. LARGE OUTDOOR TERRACE TO RELAX AND ENJOY THE VIEWS. MOVE RIGHT IN OR BRING YOUR CONTRACTOR FOR THIS RARE OFFERING. SHOREHAM PROVIDES 24HR. RESIDENT AND GUEST VALET PKG., 24HR. CONCIERGE &amp; SWITCHBOARD. THERE IS A POOL, SPA, GYM, DOG PARK &amp; MORE. H.O.A. DUES INCLUDES ALL UTILITIES &amp; TIME WARNER BASIC CABLE. SHOREHAM ALLOWS YOUR OWN WASHER &amp; DRYER IN CONDO.</p>					
<p>MLS#14-783501</p> <p>Guy Fedele 310-770-4444 GOLD STAR REALTY</p> <p>Cbl,Dshwsh,Phone Sys,Rng/Ovn,GREAT VIEWS</p>					


TUESDAY

<b>8121 NORTON AVE #PH401</b>	Open	11-2	593A5	<b>NEW</b>
<b>\$999,000</b>	2+2.5	ARCHITECTURAL		
	<b>SOUTH FACING PENTHOUSE IN NEWLY BUILT NORTON VILLAS</b>			
<p>Stunning 2 bed, 2.5 bath front facing PH w/ balcony in the exquisitely designed Norton Villas offering magnificent views! With high ceilings, bamboo flooring, living room fireplace, recessed lighting, Caesarstone counter-tops, Sub Zero &amp; Bosch appliances, laundry area, European bath fixtures, free standing soaking tub, glass vanity counters, sec sys &amp; additional guest parking. This highly desirable building, tree lined St. &amp; location near restaurants, shopping &amp; entertainment is unbeatable!</p>				
MLS#14-790437				
Laura Barton/ Nancy Ross 310-500-3985		www.8121NortonAve.com		
PARTNERS TRUST BH				

<b>812 N CROFT AVE #102</b>	Open	11-2	593A6	<b>red</b>
<b>\$1,575,000</b>	+625000	3+4	MODERN	
				
<p>PRICE REDUCTION! Experience the finest West Hollywood has to offer...Modern and sensuous design blend seamlessly with cutting edge technology to bring you luxury living at its best. At over 2200 sqft, this spacious townhome boasts 3bedrooms and 3 1/2 baths, all powered by Control4, a complete home automation and smart system. Highlights include an ARAN CUCINE designed Italian kitchen complete with center island, Caesarstone countertops and polished stainless steel appliances.</p>				
MLS#14-768963				
Aram Afshar 3103853174		Blf-Ins,Cbl,Dshwshr,Grbg Disp		
COLDWELL BANKER RESI				

<b>850 N CROFT AVE #205</b>	Open	11-2	593A6	<b>NEW</b>
<b>\$990,000</b>	2+2	1sty-MEDITERRANEAN		
	<b>BEAUTIFUL 2 BED/2BATH CONDO IN A NEWER BUILDING.</b>			
<p>Beautiful front facing 2 bed/ 2bath spacious condo in this Luxury Mediterranean Building, built in 2003. Open floor plan Condo with dark hardwood floors through out, Gourmet kitchen with stainless steel appliances and granite counter tops, recessed lights, laundry inside, the bedrooms are separated on opposite side for privacy, Master bedroom with walk-in closet, master bathroom with beautiful travertine tile, 2 sinks and separate shower &amp; bath .. Probate Sale..Court Confirmation Required.</p>				
MLS#14-791135				
Elvin Zelaya 310-447-1104		Dshwshr,Grbg Disp		
HOLLYWOOD HILLS REAL				


<b>8787 SHOREHAM DR #1209</b>	Open	11-2	592H5	<b>rev</b>
<b>\$1,649,000</b>	2+2	CONTEMPORARY		
	<b>UBER-LUXE SHOREHAM TOWERS DOUBLE UNIT. VIEWS! VIEWS! VIEWS!</b>			
<p>The ultimate contemporary residence at the exclusive, full-service Shoreham Towers with jaw-dropping city-to-ocean views! The two front-facing combined units were just remodeled with sensational style. This 2BD/2BA with 2 balconies luxe home, offered fully furnished, features a living/dining area with floor-to-ceiling, sliding glass wall, connecting out to the stunning views. The building amenities include: 24-hour security, valet, concierge, pool spa &amp; gym. Located right above Sunset Strip.</p>				
MLS#14-784553				
ST.JAMES + CANTER 310.291.1029		WWW.8787SHOREHAMDRIVE1209.COM		
BERKSHIRE HATHAWAY				


<b>1137 HACIENDA PL #101</b>	Refresh.	11-2	592J6	<b>NEW</b>
<b>\$965,000</b>	2+1.5	2sty-ARCHITECTURAL		
	<b>CHIC MODERN ARCHITECTURE IN THE HEART OF WEHO</b>			
<p>Chic Loft style condo with open plan in an attractive Modern Building, built in 2010. Two story, front facing unit features multiple terraces, dramatic open kitchen with stainless steel appliances. The architectural staircase leads you to the upstairs Master suite which includes an office/retreat, sexy master bath with separate tub and shower that has access to a terrace. Great location in the heart of West Hollywood. Live the LA urban life and do it with great style.</p>				
MLS#14-790217				
Steven Aaron 3104326588		Blf-Ins,Dshwshr,Fridg		
KW BEVERLY HILLS				

<b>1100 ALTA LOMA RD #903</b>	Open	11-2	592J6	<b>rev</b>
<b>\$949,000</b>	1+2	CONTEMPORARY		
	<b>VALUE &amp; OPPORTUNITY AT THE LUXURY EMPIRE WEST</b>			
<p>Prime West Hollywood, full-service Empire West building. Bright, ±1,600 SF (assr) 1BD/2BA w/den. Open floor plan &amp; floor-ceiling windows to terrace &amp; views. Concierge &amp; valet, stylish lobby, rooftop pool w/views, tennis &amp; gym.</p>				
MLS#14-786879				
ST.JAMES + CANTER 310-291-1029		www.1100altaloma903.com		
BERKSHIRE HATHAWAY				

<b>1420 N STANLEY AVE, UNIT 203</b>	Open	11-2		<b>NEW</b>
<b>\$499,000</b>	2+2	2sty-ARCHITECTURAL		
	<b>SLEEK &amp; SEXY IN WEHO</b>			
<p>Sleek and sexy top corner split level condo with amazing views. Kitchen has been upgraded with high quality maple cabinets, granite counter tops and all NEW stainless steel appliances. Living room has dramatic 14 foot ceilings, gas fireplace, recessed lighting and tons of natural light. There are two large bedrooms, two full bathrooms, hardwood floors throughout and washer &amp; dryer in the unit. Upstairs there is a 400 sq.ft. private deck with 270 degree views of Los Angeles.</p>				
MLS#14-773877				
Ivan Estrada 323-574-2317		www.IvanEstradaProperties.com		
KELLER WILLIAMS HH				

<b>1050 N EDINBURGH AVE #104</b>	Refresh.	11-2	593B6	<b>rev</b>
<b>\$875,000</b>	2+3	CONTEMP MED		
	<b>WELCOME HOME TO WEST HOLLYWOOD</b>			
<p>\$70K price reduction and priced to sell; Beautifully maintained two story townhome-style unit with Open floor plan; quiet and private corner unit with high-ceilings, over-sized Cook's Kitchen w/newer Stainless appliances - immaculate granite counters, pristine flooring, LR w/fireplace, french doors to large, private outdoor patio and garden; washer/dryer in unit, larger bedrooms w/ baths en suite; storage in unit closets with built-ins; additional locked storage in garage; 2 side x side parking</p>				
MLS#14-773877				
Maryann O'Donnell 310-990-7621		Blf-Ins,Dshwshr,Dryer,Grbg Disp,Micro,		
KELLER WILLIAMS HH				

<b>837 N WEST KNOLL DR #118</b>	Refresh.	11-2	592J6	<b>NEW</b>
<b>\$345,000</b>	1+1	CONTEMPORARY		
	<b>ADORABLE 1+1 IN THE HEART OF WEST HOLLYWOOD!</b>			
<p>This updated and move-in ready 1 bed + 1 bath is full of charm! Unit features include maple hardwood floors, recessed lighting, washer and dryer in unit, wall air conditioning unit in living area, newer kitchen appliances including stove/oven, microwave, and dishwasher. Well-maintained building with many amenities: pool, exercise room, party room, and more. One car parking with storage. Building has EQ insurance. Walking distance from Santa Monica Blvd's shops, restaurants, and more!</p>				
MLS#14-788371				
Andrew Thurm 3104636534		Dshwshr,Dryer,Grbg Disp,Hood Fan,Other		
COLDWELL BANKER RESI				

<b>1222 N KINGS RD #4</b>	Open	11-2	593A5	<b>rev</b>
<b>\$689,000</b>	2+2	CONTEMPORARY		
	<b>WONDERFUL IN WEHO</b>			
<p>Contemporary spacious 2+2 townhome on two levels with all amenities in beloved building. Vaulted ceilings in living/dining rooms, newer stranded bamboo floors throughout, large en-suite master with spa tub, updated kitchen with subzero refrigerator, fireplace, balcony, two car spots, laundryroom in unit, lots of closet space, exterior hardscape upgrades and painting in process with assessments paid, EQ and water paid by HOA, in prime WeHo location near everything.</p>				
MLS#14-787011				
Jeffrey Sachs 310-777-6361		Dshwshr,Grbg Disp,Fridg		
COLDWELL BANKER-BHN				

TUESDAY

**10 West Hollywood Vicinity** *Income*

<b>8115 WARING AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,150,000</b>	Duplex	2sty-SPANISH	



**QUINTESSENTIAL SPANISH, 2-STORY DUPLEX!**

The perfect pied-à-terre, quintessential Spanish, 2-story duplex! Each unit feels like a home! Both units have been meticulously restored, with remodeled bathrooms, kitchens and recessed lighting. Each offers 1 bedroom, 1 bathroom, office/breakfast nook, formal dining, grand room, hardwood floors, laundry room, and pantry. Original character galore, with wrought iron light fixtures and exposed beams. Very Private, just a stroll away from the high-end boutiques and restaurants on Melrose Ave.

Alex Lombardo 310.623.1345  
KW HOLLYWOOD HILLS

[www.8115Waring.com](http://www.8115Waring.com)

**11 Venice** *Single Family*

<b>660 SUNSET AVE</b>	Refresh.	11-2	<b>NEW</b>
<b>\$3,295,000</b>	3+5	2sty-ARCHITECTURAL	




**SEA AIR + LIGHT + SIMPLE ELEGANCE = MODERNIST MASTERPIECE**

This cool modern compound is quintessential Venice : look beyond its striking steel-wrapped natural wood exterior and discover warm sophisticated & playful loft-like spaces w/abundant natural light & walls of glass opening onto a lush outdoor courtyard/garden. Inspired w/ a Japanese simplicity, this is a true oasis that soothes the soul. The property also features an expansive studio/office space w/ bath that's perfect for either a production office, art studio or guesthouse. 7 parking spaces!

Jerry A. Jaffe 310.403.4925  
TELES PROPERTIES

Studio/Office, 7-car parking

<b>818 MILWOOD AVE</b>	Lunch	11-2	671J5	<b>NEW</b>
<b>\$2,495,000</b>	3+2	CRAFTSMAN		



**ROMANTIC GARDEN CRAFTSMAN! CATERED LUNCH!**

Private, aromatic, romantic. Features four sitting porches, hardwood floors, two fireplaces, retro kitchen and appliances, blocks to Abbot Kinney and the beach.

Winston Cenac 310-963-9300  
BULLDOG REALTORS, IN

Grbg Disp,Rng/Ovn

<b>917 NOWITA PL</b>	Open	11-2	671J5	<b>red</b>
<b>\$3,875,000</b>	3995000	4+3	2sty-ARCHITECTURAL	



**SPECTACULAR 4BR/3BA + OFFICE ON PRIME VENICE WALK STREET**

Sophisticated residence - 3,000+ sq ft of living space plus private rooftop deck w unobstructed 360° views. Impressive 2 story entry, open 1st floor illuminated by 16-foot stacking glass wall, extraordinarily landscaped, generous yard w fire & water features. Exceptional interior: white rift oak & walnut cabinetry, solid 5-inch white oak bleached floors & Italian plumbing fixtures. Cook's kitchen: 13-foot island finished w honed statuary marble, Dornbracht faucet, Wolf range & 48-inch Sub-Zero.

Jennifer Hughes 310-383-7299  
BULLDOG REALTORS

[www.917nowita.com](http://www.917nowita.com)

<b>2467 LOUELLA AVE</b>	Refresh.	11-2	672A5	<b>red</b>
<b>\$2,195,000</b>	4+4	2sty-CALIFORNIA BUNGALOW		



**GREAT NEW PRICE !**

This enchanting, newly completed 4BR/4BA 2-story bungalow has an expansive open floorplan and sits in a beautiful, serene garden setting. Downstairs, the designer kitchen, living & dining rooms, family room & 2 BRS, incl. 1 suite. Upstairs, 2 BR suites incl. the Master. Perfect for year round entertaining & peaceful relaxation. There's also a large roof terrace with gorgeous ocean & sunset views. Moments away from the excitement of Abbot Kinney, Main St & Venice Beach.

MLS#14-783603  
Jerry Jaffe/Alex Morgan 310-990-1908  
TELES / REMAX

Central Air, Attached 2-car Garage

<b>2405 GRAND CANAL</b>	Lunch	10-2	671H7	<b>rev</b>
<b>\$3,999,000</b>	4+3	MEDITERRANEAN		



**ARTIST COMPOUND ON VENICE CANALS**

On the water eclectic Deco Venice Canal home. This unique home blurs the transition between inside and outside space creating a romantic getaway with full canal views cooled by sea breezes. 3 plus bedrooms, 2 master master suites, one with adjoining den/office. Each outdoor area is completely unique. Separate entrance to office and music studio makes ideal work space. 3-4 car parking. Living in this home is like being on holiday all year. 3% commission

MLS#14-772823  
EarleySchick Partners 310-490-3068  
TELES PROPERTIES

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

**11 Venice** *Condo / Co-op*

<b>2600 ABBOT KINNEY #6</b>	Lunch	11-2	671J6	<b>NEW</b>
<b>\$729,000</b>	2+2	1sty-CONTEMPORARY		



**LOCATION AND LIFESTYLE**

Location and lifestyle at your front door! Don't miss this light and bright custom renovated 2-bedroom 2-bathroom bi-level residence in a tranquil "oasis" tucked away off Abbot Kinney! Open floor plan with spacious kitchen, dining area and fireplace along with two private outdoor spaces. Includes 2-car side-by-side garage parking and additional storage. Bedrooms are spacious with skylight, vaulted ceilings and great closet space! Minutes to the beach, retail, restaurants and more!

MLS#14-791029  
Tamra (Tami) Pardee 310-907-6517  
PARDEE PROPERTIES

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

<b>1046 PRINCETON DR #212</b>	Open	11-2	672A6	<b>rev</b>
<b>\$645,000</b>	0+1	ARCHITECTURAL		



**ASSUMABLE SELLER FINANCING AVAILABLE**

19 of 30 Lofts left, ASSUMABLE SELLER FINANCING Available, Restrictions Apply. Silicon Beach Lofts in the Oxford Triangle of Venice near shopping and entertainment.Work/Live spaces, select units offering SS Appliances,Italian Cabinets,Marble Counter Tops,9'-30" Bow Truss Ceilings,Private Interior Elevator,Large Windows & Commercial roll up Doors,Skylights,Steel Beams,Large Balcony/Patio. Final CoFo issued 2010. Pictures are of Model units, Marina Del Rey post office

MLS#14-763999  
Lee Johnson 310-892-2244  
SOTHEBY'S INTERNATIO

Blt-Ins,Cbl,Dshwshr,Grbg Disp,Micro,Oth

**Do RIGHT by Your Sellers**  
**Put their Property in the MLS**

Listings in the MLS Get More Exposure  
More Offers & More Money



TUESDAY

**11 Venice** Income

<b>326 GRAND BLV</b> Open 1-2 671-H6 <b>\$1,500,000</b> Triplex 1sty-CALIFORNIA BUNGALOW	<b>NEW</b> <b>GORGEOUS TRI-PLEX WEST OF LINCOLN</b> Gorgeous tri-plex beautifully upgraded with new kitchens and baths, tastefully landscaped. Located between beach and Abbot Kinney. new hardwood floors, doors, move in ready and can be delivered partially furnished. Vacant and ready to go, Not to be missed.
Suzy Frank 310-396-2600 AKRE	Fridges, Washer/Dryer, etc...

**11 Venice** Lease

<b>806 6TH AVE #1</b> Open 11-2 671H5 <b>\$4,500</b> 1+1 ARCHITECTURAL	<b>NEW</b> <b>RENT IN STYLE</b> Brand new construction and sophisticated design, an apartment in convenient proximity to Abbot Kinney, Rose Ave and the beach. A bright open floor plan with 14 foot ceilings. The kitchen is masterfully designed with top of the line built-in appliances and a tile accent wall, spectacular Euro cabinets and caesar stone counter tops. The bedroom offers plenty of closet space, and the bathroom features a soaking tub and separate shower, top of the line tile and fixtures.
Diana Braun 4242023248 TELES PROPERTIES, IN	CIng Fan, Dshwshr, Dryer, Frzr, Grbg Disp

**12 Marina Del Rey** Condo / Co-op

<b>1 SPINNAKER ST #7</b> Open 12-2 701J2 <b>\$2,499,000</b> 2+3 1sty-CONTEMPORARY	<b>NEW</b> <b>SPECTACULAR SECOND-STORY, SINGLE LEVEL OCEANFRONT CONDO!</b> Extra wide 2 bed/2.5 bath unit with floor-to-ceiling windows. Gourmet kitchen with stainless appliances and granite countertops. Exposed wood beam ceilings, hardwood floors. Sauna inside unit. Covered patio at rear. 3 car parking. One of the best buildings on the beach!
Peter & Ty Bergman 310-821-2900 BERGMAN/GIBSON INT'L	Dshwshr, Grbg Disp, Rng/Ovn

<b>4437 ALLA RD #1</b> Open 11-2 672C6 <b>\$787,000</b> 3+3 TRADITIONAL	<b>NEW</b> Beautiful Villa Vallarta 3 bdrm townhouse with views. SW corner w/one shared common wall. LR w/soaring ceilings. Master suite. Direct access Dbl car garage. Private patio. Association pool & spa.
Lisa Haught 310-614-5810	Washer, Dryer, Refrigerator, Oven SOTHEBY'S

<b>4338 REDWOOD AVE #B101</b> Open 11-2 672B6 <b>\$750,000</b> 2+2 CAPE COD	<b>NEW</b> <b>FANTASTIC MARINA CONDO</b> BEAUTIFUL CORNER SINGLE LEVEL MARINA CONDO., WINDOWS ON TWO SIDES, REMODELED - GUARD GATED COMMUNITY, VILLA MARINA EAST #5, NEW STAINLESS STEEL APPLIANCES, BAMBOO AND TILE FLOORS, JUST TURN THE KEY, VERY LARGE UNIT APPROX. 1886 SQ FT. - ALL ON ONE LEVEL - 2 BEDROOMS, 2 BATHS, LARGE LIV RM W/FIREPLACE..., DINING RM. WOOD FLRS. HUGE MASTER SUITE W OVER SIZED MASTER BATHROOM W/ SPA TUB, GLASS SHOWER, ETC. TO MANY THINGS TO MENTION, LARGE BALCONY W/ ROOM FOR TABLE AND CHAIRS. YOU WILL NOT BE DISAPP
Richard M Chernock 310-3014520 KELLER WILLIAMS RLTY	Blt-Ins, Cbl, Dshwshr, Dryer, Frzr, Other

<b>4050 GLENCOE AVE #325</b> Open 11-2 672B5 <b>\$529,000</b> 1+2 CONTEMPORARY	<b>NEW</b> <b>STYLISH &amp; SOHISTICATED CONDO!!</b> and sophisticated unit at the prestigious Indigo complex in the vibrant Marina Arts District! The open floor plan has dramatic dark wood floors, high ceilings, wonderful light and is ideal for entertaining. The gourmet kitchen boasts granite counters, top-of-the-line Viking Stainless Steel appliances and breakfast bar that opens to spacious dining area and sunny living room with cozy fireplace. Other features include guest powder room, in-unit laundry & side-by-side parking.
Sally Jones/Becca Davis 310-691-7888 JOHN AAROE GROUP	www.4050Glencoe325.com

**13 Palms - Mar Vista** Single Family


<b>11540 CLOVER AVE</b> Open 11-2 672C1 <b>\$1,239,000</b> 3+2	<b>NEW</b> <b>WWW.11540CLOVERAVE.COM</b> Entry level 3+2 home waiting for your design ideas.
Sherri Noel 310-994-8721 KELLER WILLIAMS - SM	stove, dshwshr, fridge

<b>12606 BROOKLAKE ST</b> Open 11-2 672-B3 <b>\$1,210,000</b> 3+2 TRADITIONAL	<b>NEW</b> <b>GREAT INDOOR/OUTDOOR FLOW</b> Bright traditional home on a wonderful tree-lined street, in one of the best neighborhoods of Mar Vista. Family room leads to an outdoor patio, with al fresco dining area and lush grassy yard. Detached garage could easily be converted into a large rec room, and already has an adjoining multi-purpose room. Mature landscaping throughout. Wonderful for entertaining, raising children, letting the dogs run free, or simply relaxing in quiet seclusion. Come visit and see for yourself!
Robert Winans 310-722-8456 COLDWELL BANKER - BW	Dshwshr, Dryer, Rng/Ovn, Fridg, Wshr

<b>3048 INGLEWOOD BLV</b> Open 11-2 672B1 <b>\$1,189,000</b> 3+3	<b>NEW</b> <b>WWW.3048INGLEWOODBLVD.COM</b> Gracious Mar Vista 3 Bd+3 Bath with French Oak floors and a nice backyard.
Sherri Noel 310-994-8721 KELLER WILLIAMS - SM	stove, dshwshr, fridge

<b>3468 ROSEWOOD AVE</b> Open 11-2 672A3 <b>\$1,885,000</b> 2049000 4+4 ARCHITECTURAL	<b>red</b> <b>BRIGHT AND MODERN MAR VISTA ARCHITECTURAL</b> Amazing value for this stunning, modern architectural home in a prime neighborhood! Enter through the peaceful outdoor sitting area and the oversized statement piece front door where your eyes are immediately drawn to the grand steel staircase flooded with natural light. The elegant master suite includes a cozy gas fireplace, over-sized patio, and luxurious bathroom- the ultimate retreat. Come home to this architectural gem
Tami Pardee 310-907-6517 PARDEE PROPERTIES	Blt-Ins, Dshwshr, Dryer, Grbg Disp, Hood Fan

TUESDAY


<b>3021 BARRY AVE</b>	Open	11-2	672C1	<b>red</b>
\$1,650,000	4+3	OTHER		
<b>WWW.3021BARRYAVE.COM</b>				
 <p>This newly enhanced home has the "it" factor that every buyer seems to want. The impressive entry and vaulted ceiling with tongue and groove detail create an immediate sense of light and volume. French white oak floors complement the extensive use of Carrera marble and crisp white cabinetry.</p>				
<p>MLS#14-790531</p> <p>Jose Noel 310-621-1097 KELLER WILLIAMS-SANT</p> <p>Dshwshr, Dryer, Micro, Rng/Ovn, Fridg, Other</p>				

<b>12716 ADMIRAL AVE</b>	Open	11-2	672D6	<b>red</b>
\$1,524,000	+695000	5+5	ARCHITECTURAL	
<b>ARCHITECTURAL IN MAR VISTA</b>				
 <p>Stunning trophy property in the heart of Del Rey seconds from the farmers market, shops, theaters and restaurants! Enter into this beautiful extensively renovated architectural home with an open floor plan that is ideal for family living and perfect for entertaining. Don't miss this opportunity to live in one of the best up and coming neighborhoods!</p>				
<p>MLS#14-765717</p> <p>Tami Pardee 310-907-6517 PARDEE PROPERTIES</p> <p>Cing Fan, Dshwshr, Dryer, Grbg Disp, Rng/Ovn</p>				


<b>1750 WALGROVE AVE</b>	Open	11-2	672A4	<b>red</b>
\$1,187,000	+250000	3+3	MODERN	
<b>AMAZING VALUE FOR THIS MODERN ARCHITECTURAL W/ ROOFTOP VIEWS</b>				
 <p>Bright and light modern home! Enjoy a master bedroom that features an updated bath with new tile floors and fixtures, walk-in closet and sliding doors that lead to the private patio and beautiful front yard with new pet-friendly turf. Continue down the hall to the powder room and third bedroom, which opens to the stunning 400 sq. ft. rooftop deck with 360 views of West LA, Venice and Santa Monica mountains. This is an opportunity that can't be missed. This is an absolute must see!</p>				
<p>MLS#14-776285</p> <p>Tami Pardee 310-907-6517 PARDEE PROPERTIES</p> <p>Cing Fan, Dshwshr, Dryer, Grbg Disp, Rng/Ovn</p>				

<b>3913-3915 MOORE ST</b>	Open	11-2	672B4	<b>rev</b>
\$825,000	3+2	SPANISH		
<b>CLASSIC SPANISH 2+1 HOME W/ STUDIO</b>				
 <p>Spanish. MAIN HOUSE: hrdwd flrs, blt -in cabints, LR w cove ceilings, newer windows, colorful tiles, vintage chandeliers, fixtures, French drs open to wd deck &amp; rear yrd, PERMITTED UNIT over 2-car gar: studio w/loft, wonderful tile wrk in ktchn &amp; bath, blt-in cabints. plus 2-car SxS open prking. Landscaped, gated, security syst. Turnkey beauty. Close to shops, dining, etc. Submit offers on current CAR forms w/proof of funds. Buyer to do his own due diligence re Bldg Prmts, C of O.</p>				
<p>MLS#14-776449</p> <p>Phyllis Sam 310-259-7281 KELLER WILLIAMS RLTY</p> <p>Rng/Ovn, Refrig., Wash/Dryer</p>				

**13 Palms - Mar Vista** Condo / Co-op

<b>10740 LAWLER ST #9</b>	Open	11-2	672E1	<b>rev</b>
\$459,500	2+2	CONTEMPORARY		
<b>12 TWO BEDROOM, TWO BATHROOM UNITS! MODEL UNIT #9 OPEN</b>				
 <p>This charming condominium complex features 12 units, with each unit being individually sold. All units boast 2 bedrooms/2 bathrooms with a fireplace in the living room as well as either a balcony or patio area plus 2 parking spaces in the gated garage. Unit #9 has been beautifully redone and is currently being shown as model unit. Other units can be sold as-is or for an additional cost can be purchased w/optional remodel package. Offered from \$433,500 to \$459,500 LawlerCondos.com</p>				
<p>MLS#14-787183</p> <p>Joyce Essex Harvey 310-458-4024 COLDWELL BANKER</p> <p>LawlerCondos.com</p>				

**14 Santa Monica** Single Family

<b>525 GEORGINA AVE</b>	Lunch	11-2	<b>NEW</b>
\$7,900,000	0+0		
<b>LUNCH WILL BE SERVED - NO SIGNS ON PROPERTY</b>			
 <p>3 BED/2 BATH CRAFTSMAN BUILT IN 1910 THAT IS TRULY A RARE ONCE IN A LIFETIME OFFERING ON A GENEROUS 15,325 SQ.FT. LOT. THIS LIGHT &amp; BRIGHT PROPERTY FEATURES ELEGANT HANDCRAFTED ARCHITECTURE W/ SPACIOUS DINING &amp; LIVING AREAS, LARGE WINDOWS &amp; FRENCH DOORS, EXPOSED WOOD BEAMS &amp; FINISHES THROUGHOUT. UPSTAIRS IS A LARGE MASTER W/ HIS &amp; HERS CLOSETS &amp; EXPANSIVE SUN ROOM/OFFICE. FABULOUS FOR ENTERTAINING INDOORS &amp; OUT W/ LARGE PATIO SPACE &amp; PARK LIKE GROUNDS W/ MATURE FRUIT BEARING TREES.</p>			
<p>Jody Fine 310-230-3770 BERKSHIRE HATHAWAY</p> <p>Blt-Ins, Dshwshr, Grbg Disp, Rng</p>			

<b>383 AMALFI DR</b>	Open	11-2	631C7	<b>NEW</b>
\$2,395,000	3+2	SPANISH		
<b>OCEAN VIEWS PLUS ROMANTIC SPANISH STYLE HOME BUILT IN 1923</b>				
 <p>Coveted Spanish style home built in 1923 sited on the brow of Amalfi Drive overlooking the Santa Monica canyon and the Pacific beyond. The main level offers the formal spaces including the living room, dining room, open kitchen and guest suite which all lend access to the decks or gardens surrounded by views. The lower floor is dedicated to the luxurious master suite including a sitting area and office. The house also offers a separate guest suite.</p>				
<p>MLS#14-788647</p> <p>Frank Langen 310-963-3891 DEASY PENNER</p> <p>Dshwshr, Grbg Disp, Rng/Ovn, Fridg</p>				

<b>2501 PEARL ST</b>	Open	11-2	<b>NEW</b>
\$1,950,000	4+3.5	TRADITIONAL	
<b>GRACEFUL &amp; SOPHISTICATED EAST COAST TRADITIONAL</b>			
 <p>Classic East Coast Traditional home, well located on a wonderful corner in Sunset Park. Luxuriously restored and updated w/ rich walnut hardwood floors, custom cabinets and beautiful Italian porcelain tile. An extraordinary indoor/outdoor entertaining house flooded with natural light, an equipped gourmet kitchen. Master boasts fireplace, walk-in closet, indulgent master bath and a spacious private patio overlooking the wonderful back yard with views of the Santa Monica mountains.</p>			
<p>Richard Stearns 310-500-1301 PARTNERS TRUST BW</p> <p>Dshwshr, Rng/Ovn</p>			

<b>441 SYCAMORE RD</b>	Open	11-2	631B7	<b>NEW</b>
\$1,699,000	2+3	CAPE COD		
<b>SANTA MONICA CANYON CAPE COD</b>				
 <p>Charming Cape Cod style home in the popular Santa Monica Canyon. This home was rebuilt in 1978. It features 3 bedrooms and 2.75 baths and a sunny interior. The family room and dining area have hardwood floors and open to the kitchen which flows to a small back yard through a set of French doors. This home is perfect for indoor/outdoor entertaining. Just 3 blocks from acclaimed SM restaurants, the ocean, schools and the famous Santa Monica stairs.</p>				
<p>MLS#14-790973</p> <p>Flora Aston 310-480-3585 COLDWELL BANKER RESI</p> <p>Blt-Ins, Cing Fan, Dshwshr, Grbg Disp, Micro</p>				

<b>711 PINE ST</b>	Open	11-2	671G3	<b>NEW</b>
\$1,495,000	3+1.75	CALIFORNIA BUNGALOW		
<b>BEAUTIFULLY RESTORED MOVE-IN CONDITION CALIFORNIA BUNGALOW!</b>				
 <p>Prime Ocean Park Location. Only 6 blocks to the beach &amp; restaurants &amp; shops on Main St. 3bd/ 2ba house includes open floor plan w/ tons of natural light. Many recent improvements include new designer kitchen in 2011, bamboo hardwood floors, &amp; new doors &amp; windows. Kitchen &amp; 2 bedrooms lead out to beautifully landscaped backyard perfect for Alfresco dining. All landscaping is designed in a sustainable way utilizing CA native &amp; low water plants. . First showings Tuesday Caravan, 9/9.</p>				
<p>Shann Silver 310-458-4024 PARTNERS TRUST SM</p> <p>Built-ins</p>				



TUESDAY

<b>1748 BRYN MAWR AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,375,000</b>	3+2		



**STYLISH LIVING IN SANTA MONICA!**

Architectural lines. Custom upgrades. Spectacular views. Natural light pours in from the skylights, windows and glass doors filling the airy open floor plan. Raised ceiling with truss like beams. Fabulous deck w/ magical views. Beautiful tiered yard w/grassy area. Remodeled kitchen & baths w/ marble counters. SS appl. Rich hardwood floors throughout. Upper level-2 bed+1 bath. Separate lower level-1 bed+1 bath, office/studio & bonus living space. It's something special!

Lori Doherty 310.613.7765  
HILTON & HYLAND

<b>201 OCEAN AVE, UNIT 402B</b>	Open	11-2	<b>NEW</b>
<b>\$595,000</b>	0+1	MODERN	



**PERFECT PIED-A-TERRE**

Bi-coastal? Wake up to the soothing sight & sounds of the ocean in your own cozy & comfortable home. World famous Ocean Towers offers full service, 24 hour reception, security, cleaning services, outdr heated pool, spa, saunas, rec-room, library, valet, gated parking & so much more. Ocean & mtn views from 4th floor pied-a-terre. Across the street from Palisades Park & the ocean. Also perfect for those who appreciate good quality, good service and being a stone's throw from the beach.

Isabelle Mizrahi 310-230-3720  
BERKSHIRE HATHAWAY

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

<b>101 OCEAN AVE, UNIT A400</b>	Open	11-2	671	<b>NEW</b>
<b>\$5,295,000</b>	2+2.75	1sty-MODERN		



**SPECTACULAR VIEWS IN PRESTIGIOUS 101 OCEAN AVE**

PARK ON STREET & ASK DOORMAN TO DIRECT YOU TO ELEVATOR & UNIT! Dramatic & rare "A" Tower unit @ prestigious 101 Ocean Ave w/spectacular views up & down the coast. Elegant entertainment dream in premier full service building w/sensational amenities & style. White water plus views through floor to ceiling glass. 2 + Convertible Den or 3 ensuite BR's including fantastic master. Gorgeous resort style pool area, 24 hour security/doorman service & more! An A+ residence w/a world-class address.

Laurie Hudson 3102303754  
BERKSHIRE HATHAWAY

<b>1255 10TH ST #203</b>	Open	11-2	671E1	<b>NEW</b>
<b>\$575,000</b>	1+1	TRADITIONAL		



**LOCATION, LOCATION, LOCATION!**

This spacious condominium is minutes from the beach, Santa Monica Promenade, Performing Arts Center, Wilshire Avenue and Montana Avenue. Unit is located on the 2nd floor of the complex. Kitchen features lots of cabinet space. Living room offers a fireplace and looks out to a private patio. Enjoy the Santa Monica lifestyle!

MLS#14-790477  
Steve Sawai 310-899-3584  
COLDWELL BANKER RESI

Dshwshr,Grbg Disp,Rng/Ovn

<b>833 OCEAN AVE #105</b>	Open	11-2	671C1	<b>NEW</b>
<b>\$1,595,000</b>	2+2	CONTEMPORARY		



**BEAUTIFUL OCEAN VIEW UNIT**

Another unit in this building on second floor closed on 8/11/14 for \$1,602,000 or \$1451 per sq ft - This Ocean View unit is larger & has an approx 920 sq of outdoor space w/ Ocean Views & is priced at \$1393 per sq ft. A Beautiful 2 BD/1.75 BA Condo w/ Ocean Views from Kitchen, Dining Area, Living Room, & Huge Private 464 sq ft Terrace attached to 460 sq ft Garden! Tiled floors throughout, updated kitchen, floor to ceiling windows/sliders.

MLS#14-771951  
KJ Marmon 310.749.4995  
HILTON & HYLAND

Cbl,Dshwshr,Grbg Disp,Micro,Rng/Ovn,Othr

<b>1125 PICO #207</b>	Open	11-2	671G2	<b>NEW</b>
<b>\$549,000</b>	2+1.5	CONTEMPORARY		




**COME FEEL THE BREEZE!**

Beautiful View, Beautiful Light, Breezy & Bright in a Santa Monica Penthouse! Enjoy your own Sunset exposure on your west facing balcony of a 2 bedroom, 1 1/2 bathroom condominium. Close to the adventurous Pacific Ocean, diversified shops, assorted restaurants, the 3rd St Promenade and all they have to offer. Separate bedrooms give you the privacy and comfort that are essential for peace and quiet.

MLS#14-786883  
Thomas Marvich 310.702.9015  
BERKSHIRE HATHAWAY

Cbl,Grbg Disp,Micro,Rng/Ovn,Fridg,Other

<b>831 PACIFIC ST #5</b>	Open	11-2	671G3	<b>NEW</b>
<b>\$899,900</b>	2+3	CONTEMPORARY		



**MODERN ARCHITECTURAL TOWNHOUSE - 2BR + LOFT**

Architectural 2 Bedroom + Loft, 2.5 Bath, Michael Folonis Townhouse. Split level floor plan w/ lots of natural light. Spacious mezzanine/loft area is perfect for an office or can be closed to make a third bedroom. Remodeled chef's kitchen with SS appliances, custom cabinetry & Caesarstone counters. Indoor/outdoor living at its best, large rooftop w/ 360-degree views. Upgraded bathrooms, Central Heat/AC, Refinished hardwood floors, Recessed Lighting, with New Paint. HD Video On YouTube!

MLS#14-788899  
Raymond A. Lyon 3109931065  
KELLER WILLIAMS-SM

Dshwshr,Dryer,Grbg Disp,Rng/Ovn,Fridg,

<b>1313 18TH ST #2</b>	Open	11-2	631F7	<b>NEW</b>
<b>\$429,000</b>	1+1	CONTEMPORARY		




**WWW.131318TH2.COM**

With hardwood floors, crown molding, and recessed lighting in the living and dining area - to new custom cabinetry, granite counters, marble backsplash and premium stainless steel appliances in the kitchen - to dual sinks, designer tile and custom glass in the master bath - to a private, quiet bedroom retreat with phenomenally well-designed custom closets - this property offers, well, everything. Sunny private patio, one-car secure carport parking and low HOA dues too!

MLS#14-788887  
Regina Vannicola 310-625-2061  
KELLER WILLIAMS-SM

Dshwshr,Rng/Ovn

<b>22 VILLAGE PKW</b>	Open	11-2	<b>NEW</b>
<b>\$795,000</b>	3+2	2sty-TRADITIONAL	



**RARE 3 BEDROOM TOWNHOUSE IN VILLAGE PARK HOA**

Savvy buyers will see the possibilities of this diamond in the rough. This is a rare opportunity to purchase a 3 bedroom, 2 bath townhouse the the resort-like complex of Village Park. Featuring one of the largest floor plans in the complex, and located right next to the pool, this unit is the one you've been waiting for!

Denise Freed 310-482-2293  
KELLER WILLIAMS SM

<b>1333 14TH ST #4</b>	Open	11-2	671F1	<b>red</b>
<b>\$524,000</b>	527000 1+1	OTHER		



**NEW PRICE! SPACIOUS AND OPEN REMODELED SANTA MONICA CONDO**

865 sq. ft. one bedroom Santa Monica remodeled condo in 11-unit building. Will be 5 Blocks to new Metro stop! Open living room/dining area, large bedroom w/ room for office. Kitchen has granite counters, SS appl., microwave, gas stove, dishwasher, garb. disposal. Large private balcony. Bamboo floors, recessed lighting, deep bathtub, marble shower enclosure. Single gated parking w/ storage. Community washer and dryer are on premises. Secure Gated complex. Close to everything!

MLS#14-782047  
Pamela Nittolo 310-606-0034  
BULLDOG REALTORS

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

TUESDAY

<b>827 BAY ST #9</b>	Open 10-2 671F3	<b>rev</b>
\$779,000	3+2 CONTEMPORARY	
	<b>3 BEDROOM CLOSE TO BEACH. JUST LIKE A HOME.</b>	
Bright and Breezy 3 bedroom 50's style charmer/Upper unit located at rear of complex/No common walls/Windows on 4 sides/ 2 spacious balconies/Wood floors through living spaces inc. bedrooms/Newer kitchen with granite and white appliances/Great storage inc. walk in closet in master/Just like a home, very charming, very private/ Close to The Beach and Main Street/ E.Z. commute to The Pier and The 3RD St. Promenade/ Minutes to Whole foods and Rose Avenue/ Always easy to show and a Must See.		
MLS#14-787561	Cbl WASHER/DRYER	
Peter Mullins 310-600-6976	PETER MULLINS REALTY	

<b>16801 VIA LA COSTA</b>	Lunch 11-2	<b>NEW</b>
\$4,495,000	5+5.5 2sty-MEDITERRANEAN	
	<b>THE ULTIMATE CALIFORNIA FAMILY ESTATE</b>	
Set on 1+ acre behind the Enclave guard gates, this property is one-of-a-kind. Five bedroom suites, plus an office & bonus/playroom. An abundance of natural light fills the liv & din rms that lead to the chef's kitchen/breakfast/family room. Features include vaulted ceils, wide plank rustic wd flrs, archways, french drs, extra thick walls & wide hallways, etc. Huge, park-like yard, 2 separate patio areas, built-in bbq, lrg pool/spa with waterfall & "treehouse" waterslide (every kid's dream)!		
Michael Edlen 310-230-7373	CB - PAC PAL	
Built-ins, Subzero, Wolf range, wine fridge		

**14 Santa Monica** *Income*


<b>701 MARINE ST</b>	Open 11-2 671G4	<b>NEW</b>
\$1,549,000	CALIFORNIA BUNGALOW	
	<b>TWO HOUSES ON A LOT - OCEAN PARK/ VENICE EDGE</b>	
SWEET SWEET SWEET property for owner-user or investor! Beautifully updated duplex in highly sought-after NoRo neighborhood at the edge of Venice in Ocean Park. Two bungalows on a corner lot separated by a 2-car garage with room for more in the driveway. The front house is 2+2 with fenced and xeriscaped yard (will be vacant September 15th). The back house is 2+1 with private decks in front and back. Both have updated systems and interiors; back house was rebuilt with permits in 2009.		
MLS#14-789323	www.701MarineStreet.com	
Karen Nation 310-701-9778	TELES PROPERTIES	


<b>16724 VIA PACIFICA</b>	Lunch 11-2 630H1	<b>NEW</b>
\$3,075,000	5+4.5 MEDITERRANEAN	
	<b>EXCEPTIONAL ENCLAVE VIEW HOME</b>	
Nicely updated 5 bedroom plus office behind the Enclave gates. Flat cul de sac with beautiful ocean and mountain views. Formal living, dining, white marble kitchen, family room doubles as movie room, playroom/office, five additional bedrooms including a generous master suite. Patio, grassy yard, BBQ grill and views make outdoor entertaining ideal. Summit Club with Pool, Gym, Tennis, Sports Court, Playground and more!		
MLS#14-788705	310-266-8520	
Jacqui Bell	GIBSON INTERNATIONAL	


**15 Pacific Palisades** *Single Family*

<b>725 NAPOLI DR</b>	Lunch 11-2 631/C6	<b>NEW</b>
\$9,995,000	7+9 3sty-TRADITIONAL	
	<b>STATELY NEW ENGLAND TRADITIONAL!</b>	
Stately New England Traditional, this brand-new magnificent estate is set on one of the most sought-after streets in the Riviera. World class finishes accentuate the magnificent flow of this masterpiece! This spacious 8,000 sqft designer-done 7 bed, 7 full baths and 2 half baths residence offers every amenity desirable. Exquisite rooms overlooking front and backyard, gracious kitchen, 3 fireplaces, detailed bar on lower level, wine cellar, steam shower, gym, theatre/media room, game room, etc.		
Marco Rufo 310.488.6914	BERKSHIRE HATHAWAY	
Wonderful size backyard!		

<b>770 ALMAR AVE</b>	Open 11-2	<b>NEW</b>
\$2,725,000	3+2.5 2sty-CONTEMP MED	
	<b>GREAT STYLE &amp; ATTENTION TO DETAIL</b>	
Redone in & out with gorgeous wd flrs, fixtures, moldings, railings, french drs & more. Fabulous kit w/center-island, custom cabinetry + stainless appliances flows into the fam rm - all opening to the patio & yrd. The spacious din rm is opposite a rich, beautiful office w/fireplace, built-ins, wd ceiling & grasscloth walls. The back is gated with the perfect balance of yrd, play space & din patio surrounded by the pergola above. The front is gated with a tall hedge to allow for ultimate privacy.		
Michael Edlen 310-230-7373	CB - PAC PAL	
Built-ins, wine fridge, dishwasher, TV		

<b>1438 BIENVENEDA AVE</b>	Open 11-2 630H3	<b>NEW</b>
\$5,995,000	4+5 MEDITERRANEAN	
	<b>"RIDGWOOD COUNTRY ESTATES" BEHIND GUARDED GATES</b>	
A unique Mediterranean estate richly appointed featuring a gourmet kitchen, large eat-in breakfast area, a formal dining room, library/study, office, and a spacious master suite, custom walk-in closet & a lovely spa bathroom. Relax in its enchanted garden to the sound of waterfalls while surrounded by lush landscaping, koi ponds, pool, spa & loggia. Highlights: custom moldings, coffered ceilings, hardwood floors, 4 fireplaces, an exotic salt water aquarium, an elevator & French doors throughout.		
MLS#14-789005	www.1438Bienvenida.com	
Drew Gillin 310.415.1968	BERKSHIRE HATHAWAY	

<b>515 VIA DE LA PAZ</b>	Refresh. 11-2 631A6	<b>NEW</b>
\$2,495,000	3+3 2sty-TRADITIONAL	
	<b>VIA BLUFFS CHARMER</b>	
Palisades Charmer owned by longtime resident and local artist. Perfectly situated in the Via Bluffs on an oversized lot. 3 Bedrooms, 3 Baths, with fireplaces in both the living and family rooms. Cozy master suite with private deck. Large interior and exterior spaces make this gem ideal for creative updating or custom development.		
MLS#14-789033	3106503540	
Alexandra Pfeifer	BERKSHIRE HATHAWAY H	
Blt-Ins, Dshwshr, Dryer, Rng/Ovn, Frldg.		

<b>1365 MARINETTE RD</b>	Open 11-2 631/B4	<b>NEW</b>
\$1,949,000	3+2.5 1sty-TRADITIONAL	
	<b>FIXER OPPORTUNITY</b>	
First time on the market in 60 years! Great opportunity in the Palisades to update this home, or build your dream home! The current ±2,000 square foot house - per assessor - features 3 bedrooms, 2.5 bathrooms and a 2-car garage.		
Sheila Rose 310-890-1521	BERKSHIRE HATHAWAY	

**OPEN HOUSE STATUS LEGEND**

**NEW** - new (Automatic Status)      **rev** - review (Automatic Status)  
**NEW\*** - new not yet listed      **bom** - back on market  
**red** - reduced

(Automatic Status - The MLS®/CLAW will automatically assign the New or the Review status.)

TUESDAY

<b>18320 CLIFFTOP WAY</b>	Refresh. 11-2 630E5	<b>NEW</b>
\$1,799,000	3+2 1sty-CONTEMPORARY	
	<b>GREAT OCEAN &amp; MOUNTAIN VIEWS, LARGE LOT</b>	
Enjoy gorgeous Santa Monica Bay, Queen's Necklace, mountain and ocean views from this comfortable one level house on an oversized, private, flat lot. Room for pool and possible expansion. Upside potential. Located on sought after, flat, Clifftop cul-de-sac. Near beach and Getty Villa. Minutes to Santa Monica, Palisades and Malibu centers. Desirable Malibu schools with home to school bus transportation.		
MLS#14-790879		
Marta Samulon 310.230.2448 COLDWELL BANKER-PAC.		

<b>1161 EMBURY ST</b>	Open 11-2 631A4	<b>rev</b>
\$2,995,000	4+6 COUNTRY FRENCH	
	<b>COUNTRY FRENCH IN THE ALPHABET STREETS</b>	
4 bedroom, 4 1/2 bath, recently renovated Country French. This lovely home offers the floor plan so popular w/ today's lifestyle in mind...easy flow from room-to-room...a Great Room/Gourmet Kitchen orienting out to the backyard patio... family bedrooms together upstairs. It is exquisitely-detailed w/ beautiful architectural elements. Formal Living & Dining Rooms. Study. Well-appointed Gourmet Kitchen/Great Room. Three bedrooms up including Master Suite. Expansive brick patio & grassy yard. Bonus qtrs.		
MLS#14-761363		
Laurence Young 310-777-2879 BERKSHIRE HATHAWAY		
<a href="http://www.1161Embury.com">www.1161Embury.com</a>		

<b>701 RADCLIFFE AVE</b>	Open 11-2 631A5	<b>NEW</b>
\$1,595,000	3+2 TRADITIONAL	
	<b>PACIFIC PALISADES PRIME LOCATION</b>	
Wonderful opportunity to remodel, add-on or rebuild your dream home on well appointed Radcliffe in Pacific Palisades! 8,120 SF private lot with canyon views, potential ocean views, surrounded by multi-million dollar homes. This is truly a builder or investor's delight. One of the few remaining left to be updated in the neighborhood. Close to 'The Village,' Shopping, Restaurants, Farmer's Market and Schools.		
MLS#14-790953		
Kathleen Angelini 310-855-3338 MARQUIS REALTY, INC.		
Dshwshr, Dryer, Fridg, Wshr		

**15 Pacific Palisades** Condo / Co-op

<b>16601 MARQUEZ AVE #404</b>	Open 11-2 630H5	<b>rev</b>
\$529,000	1+1 ARCHITECTURAL	
	<b>OCEAN VIEW PIED-À-TERRE</b>	
Updated throughout with quality and upscale workmanship and materials. Kitchen has Caesarstone counter tops and island, new cabinets with plenty of storage, and radiant heat under flooring. Beautiful bath with rain shower, spacious balcony with ocean and city lights views, community heated pool and gym. In the center of and close proximity to Palisades Village, beach, restaurants, library, park and hiking trails.		
MLS#14-781935		
Holly Davis 310.230.7377 COLDWELL BANKER-PAC.		
Blf-Ins, Cbl, Cing Fan, Dshwshr, Dryer		

<b>815 ALMA REAL DR</b>	Refresh. 11-2 631A5	<b>red</b>
\$2,484,000	4+3 TRADITIONAL	
	<b>CHARMING TRADITIONAL IN HUNTINGTON PALISADES</b>	
Charming Traditional behind white picket fence in Huntington Palisades. Has been recently updated - new kitchen and new bathrooms, bright spacious rooms. Private master in rear opens to private yard. Close to all the Palisades Village offers: park, library, restaurants, schools, banks and Sunday Farmers' Market.		
MLS#14-790085		
Shiela De Leon Elardo 3109754274 WESTSIDE ESTATE AGEN		
Blf-Ins, Dshwshr, Frzr, Grbg Disp, Hood Fan		


**15 Pacific Palisades** Lease

<b>1476 AMALFI DR</b>	Open 11-2 631D3	<b>NEW</b>
\$27,000	5+7 CONTEMP MED	
	<b>BEAUTIFUL RIVIERA LEASE NORTH OF SUNSET</b>	
Beautifully and extensively remodeled, this exquisite Villa is located in the coveted Riviera. Gated, private, security, large flowing rooms, high ceilings, pool, exquisite Italian finishes and new Viking range oven, beautiful and mature garden and detached guest house/studio/pool house. Available October 15.		
MLS#14-790633		
Patty Cornwall 310 430 0201 BERKSHIRE HATHAWAY H		
BBQ, Blf-Ins, Dshwshr, Dryer, Rng/Ovn, Other		

<b>1470 PASEO DE ORO</b>	Open 11-2 630G1	<b>red</b>
\$1,695,000	1725000 4+3.5 2sty-MEDITERRANEAN	
	<b>NEWLY REDUCED &amp; PRICED TO SELL!!!!</b>	
Remodeled & highly upgraded home on a gated private street w/ wonderful ocean & mountain views. Stone entry leads you to step-down LR, FR, FDR & gorgeous custom bar with lighted onyx countertops, & dramatic lighting, making this a one-of-a-kind floor plan. The kitchen offers stainless steel appliances, center island with eating bar, granite counters, butler's pantry & breakfast area. 4 upstairs bedroom suites including master w/ sitting area, FP & balcony overlooking the sunsets & ocean.		
MLS#14-788661		
Beverly & Kimberly Gold 310-496-5995 GIBSON INTERNATIONAL		
<a href="http://www.PropertiesByGold.com">www.PropertiesByGold.com</a>		

**18 Hancock Park-Wilshire** Single Family

<b>263 S MUIRFIELD RD</b>	Open 11-2 633F1	<b>NEW</b>
\$4,000,000	6+7 TRADITIONAL	
	<b>BEAUTIFUL TRAD. ON BEST STREET IN HANCOCK PARK</b>	
Outstanding Traditional Home on Premiere Hancock Park Street. A true lifestyle home w/ supreme quality in design, finishes, and scale. Bay windows, French doors, stained glass, elaborate mouldings, iron staircase, wood parquet and plank flooring, 3 fireplaces, and much more! Main house: 6 beds, 5.5 baths. Ballet studio, den, wet bar, formal living and dining, office, maids bedroom, large sun room/family rm overlooking back yard. Cook's kitchen: 4 sinks, large island.		
MLS#14-780107		
The Woodwards 323-697-5808 KELLER WILLIAMS LARC		
Viking range, Pool & Spa, Guest House		

<b>1075 RAVOLI DR</b>	Open 11-2 631C5	<b>rev</b>
\$2,995,000	3+4 CRAFTSMAN	
	<b>LOCATED IN THE CANYON CHARTER ELEMENTARY SCHOOL DISTRICT. High-end craftsman charmer with stunning polo field &amp; canyon views!! This one-story beauty boasts 3 bedrooms + office, 3.5 baths, gorgeous aged walnut floors, security system, &amp; surround sound throughout. The state of the art kitchen, with top of the line appliances and farm sink, opens to the family room with custom built-in cabinetry &amp; reclaimed wood beams. California living at it's finest! A must see!</b>	
MLS#14-784157		
Cynthia Ambuehl 310-500-1423 PARTNERS TRUST BRENT		
Blf-Ins, Dshwshr, Hood Fan, Rng/Ovn, Fridg		

**Questions? Need Assistance?  
Contact our Help Desk Department!**

Please call 310.358.1833  
Mon - Fri 8am - 7pm, Sat 9am - 2pm, and Sun 9am-1pm

TUESDAY

<b>X 865 S TREMAINE AVE</b>	Lunch	11-2	633	<b>NEW</b>
<b>\$2,950,000</b>	4+4.5	SPANISH		



**HISTORIC SPANISH BEAUTY MEETS MODERN LIVING IN BROOKSIDE**

Stunning remodeled 1920's Spanish Colonial w/ 2 story entry & sweeping spiral staircase. Grand LR w/ coffered ceiling, stained glass window & limestone FP. A gourmet kitchen features Wolfe range & Sub-Zero. Large FR, French doors to Lanai, patio, pool & lush yard. Upstairs, Master Suite is resplendent w/ FP, balcony & ba w/ 2 sinks, steam shower & soaking tub, 2 addt'l bdrms, one w/ sitting room; large ba. A jewel with hardwood flrs, Byzantine arches & original architectural details throughout.

Susan Dishell  
BERKSHIRE HATHAWAY

Joaquin Garcia  
310.415.3400 / 310.777.2807

<b>129 N WILTON PL</b>	Open	11-2	633H1	<b>rev</b>
<b>\$1,199,000</b>	5+3	2sty-COUNTRY ENGLISH		



**STYLISHLY REMODELED 5 BEDROOM 3 BATHS**

Stylishly remodeled. Gourmet kitchen w/komono tile, mosaic back splash, white shaker cabinets, stainless steel appliances & eating nook. Spacious master suite w/walk-in closet, gorgeous bathroom w/dual round sinks, vessel faucets, handless toilet, & Italian Puccini tiles in shower & surrounding tub. Second level has three bedrooms, den & full bathroom. Crown molding, recessed LED lighting, new dual paned glass windows, upgraded electric, central A/C & heat & new roof. Ready to move in!

MLS#14-786595

Barbara Allen  
COLDWELL BANKER HPN

323 610-1781

Blt-Ins,Clng Fan,Dshwshr,Grbg Disp,Micro

<b>241 S NORTON AVE</b>	Open	11-2	633G1	<b>NEW</b>
<b>\$2,410,000</b>	4+3	CRAFTSMAN		



**LOVINGLY RESTORED 1910 CRAFTSMAN**

After 20 loving years, this family has grown & decided to move on & now hand this beautiful home to another loving family to care for through the coming years. This charming family home sits on one of the best streets in Windsor Square - LR w/ original Batchelder FP & Douglas fir crown mouldings, cozy library w/ built-ins, a formal DR w/original stained glass,kitchen w/Mission-style cabinetry. 4 BD & 3 BA, charming deck for outdoor entertaining, a large,grassy yard w/ a sunny art studio.

MLS#14-778467

Jill Jenks Galloway  
JOHN AAROE GROUP

323-842-1980

Clng Fan,Dshwshr,Dryer,Hood Fan

**18 Hancock Park-Wilshire** Condo / Co-op

<b>618 WILCOX AVE</b>	Open	11-2	593E7	<b>rev</b>
<b>\$695,000</b>	2+3	2sty-COUNTRY FRENCH		



**CLOSE TO LARCHMONT VILLAGE**

Wonderful townhouse with open floor plan and custom shutters. Living room w/fireplace and patio, dining area, powder room, kitchen and breakfast area opening to rear patio. master with walk-in closets and patio, second bedroom and bath, laundry facilities. Community room near pool, gated parking plus guest parking, 2 side by side parking spaces. 36 units in complex. Close to L.A., Tennis Club, Wilshire Country Club and Larchmont Village.

MLS#14-781177

Mollie Mcginly  
COLDWELL BANKER HPN

(323) 460-7636

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

<b>956 S LONGWOOD AVE</b>	Open	11-2	633E3	<b>NEW</b>
<b>\$1,895,000</b>	4+4	SPANISH		



**Shady Trees Drape Longwood Avenue** where this 2-Story Re-Imagined Spanish sits Perched atop it's own Hillside. Living Room w/Wood Beams, Fireplace & French Doors. Sun-Lit Dining Room w/ Crown Molding. Open Kitchen w/Center Island, Stainless Appli & Granite Counters . Full Bath Down. Master w/Private Balcony, Walk-In Closet & Master Bath w/Dual Sinks. 3 Addt'l Bedrooms w/Full Bath Complete the 2nd Floor. Guest House w/Full Kitchen & Bath. Sparkling Pool, Spanish Arches, Patio & Grassy Yard.

MLS#14-791087

Heidi Davis  
KELLER WILLIAMS LARC

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

<b>637 WILCOX AVE #3F</b>	Open	11-2	593E7	<b>rev</b>
<b>\$599,000</b>	1+2	3sty-CONTEMPORARY		



**WELCOME HOME!**

This beautiful and very large 3rd floor unit features many designer touches. A spacious, light filled living room and master bedroom open to a private terrace with stunning tree-top views. The gorgeous, updated kitchen has custom cabinets and tile work. A spa-like master bath and ample closets make this home a dream! Conveniently located near the LA Tennis Club, Wilshire Country Club and Larchmont Village shops and restaurants. Welcome home!

MLS#14-786683

J Hutchison/P Barlenetti  
COLDWELL BANKER HPN

(323) 460-7637

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

<b>X 217 N ARDEN BLV</b>	Lunch	11-2	633/F1	<b>NEW</b>
<b>\$1,400,000</b>	3+2	1sty-CALIFORNIA BUNGALOW		



**STUNNING 1922 CALIFORNIA BUNGALOW**

Located in prime Larchmont Village, this remodeled, 1-story California Bungalow home with 3 bedrooms, 2 baths and a large detached private office features a large master bedroom with bath, opening to the rear yard, and a wrap-around deck. The home offers a cook's kitchen, a breakfast area & open dining. Wood burning fireplace, hardwood floors and central heat and air conditioning.


Tom O'Rourke  
BERKSHIRE HATHAWAY

310.770.0221

Fully Loaded

**18 Hancock Park-Wilshire** Lease

<b>438 S SYCAMORE AVE</b>	Refresh.	11-2	633D2	<b>NEW</b>
<b>\$7,500</b>	3+3	SPANISH		



**GORGEOUS HANCOCK PARK BEAUTY**

ONLY COMES FULLY FURNISHED, GORGEOUS Hancock Park beauty, an enchanting home completely updated, walled & gated for security and privacy, with private pool, 2-bedrooms + 1 office/bdrm & a potential den conversion into 4th bedroom. Perfect for a family, entertaining or a hotel alternative. Stunning downstairs master with a Jr. Suite upstairs including a 'chefs' gourmet kitchen with viking appliances. A must see.. Call listing agent for details. Available Sep/ 1st, 2014

MLS#14-735711

Leslie Bega  
SOTHEBY'S INTERNATIO

310-600-6615

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

<b>969 S HUDSON AVE</b>	Open	11-2	633E3	<b>rev</b>
<b>\$1,300,000</b>	3+2	1sty-SPANISH		



**MAKE THIS HOME YOUR OWN!**

Spacious Spanish delight on an apx 9,900 sq ft corner lot. Bright and sunny with 3 bedrooms & 2 full baths + den, living room with decorative fireplace and dining room, kitchen, breakfast nook , office, laundry room, 2 car garage and parking for 4 more cars. There's also a bonus room on top of the garage. Features include: coved ceilings, arched doorways, built-in bookcases in den, built-in china cabinet, painted windows, French doors, hardwood floors, original hardware and generous rooms.

MLS#14-788009

Vickie Bascoy  
COLDWELL BANKER RESI

323-460-7608

Call Jenny Chow at (323) 460-7624

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

<b>6380 LINDENHURST AVE</b>	Open	11-2	633A2	<b>NEW</b>
<b>\$1,495,000</b>	4+3			



**CHARMING COUNTRY ENGLISH HOME**

This very charming 2-sty Country English home in prime Beverly-Grove offers 4 beds & 3 updated baths. The formal entry leads to the vaulted & beamed ceiling liv rm w/frpl. The entry, liv rm & din rm have newly refinished hwd floors. The FDR w/ its lovely details & moldings leads to a large private courtyard perfect for entertainment. The chef's kitchen has top of the line appliances, cabinetry & wine cooler. Separate breakfast rm w/built-ins. Mature landscaping, English garden & room for pool.

Steven Tator COLDWELL BANKER HPN	323-460-7627	Blt-in,dhwsr,dryr,gdp,,rng/ovn,ref,wshr
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<b>800 S RIDGELEY DR</b>	Open	11-2	633C3	<b>NEW</b>
<b>\$915,000</b>	3+2		SPANISH	



**PROBATE SALE WITH POTENTIAL!**

Probate with no court confirmation or overbid required. Large home with larger potential. Add to that an oversized lot of approx 8430 sq ft with pool and guest suite above the garage. (This may not be permitted.) With so many buyers tearing down homes there is no need here but to restore this Spanish style home and make it your very own hacienda!

Jane Schore COLDWELL BANKER SS	MLS#14-789799 323-573-6562	www.ShoppingwithSchore.com
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<b>6242 DREXEL AVE</b>	Open	11-2	633B2	<b>rev</b>
<b>\$2,895,000</b>	4+4.5		2sty-CONTEMPORARY	



**WARM CONTEMPORARY NEW CONSTRUCTION**

Entertainer's dream home in prime Beverly Grove. This new and innovative home features nearly 4000 sq feet of luxury living spaces, complete with state-of-the-art Leicht designer kitchen, Miele appliances, stone counters, stunning hardwood floors, volume ceilings, amazing window scapes and skylights which flood the house with natural light. Amazing 576 sq ft roof top patio with panoramic views of the city. Close to popular restaurants, shops and entertainment.

Omega Group-Ron Keinan KELLER WILLIAMS	MLS#14-785479 310.779.5348	www.OmegaGroup.LA
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**19 Beverly Center-Miracle Mile** *Condo / Co-op*

<b>5848 W OLYMPIC BLVD #105</b>	Refresh.	11-2	633B3	<b>red</b>
<b>\$685,000</b>	7+5000	2+3	2sty-CONTEMPORARY	



**CENTRALLY LOCATED TOWNHOUSE**

REDUCED - This 2 story townhouse has 2 bedrooms, 2.5 bath, ensuite to master bedroom has an amazing soaking tub, walk in closets. The living room (informal), dining area, powder room. A 1551 Sqft. townhouse, 20 minute drive from Downtown or the Westside. With two tandem Spaces, gated. Finally, its other selling points: size, great floor-plan, privacy, beautiful condition, Cooks kitchen, Amazing Hardwood Floors, dramatic stairs and a Private Patio for entertaining.

Brenden Morris-Banfield KELLER WILLIAMS	MLS#14-785589 310-420-3712	Dshwshr,W/D,Grbg Disp,Hood Fan,A/C
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**19 Beverly Center-Miracle Mile** *Income*

<b>458 N SPAULDING AVE</b>	Open	11-2	593/C7	<b>NEW</b>
<b>\$1,399,000</b>	Units		2sty-TRADITIONAL	



**PRIME BEVERLY GROVE 4-PLEX**

4-plex with large 1+1 units featuring hardwood floors, high ceilings, kitchen with eat-in breakfast area. Washer/dryer hook-ups located inside units. Upper units have front facing balconies with lower unit featuring a private patio. Well kept building in prime location.

Adam Sires/Mike Nourmand NOURMAND&ASSOCIATES	310.498.1024	2 Units Delivered Vacant at COE
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**20 Hollywood** *Single Family*

<b>1623 N CURSON AVE</b>	Open	11-2	593C4	<b>NEW</b>
<b>\$1,249,000</b>	3+2		1sty-SPANISH	



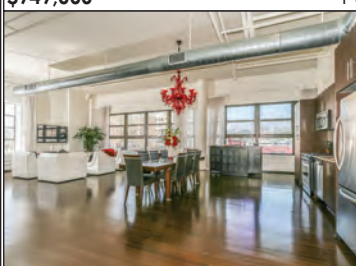
**FIVE-STAR RENOVATED SPANISH CHARMER**

Chic 3+2 in prime Hollywood. Spacious open living room w/ fireplace, dining area w/bay windows, and a "cook's kitchen" with abundant custom cabinetry. The private bedroom wing features 2 guest rooms w/abundant storage. The master incorporates large closets and opens to the private, vine entwined rear loggia perfect for relaxing and al fresco dining.

Bret Parsons JOHN AAROE GROUP	MLS#14-790553 310-497-5832	www.1623NorthCurson.com
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**20 Hollywood** *Condo / Co-op*

<b>1645 N VINE ST #709</b>	Open	11-2	593F4	<b>NEW</b>
<b>\$949,000</b>	1+1			



**BREATHTAKING CORNER VIEW LOFT AT THE BROADWAY HOLLYWOOD**

Amazing corner view Loft with panoramic walls of glass at the famous Hollywood & Vine intersection. Northern views feature the Hollywood Sign, Hollywood Hills and breathtaking Western sunset all the way to the ocean! Soaring 14-ft ceilings with designer kitchen & bathroom. The Broadway Hollywood is the city's most glamorous building complete with 24hr doorman, valet parking, roof top pool, cabanas and gym. Walk to everything! Located above Katsuya and across from W Hotel, Pantages Theater & TJs

Nima Tehrani KELLER WILLIAMS HOLL	MLS#14-790785 (310) 617-6462	Dshwshr,Dryer,Frzr,Grbg Disp,Micro,Other
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<b>6038 CARLTON WAY #107</b>	Refresh.	11-2	593G4	<b>red</b>
<b>\$499,000</b>	5+1000	2+2.5	1sty-CONTEMP MED	

Built in 2007, drenched in light, 2 BR +2.5 baths features 9 ft tall ceilings, stainless steel appliances, dark mahogany HW floors, recessed lighting, fireplace in LR, granite kitchen, inside Indry.

MLS#14-782831	Blt-Ins,Dshwshr,Grbg Disp,Fridg,
Athene Farmas	310-613-4663
	ROBERT KATZ & ASSOCI

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

<b>2223 MICHELTORENA ST</b>	Lunch	11-2	594D4	<b>NEW</b>
<b>\$1,250,000</b>	3+3		3sty-ARCHITECTURAL	




**MORENO HIGHLANDS WINNER**

Gorgeous views from this pretty modern tri-level home designed by Peter Wurzbarger. An office and den are added value to this great home in a great location-Moreno Highlands. Private, handsome master suite, while two bedrooms are on main floor. Party on the patios, enjoy your wines from the wine cellar. Yard has plenty of room, maybe perfect for your pool. Located in Ivanhoe school district and on one of the most influential streets of Silver Lake.

Nadia & Gail SOTHEBY'S INTERNATIO	323 702-8577	Dishwasher, Garbage disposal, a/c
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TUESDAY

<b>X 3008 MARATHON ST</b>	Lunch 11-2	<b>NEW</b>
\$998,000	4+2 1sty-CALIFORNIA BUNGALOW	
	<b>DEVELOPMENT OPPORTUNITY NEAR SUNSET JUNCTION</b>	
<p>Situated on the corner of one of Silver Lake's hottest streets, 3008 Marathon encompasses over 10,000 sq ft of FLAT land on two contiguous lots. ZONED R3, the opportunities are limitless. Currently a 4bd /2ba California Bungalow sits atop the larger of the lots. Whether looking for a SFR with park like grounds to call your own or interested in building the Eastside's newest CONDOS or SMALL LOT DEVELOPMENT, this property is for you!</p>		
JacquiTager/T.Tensen SOTHEBY'S LOS FELIZ	323-697-3040	<b>Opportunity Knocks!</b>

<b>2460 ARMSTRONG AVE</b>	Refresh. 11-2	<b>NEW</b>
\$799,000	3+1 SPANISH	
	<b>SPANISH GEM</b>	
<p>Spanish gem offers a private retreat, walled and gated for total privacy. Gorgeous ironwork throughout, hardwood floors, vintage-styled new bath and kitchen, plus breakfast room. Formal living rm w/decorative frpl and large picture window allows for an abundance of natural light. A formal dining room features French doors to a side patio, grassy yard, and lounge area. Three bedrooms off a center hall is a perfect floor plan! Lovely original double hung windows throughout! A very special home!</p>		
Karen Lower COLDWELL BANKER-BH N	323 804 8043	<a href="http://www.2460Armstrongave.com">www.2460Armstrongave.com</a>

<b>X 1681 REDESDALE AVE</b>	Lunch 11-2 594C6	<b>red</b>
\$769,000	2+2 MEDITERRANEAN	
	<b>MEDITERRANEAN-STYLE RETREAT IN THE SILVER LAKE HILLS</b>	
<p>New Price!! Beautifully remodeled 2 bedroom, 2 bathroom Mediterranean-style retreat in the Silver Lake hills. Breathtaking Silver Lake hills views from the kitchen, dining and living room areas. Recent improvements include gorgeous tile and fixtures in the kitchen and bathrooms. Substantial foundation upgrade to modern earthquake standards. Arched ceilings and hardwood flooring add to this classic 1920's retreat.</p>		
Steve Sanders JOHN AAROE GROUP	MLS#14-778173 323-828-6471	Grbg Disp,Rng/Ovn,Fridg

**21 Silver Lake - Echo Park** Income

<b>4241 GATEWAY AVE</b>	Open 11-2 594-B5	<b>NEW</b>
\$799,000	Duplex 1sty-SPANISH	
	<b>SPECTACULAR SILVER LAKE SPANISH DUPLEX</b>	
<p>This sparkling Spanish, side-by-side duplex sits on a quiet street, minutes on foot from Sunset Junction and all that the area has to offer. Two spacious one bedroom units, boasting hardwood floors, living and dining rooms, generous bedrooms and closets, each with their own backyard, one car garage and laundry room. Owner's unit has an updated kitchen and bathroom, recessed lighting, newer windows and French doors (leading to the yard). Perfect for an investor or owner/user.</p>		
Anthony Diaz-Perez TELES PROPERTIES	213-948-7964	Washer, Dryer, Dishwash, AC, Refri,

# TITLE 365

## BUILD ON TRUST & PERFORMANCE

<b>22 Los Feliz</b>	Single Family	
<b>X 2530 PARK OAK CT</b>	Lunch 11-2 593-H2	<b>NEW</b>
\$4,697,000	4+6 2sty-VILLA	
	<b>ONE-OF-A-KIND IMPRESSIVE VILLA IN THE OAKS COMPLETE PRIVACY</b>	
<p>The only gated entrance at the end of Park Oak Ct. on almost an acre of private grounds, A true classic premier property in the sought after Los Feliz Oaks enclave has been reinvented and restored to the highest standard of signature quality; retaining its original elegance and timeless prestige all overlooks the deep canyon with framed views of the Hollywood Sign. Brand new massive swimming pool w/swim shelf and 8 person spa is flanked by game cabana and media room. The ultimate!</p>		
Konstantine V./Rick Y. SOTHEBY'S LOS FELIZ	323-270-1725	<b>Almost one acre of private grounds!</b>

<b>2330 INVERNESS AVE</b>	Open 11-2 594/A2	<b>NEW</b>
\$2,195,000	4+4 2sty-CONTEMPORARY	
	<b>STUNNING LOS FELIZ CONTEMPORARY</b>	
<p>This recently renovated home was completed by noted interior designer, Thierry Marchand. The open floorplan is flooded with light and warmed by the rich tones of the wood, tile and stone finishes. Walls of glass open to a huge swimmer's pool and outdoor entertaining areas for dining and lounging. The yard is ringed in bamboo for privacy and features wonderful lighting and a firepit for the cold nights. The home sits down a private driveway with beautiful metal roof and simple modern lines. Stunning!</p>		
John Galich RODEO REALTY -SUNSET	310.461.0468	<a href="http://www.2330inverness.com">www.2330inverness.com</a>

<b>2225 FERN DELL PL</b>	Open 11-2 593-H3	<b>NEW</b>
\$1,795,000	3+4 3sty-MEDITERRANEAN	
	<b>PRIME MEDITERRANEAN RETREAT IN THE OAKS</b>	
<p>Over 3,000 sf on privately owned street in The Oaks. Open living space w/ expansive indoor/outdoor space perfect for entertaining. Lrg formal LR w/fp &amp; built-in shelving feat. private study nook or art studio. Gourmet kit w/stainless steel appliances, ctr-isl, built-in wine refrigerator w/ample cabinet &amp; storage space. Beautiful hwd flrs, tile work &amp; lighting throughout. Covered outdoor living area w/fp &amp; built-in bbq. 3 en-suite bedrooms &amp; 4 baths. Attached 2-car grg w/direct access.</p>		
Adam Sires/Mike Nourmand NOURMAND&ASSOCIATES	310.498.1024	<b>Privately Owned Street</b>


<b>1606 TALMADGE ST</b>	Open 11-2 594B4	<b>NEW</b>
\$799,000	2+2 CALIFORNIA BUNGALOW	
	<b>CHARMING AND UNIQUE PROPERTY IN AMAZING LOCATION</b>	
<p>A unique property that exudes charm, a short distance from Hillhurst Ave. There are two structures on this property. The front structure is a beautiful California cottage w/ original details, high open ceiling, wood floors, lots of light flowing through &amp; a master suite w/ a den/office. The second structure is a farm house/studio w/ extra high ceilings/skylights. There is a suspended sleeping area, kitchenette &amp; full bathroom. The property has a nice size backyard with lots of fruit trees.</p>		
Flora Aston COLDWELL BANKER RESI	MLS#14-790547 310-480-3585	<b>Dryer,Frzr,Hood Fan,Rng/Ovn,Fridg,Other</b>

<b>5740 SPRING OAK TER</b>	Open 11-2 593G2	<b>red</b>
\$1,395,000	+495000 3+3 2sty-TRADITIONAL	
	<b>NEW LOOK AND FEEL. FRESHLY STAGED AND READY TO GO.</b>	
<p>Gorgeous property in the "Oaks" on a quiet cul-de-sac street. Property has been cared for by the current owners since '71 and now it's time to pass the torch. Features include: Large step down LR with hardwood floors, gracious wood burning fireplace &amp; high ceilings. The formal DR leads to a cooks kitchen w/ an eat-in breakfast area. Guest room/den with 3/4 bath attached. Staircase leads you upstairs to 3 beds + 2 baths. Large 2-car garage with direct access into home.</p>		
Daniel and Judie Carson SOTHEBY'S LF	MLS#14-775593 323-671-2355	<a href="http://www.5740springoakterrace.com">www.5740springoakterrace.com</a>


<b>2530 N COMMONWEALTH AVE</b>	Open	11-2	594B2	<b>rev</b>
<b>\$2,650,000</b>	4+4.5	2sty-TRADITIONAL		
				
<b>STATELY LOS FELIZ RESIDENCE</b>				
On a corner lot, north of Los Feliz Boulevard, this grand, 1939 traditional features a double foyer with magnesite floors; living room with fireplace and bay window; formal dining room; cook's kitchen with center island; breakfast room; paneled family room with fireplace; a bedroom suite, laundry, and powder room complete the first floor. The second floor has three en-suite bedrooms. The property offers a covered patio with built-in barbeque, private pool/spa, and detached two-car garage.				
MLS#14-783225 Peter Schwartz 323-816-3686 RODEO REALTY INC.				
<b>BBQ,Blt-Ins,Dshwshr,Grbg Disp,Hood Fan</b>				

<b>2073 MAYVIEW DR</b>	Open	11-2	594C4	<b>rev</b>
<b>\$799,000</b>	2+2	TRADITIONAL		
				
TAKE A LOOK AT ME NOW! Mayview is back off hold and wait until you see it! The kitchen has been remodeled with spanking NEW APPLIANCES. You'll love the artfully stenciled kitchen floor and new countertops. This happy, full of light and life home is staged now so you can visualize where all your furniture will go. Great decks. Awesome views! You'll feel right at home in the great neighborhood of Franklin Hills!!!				
MLS#14-763081 Gail Crosby 323 428-2864 SOTHEBY'S INTERNATIO				
<b>Cing Fan,Dryer,Rng/Ovn,Fridg,Wshr</b>				

**22 Los Feliz** Condo / Co-op

<b>1546 ROSALIA RD</b>	Refresh.	11-2	594B4	<b>NEW</b>
<b>\$469,000</b>	1+1	1sty-SPANISH		
				
<b>RARE 1920'S CONDO IN LOS FELIZ VILLAGE</b>				
Rare 1923 character condo feels like a bungalow w/ hardwood floors, 1920's built-ins, crown moldings, and sunlight streaming through its french doors. Convenient first floor unit w/its own patio and view of palm trees, Griffith Park and the Observatory. Updated kitchen/bath w/granite counters, freshly painted, central air/heat, private laundry, garage, grass backyard, covered deck. Amazing location just around the corner from Vista Theatre, Bar Covell, Umami, the Metro line & Los Feliz Village.				
Diane McDonald 323-236-4369 KW REALTY LOS FELIZ				
<b>Walk-score of 83 and pet friendly!</b>				

**22 Los Feliz** Income

<b>3805 TRACY ST</b>	Open	11-2	593-C3	<b>NEW</b>
<b>\$995,000</b>	Duplex	2sty-MID-CENTURY		
				
<b>WONDERFUL 1948 MID-CENTURY MODERN CONTEMPORARY DUPLEX</b>				
Located in the Franklin Hills of Los Feliz. Each light, bright & airy unit is 2 bedroom + 1 bath. Fully remodeled & upgraded in 2006. Real hardwood floors, bay window, patios & terraces. Community laundry room with washer & dryer. Hillside views. Very close proximity to the shops & restaurants in the Los Feliz-Silver Lake Hyperion Village. Minutes to Sunset Junction, the Los Feliz Village on North Vermont & North Hillhurst Avenues or the Silver Lake Village below the reservoir. Must see!				
RICK CHIMIENTI (310) 985-3420 BHHS CA PROP BH				
<b>HEAT/AC/STOVE/FRIG/DISHWASHER/W&amp;D</b>				

**22 Los Feliz** Lease

<b>4817 GLENCAIRN RD</b>	Open	11-2	594A2	<b>NEW</b>
<b>\$10,500</b>	4+4	MONTEREY COLONIAL		
				
<b>PARADISE FOUND</b>				
Exquisite gated Spanish Monterey Colonial w/breathtaking views. Step-down living room has vaulted & beamed ceilings & fireplace w/tile accents. French doors open to the large outdoor patio w/lounge, fireplace, spa, dining area & view deck. Formal dining leads to adjacent solarium. Remodeled kitchen surrounds the chef w/Caesarstone counters, custom cabinets & an oversized marble island. Upstairs master suite w/spacious bath. Downstairs Media/family & office/4th bedroom & bath. Available now!				
MLS#14-787513 Rose Ware 213-369-9171 BHHS - BEVERLY HILLS				
<b>Blt-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan</b>				

**28 Culver City** Single Family

<b>5199 BERRYMAN AVE</b>	Open	11-2	672F5	<b>NEW</b>
<b>\$799,000</b>	3+1	TRADITIONAL		
				
<b>BEAUTIFUL REMODELED HOME</b>				
Beautiful remodeled 3 bedroom home in a most desirable neighborhood. Light and bright Marble and hardwood floors throughout. New custom kitchen with corian counter tops, maple cabinets, stainless steel appliances, microwave and dishwasher, washer and dryer. Attached 2 car garage. This house is in the Sunkist Park neighborhood in Culver City. Close to shops, restaurants, freeways, schools and more.				
MLS#14-790467 Malka Winshman 310-901-9499 KELLER WILLIAMS BH				
<b>Dryer,Grbg Disp,Wshr</b>				

<b>11430 CULVER PARK DR</b>	Refresh.	12-2	672G5	<b>NEW</b>
<b>\$785,000</b>	3+1	TRADITIONAL		
				
<b>CHARMING CULVER PARK DRIVE</b>				
Charming Culver Park 3 bedroom with tasteful upgrades throughout. Remodeled kitchen with granite counters, stainless steel built-ins, and beautiful flooring. Newer bathroom with ceramic tile and unique sink. Duel paneled windows, hardwood under carpet, smooth ceilings, new gutters, upgraded plumbing, newer roof, and access to garage from hallway. Large private serene backyard with large covered brick patio with adorable and inviting sitting area. Attached 2 car garage & brick driveway				
MLS#14-789251 Karen Dolce 310-795-6565 DOLCE & ASSOCIATES				
<b>Blt-Ins,Dshwshr,Grbg Disp,Hood Fan</b>				

<b>11430 CULVER PARK DR</b>	Refresh.	12-2	672G5	<b>NEW</b>
<b>\$785,000</b>	3+1	TRADITIONAL		
				
<b>CULVER CITY CHARMER</b>				
Charming Culver Park 3 bedroom with tasteful upgrades throughout. Remodeled kitchen with granite counters, stainless steel built-ins, and beautiful flooring. Newer bathroom with ceramic tile and unique sink. Duel paneled windows, hardwood under carpet, smooth ceilings, new gutters, upgraded plumbing, newer roof, and access to garage from hallway. Large private serene backyard with large covered brick patio with adorable and inviting sitting area. Attached 2 car garage and brick driveway				
MLS#14-789251 Karen Dolce 310-795-6565 DOLCE & ASSOCIATES				
<b>Blt-Ins,Dshwshr,Grbg Disp,Hood Fan</b>				

## REMINDER

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No ad shall include statistical or numerical comparisons of performance between or among different real estate brokerage firms, brokers, or agents.



TUESDAY

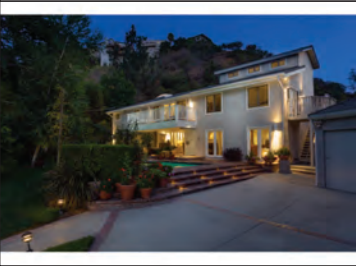
**28 Culver City** Condo / Co-op

<b>4014 VAN BUREN PL #A</b>	Open 11-2 672H1	<b>NEW</b>
\$1,029,000	3+3 CONTEMP MED	
	<b>GORGEOUS NEW CONSTRUCTION HOMES IN DOWNTOWN CULVER CITY!</b>	
New Construction Townhome in the heart of Downtown Culver City. This 3-story home has a bright open floor plan & gets lots of natural light with the high 10ft ceiling. The formal living room has wood flooring, fireplace & picture window. The gourmet kitchen has stainless steel appliances & a large center island. Features include recessed lights, central air & heat, & powder room. The master suite has views of the Culver City Hills & the master bathroom has a spa tub, and his & her sinks.		
MLS#14-790279	Todd Miller 310-923-5353	
KELLER WILLIAMS-SANT Dshwshr, Micro, Rng/Ovn, Fridg		

<b>5215 SEPULVEDA BLV, UNIT 15B</b>	Open 11-2	<b>NEW</b>
\$615,000	2+2.5 3sty-CONTEMPORARY	
	<b>TRI-LEVEL TOWNHOUSE IN CULVER CITY</b>	
Tri-Level Townhome with 2 car garage. Living room opens to large private enclosed patio. Unit has hardwood floors, smooth ceilings, crown molding and remodeled bathrooms. Prime location t rear of complex near pool area. Bonus room at garage level which makes a great studio or home office .Complex has it all: pool, wading pool, rec-room, fitness room, putting green, and play area. Close to all amenities. Culver City schools and services.		
MLS#14-790939	Michael Kayem 310-739-8029	
REMAX ESTATE PROPERT Oven, fridge, ceiling fan, dishwasher		

**30 Hollywood Hills East** Single Family

<b>2835 WESTSHIRE DR</b>	Open 11-2 593G1	<b>NEW</b>
\$3,895,000	5+5.5 2sty-COUNTRY ENGLISH	
	<b>WALK TO BEACHWOOD CYN VILLAGE FROM RENOVATED HISTORIC MANSE</b>	
Hollywood pedigree – where history and luxury co-exist beautifully. Sunny, bright interiors showcase grand LivRm of baronial size w/ views to the coastline. High ceilings offer beamed details in many main rms. Careful renovation has created contemporary flourishes, sleek appliances & cool technology. Din Rm enjoys wraparound windows, FamRm adjoins eat-in Kit. Flex 5 bdrms w/baths or 4+Lib. Front yard w/ fountain& manicured hedges while rear yard harbors an infinity pool. Gated parking + garage.		
MLS#14-790773	Ernie Carswell 310.345.7500	
TELES PROPERTIES Blf-Ins,Dshwshr,Hood Fan,Rng/Ovn,Fridg		

<b>6442 DEEP DELL PL</b>	Open 11-2	<b>NEW</b>
\$1,995,000	3+4	
	<b>HOLLYWOOD GEM ESTATE</b>	
Gated and walled estate in the highly coveted Hollywood Dells in the hills, this 3 bedroom 4 bathroom plus private office home is move-in ready. An entertainer's paradise with superb art walls, lighted display cases, custom built-ins and glistening hardwood floors and endless natural light. The gorgeous landscaped grounds including the pool are estate quality. Other bonus features include a 2nd service kitchen and a wet bar. A true Hollywood gem!		
MLS#14-790773	Joshua Flagg 310.720.3524	
RODEO REALTY - BEVER		

<b>2716 CRESTON DRIVE</b>	Refresh. 11-2 593F2	<b>NEW</b>
\$1,800,000	4+4 MODERN	
	<b>HUGE PRICE REDUCTION! A MUST SEE!</b>	
Modern Hollywood Hills home with an amazing view of the iconic Hollywood sign, Griffith Observatory and downtown LA. This quintessential entertainer's dream home features 4 bedrooms, 4 baths and 3,277 SF of living space on a 12,000+ SF lot. 3 car garage and a separate unfinished space on a lower floor to the main house that could seamlessly be transformed into a separate apartment, music studio, home theater or family game room. Limitless potential! A must see!		
MLS#SB14108675MR	Jacqueline Donell 310-503-8447	
RE/MAX ESTATE PROP. www.2715CrestonDrive.com		

<b>6315 LONGVIEW AVE</b>	Open 11-2 593F3	<b>NEW</b>
\$1,795,000	5+3 2sty-SPANISH	
	<b>Magnificently renovated 1926 Spanish home with views.</b>	
Step down formal LR w/ period moldings & fplc. Family rm w/ Batchelder fplc. FDR. Lrg gourmet eat-in kit. w/ center island, Wolf range, Bosch dishwasher & Sub-Zero refrigerator. Brkfst rm w/ rare Batchelder tile floor. Gst bedrm & bathrm on main level. Private master ste w/ walk-in closets & large master bath. 2 separate bdrms w/ hallway bath round out upper level. Private outdoor living area with a fireplace & splash pool. 2 car garage.		
MLS#14-790939	Pete Buonocore 323-762-2561	
KW - LARCHMONT www.COREGROUPLA.COM		

<b>2114 IVAR AVE</b>	Open 11-2 593F3	<b>NEW</b>
\$1,650,000	4+3 FRENCH NORMANDY	
	<b>HISTORIC HOLLYWOOD CIRCA 1924</b>	
Light filled Hollywood Dell home functions perfectly for today's lifestyle, while retaining all of the charm and character of its 1924 Architecture. Sweeping double story entrance leads to the emotional grand living room with incredible vaulted ceiling and depth. Separate seating area with ample windows and landmark views, with French doors that open to the exceptional outdoor space.		
MLS#14-782723	Michael Maguire 310.770.2823	
KELLER WILLIAMS Blf-Ins,Dshwshr,Hood Fan, Micro,Rng/Ovn		

<b>2900 BELDEN DR</b>	Open 11-2 593-F1	<b>NEW</b>
\$1,599,000	4+4	
	<b>HOLLYWOODLAND/BEACHWOOD CANYON, CORNER-LOT BEAUTY.</b>	
Hollywoodland/Beachwood Canyon, corner-lot Beauty. Enter the gated courtyard, through to a magnificent, carved-wood door into a dramatic, vaulted ceiling, step-down living room, filled with glorious architecture and natural light. This home has wonderful details, charm and comfort throughout. The kitchen looks onto the family room and breakfast room. The master suite has a dressing room, double walk-in closets and a beautifully tiled bathroom with double sinks.		
MLS#14-782723	Mike Syre 310-770-1465	
TELES PROPERTIES, IN Dishwasher, Garbage Disposal, Refrigerator		

<b>3479 WONDER VIEW DR</b>	Open 11-2 563D7	<b>rev</b>
\$1,199,000	3+3 CONTEMPORARY	
	<b>STYLISH CONTEMPORARY</b>	
Motivated sellers reduced this Contemporary home by approx \$100k for immediate sale. Tastefully updated and located in the Hollywood Knolls w/mountain & lake vistas. Fully equipped guest suite/3rd bedroom w/bath has separate entry & patio. Living room showcases a picture window & mantled fireplace. Light-filled kitchen. Luxurious split-level master suite w/a spacious den/sitting room and spa-style master bath. Near lake & hiking trails. Close to Hollywood & downtown.		
MLS#14-773617	Terry Canfield Schmidt 323-854-4607	
BHHS - BEVERLY HILLS Dshwshr, Grbg Disp, Hood Fan, Rng/Ovn		



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**31 Playa Del Rey** *Single Family*

<b>7901 BERGER AVE</b>	Open	11-2	702C2	<b>NEW</b>
<b>\$1,649,000</b>	4+4	CONTEMPORARY		



**MOVE-IN READY HOME**

This large Playa Del Rey bluffs Traditional has a flexible floor plan perfect for large parties or intimate gatherings. Its features include: an open living and dining areas; gourmet center island kitchen with stainless Viking and Sub-Zero appliances; two separate family rooms; a private guest suite; two upper family bedrooms with shared bath; grand master suite with sitting area, marble bath and a private upper office; and a welcoming yard with covered patio, play area, and numerous fruit trees

MLS#14-790541  
James Bremner 310-622-7445  
GIBSON INTERNATIONAL  
www.7901Berger.com

**31 Playa Del Rey** *Condo / Co-op*

<b>7777 W 91ST ST #B3162</b>	Lunch	11-2	702C3	<b>NEW</b>
<b>\$479,000</b>	3+2	CONTEMPORARY		



**3 BED//2 BATH 1,300 SQFT TURNKEY CONDO IN PLAYA DEL REY!**

AWESOME OPPORTUNITY for you to own a 3bed/2bath,1,300 sqft home in the Tranquil Cross Creek Village, Playa Del Rey!IDEALLY located on the Prime Southwest Top Floor with PRIVATE Entry, ONE neighbor, ONE common SOUNDPROOF wall, 2 SIDE BY SIDE Parking spaces. Open Floor Plan,Spacious Living room, large outdoor balcony, breakfast bar,granite counter tops, Soundproof TRIPLE paned windows, recessed lighting,NICE size bedrooms,Mastersuite ,2nd bath w/Marble bathtub w/jets,LOTS of Storage&Closet space.

MLS#14-789237  
Taunee L. English 818-679-6238  
SHEREE GAYNELLE HOGG  
Cbl,Dshwshr,Hood Fan,Intrcm,Micro,Other

<b>8163 REDLANDS ST, UNIT 16</b>	Open	11-2	<b>NEW</b>
<b>\$329,000</b>	1+1	CONTEMPORARY	




**UPDATED 1ST FLOOR CORNER UNIT - 1BR/1BA CONDO**

NICELY UPDATED CORNER UNIT IN THE TUSCANY VILLAGE. FEATURES GREAT OCEAN BREEZES THROUGHOUT THE YEAR, UPDATED KITCHEN AND STAINLESS APPLIANCES, IN-CEILING LIGHTING & SPEAKERS, CEILING FANS & MORNING. ENJOY PLAYA DEL REY BEACH LIVING AT ITS BEST. THIS UNIT IS WALKING DISTANCE TO THE BEACH, COFFEE SHOPS, RESTAURANTS AND MORE. BUILDING FEATURES INDOOR POOL & HOT TUB, SECURED ENTRANCE, GATED PARKING, 3 STORAGE SPACES, EASY PARKING FOR GUESTS AND MORE.

Brian Maser 310-795-8010  
MASER CONDO SALES  
www.MaserCondoSales.com

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

<b>3902 WESTSIDE AVE</b>	Refresh.	11-2	673F2	<b>NEW</b>
<b>\$525,000</b>	4+2	TRADITIONAL		



**SPACIOUS 4BED/2BATH TRADITIONAL ON A WONDERFUL STREET ~**

So Much Space! 4 BR/2BA spacious home at a great price! Formal living room with decorative fireplace, oversized dining room,eat in kitchen, large family room, hardwood floors, 2 car garage on a great street in a wonderful neighborhood. The home has been thoughtfully redone from roof to plumbing with central AC and Heat and a gorgeous kitchen and main bathroom. The home features large bedrooms, skylights, and custom blinds... This is a must see home at a great price.

MLS#14-790613  
Mark Alan Walker 818-438-3342  
NOURMAND & ASSOCIATE  
Dshwshr,Grbg Disp,Micro,Rng/Ovn

<b>3667 BUCKINGHAM RD</b>	Refresh.	11:30-2	673E1	<b>NEW</b>
<b>\$525,000</b>	2+1	SPANISH		

Don't miss out on this Spanish Charmer! Totally remodeled/ restored to perfection by the longtime home owner. All systems redone, plumbing, electrical, heating & air conditioning. Wonderful back yard.

MLS#14-791117  
Janet Singleton 310-722-0679  
Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn  
COLDWELL BANKER RESI

<b>5530 S GARTH AVE</b>	Open	11-2	673A5	<b>red</b>
<b>\$859,000</b>	3+3	Isty-CONTEMPORARY		

REDUCED PRICE!! Upper Ladera Home features large living rm, family rm. & spacious eat-in kitchen w/ stainless steel appliances. Formal dining, master bath w/spa tub. Large covered patio & huge yard.

MLS#14-777581  
Debra Jones 310 348-0099  
Blt-Ins,Dshwshr,Dryer,Grbg Disp,Other  
KELLER WILLIAMS RLTY

**42 Downtown L.A.** *Income*

<b>718 N FIGUEROA ST</b>	Open	11-2	634F2	<b>rev</b>
<b>\$4,500,000</b>				



**DOWNTOWN'S ULTIMATE LIVE/WORK PROPERTY**

This 9,000 +/- sf building includes a 3,500 square foot, 2-story residential loft. It features 3 bedrooms and 4 baths, with soaring bow truss ceilings. The fully self-contained master suite has a separate entrance and includes a loft office and a midnight kitchen. The space also boasts a large private courtyard oasis, 6 retail spaces, and a 2-story showroom/office.Over the past several years, the Kim Sing has hosted dozens of events, including functions for BMW, Pepsi, Marvel/Capcom

MLS#14-733291  
David Kean (213) 422-4516  
TELES PROPERTIES  
Cbl,Dshwshr,Dryer,Grbg Disp,Hood Fan

**53 Woodland Hills** *Single Family*

<b>5163 DON PIO DR</b>	Open	11-1	<b>rev</b>
<b>\$635,000</b>	3+2.5	Isty-CONTEMPORARY	



**5163 DON PIO DR. OPEN 11-1 NEW LISTING**

Light filled corner property on quiet tree lined street in the heart of Woodland Hills. Wonderful surrounding school district. Three bedroom, two and a half baths. Original hardwood floors throughout. Fireplace in living room. Sky lights in bathrooms. Large Cooks kitchen. Landscaped front yard. Rear patio. Detached garage.

Meredith Sellinger 2672417740  
KELLER WILLIAMS  
washer/dryer, fridge, stove top, oven,

**72 Sherman Oaks** *Single Family*

<b>4009 WOODMAN CYN</b>	Open	11-2	562C6	<b>NEW</b>
<b>\$1,195,000</b>	3+3	CONTEMPORARY		



**SHERMAN OAKS SOUTH OF THE BLVD**

Beautiful traditional with modern touches, located in prime Sherman Oaks south of the Boulevard. Surrounded by lush greenery with secluded back yard, outdoor dining, playground & mature trees, great for entertaining. 3 Bedrooms, 3 baths, Serene master suite with large bath & duel sink, formal dining room, living room w/ decorative fireplace, Family room with skylights, bathroom, closet & french doors open to the gorgeous back yard. Room for a pool; walking distance to S.O. & S.C shops.

MLS#14-791069  
Sigal Diamant 310-802-9885  
NELSON SHELTON & ASS  
Dshwshr,Grbg Disp,Rng/Ovn

**73 Studio City** *Single Family*

<b>12713 MILBANK ST</b>	Open	11-2	562 E4	<b>NEW</b>
<b>\$1,999,000</b>	5+4.5	2sty-CAPE COD		




**EAST COAST CAP COD**

Slice of Cape Cod in this 5bd/4.5bath with office and family room. Natural light pours over the brushed French Oak wood floors and wainscoting throughout. Adjacent to the family room is the kitchen with oversized sxs appls, quartzite center island, walk in pantry and butler's pantry w/wine chiller. There is a guest suite on the main level. Master suite includes high ceilings, 2 walk in closets and private deck overlooking sparkling pool/spa and a grand master bath adorned in marble.

Joanne Lindsay 310-500-1413  
PARTNERS TRUST BW  
www.12713milbank.com

TUESDAY

<b>11434 SUNSHINE TER</b>	Open	11-2	562/J6	<b>NEW</b>
<b>\$1,175,000</b>	3+2.5	2sty-TRADITIONAL		



**RENOVATED TRADITIONAL WITH FABULOUS VIEW - SOUTH OF VENTURA**

Sited high above the street up a private drive lies this beautiful renovated Traditional home with gorgeous Valley views. 3 bd, 2.5 ba. Hardwood floors & wood burning fireplace. Open-spaced dining area & cook's kitchen with Viking stove. Downstairs are 2 bedrooms & one full bath and a powder room, as well as a separate laundry room. Upstairs is a master suite with high ceilings and lovely treetop views. Large wood deck and covered patio. Studio and freeway close. Carpenter School District.

Leah Lail 310-849-9596  
COLDWELL BANKER-BHN

Dishwasher, Dual unit HVAC, fireplace

<b>12135 HOLLYGLEN PL</b>	Open	11-2		<b>NEW</b>
<b>\$1,075,000</b>	2+2	1sty-TRADITIONAL		



**CHARMING TRADITIONAL WITH GUEST QUARTERS**

Very charming updated traditional in the Silver Triangle. Main house has 2 bedrooms, 2 baths with a non permitted guest unit that has a 3/4 bath and kitchenette.

Jim Crane 310-855-4595  
DOUGLAS ELLIMAN

<b>3991 ALTA MESA DR</b>	Refresh.	11-2	562E7	<b>NEW</b>
<b>\$755,000</b>	2+1	MID-CENTURY		



**PALMS SPRINGS LIVING IN THE STUDIO CITY HILLS**

Dazzling Studio City hills mid-century with pool. Tucked away on a quiet wooded country lane this cool 2 bedroom, 1 bath pad has fabulous light, vaulted ceilings and warm woods. It's picture perfect with everything done to the tee and ultra-private inside and out. The back entertainment area has a skinny dip pool, outdoor shower and a lounging area with built in barbeque and retractable sun shade. And in front there's a sunny deck and spa. Minutes to Ventura Blvd yet feels miles away.

MLS#14-790845  
Bill Lustig 310.770.0283  
JOHN AAROE GROUP

please visit [www.3991AltaMesa.com](http://www.3991AltaMesa.com)

<b>11559 DONA TERESA DR</b>	Open	11-2	562H7	<b>rev</b>
<b>\$2,198,000</b>	6+7	TRADITIONAL		



**BIG HOUSE WITH BIG VIEWS HIGH ABOVE STUDIO CITY**

Enter though a walled in courtyard with fire pit to this large updated traditional home with stunning canyon and city light views from every room. This home features 5 bedrooms, 6 baths, a 1 + 1 guest unit and a wine cellar/tasting room. Gourmet kitchen with sub zero fridge, 2 family rooms, 3 fireplaces, gorgeous master suite. Nice big deck with a relaxing spa. 3 zone A/C and Nest thermostat system along with a 3 car garage. Located in the sought after Carpenter School district.

MLS#14-780267  
Mark Bessey 310-266-7853  
JOHN AAROE GROUP

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

**74 Toluca Lake** Single Family

<b>10040 TOLUCA LAKE AVENUE</b>	Open	11-2		<b>rev</b>
<b>\$4,299,000</b>	4+7	CONTEMPORARY		




**GORGEOUS LAKE FRONT ESTATE**

RARE OPPORTUNITY! 4BR/6.5BA ON TOLUCA LAKE! GRAND FOYER W/ELEVATOR. FORMAL LR W/FP OPENS TO COURTYARD. FR W/FP & DINING RM W/LAKE VIEWS. CHEF'S KITCHEN. MASTER STE W/HIS &HERS BATH & DRESSING AREA, SITTING ROOM W/FP, BALCONY W/ LAKE VIEWS. 3 ENSUITE BR'S UP. POOL, SPA W/ SEVERAL DECK AREAS. DOCK W/BOATHOUSE & BATH CAN BE GUEST, OFFICE, GYM.

MLS#SR14127996CN  
Aida Poladian / Bbacon (818) 371-5742  
RAMSEY SHILLING

**86 Pasadena** Single Family

<b>370 W DEL MAR</b>	Open	11-2	565G5	<b>NEW</b>
<b>\$2,845,000</b>	6+7			



**GREENE & GREENE CLASSIC**

Listed on the National Register of Historic Places, the Bolton/Culbertson House 1906/1929, by architects Charles and Henry Greene with addition by architect Garrett Van Pelt, is recognized today as one of the classics of the Arts and Crafts movement. In terms of scale and the gracious lifestyle the house affords, it is the predecessor to the Gamble House. A careful restoration by architect Tim Andersen has renewed the warmth, and vitality of the residence. Great value in today's market!

MLS#14-754597  
Crosby Doe (310) 428-6755  
CROSBY DOE ASSOCIATE

Dshwshr,Dryer,Grbg Disp,Rng/Ovn,Fridg

**999 Out of Area** Single Family

<b>6502 WILKINSON AVE</b>	Refresh.	11:30-2	532F6	<b>NEW</b>
<b>\$429,950</b>	2+3	TRADITIONAL		



**Charming traditional in Valley Glen with RV access, featuring 2 bedroom and den which could be 3rd bedroom, formal dining, separate utility room. covered patio, large lot, room for pool and expansion. convenient area close to shops and transportation.**

MLS#14-790137  
Estelle King 818-434-3554  
RODEO REALTY

Cing Fan,Dshwshr,Rng/Ovn

**1284 Highland Park** Single Family

<b>5009 ALDAMA ST</b>	Lunch	11-2		<b>NEW</b>
<b>\$499,000</b>	2+1	1sty-CALIFORNIA BUNGALOW		



**JOIN US FOR LUNCH!**

This 2-bed/1-bath home features the original warmth and charm of the era combined with thoughtful enhancements. Updated kitchen w/ built-in breakfast nook has quartz countertop and a stainless farmhouse sink. Hardwood floors, custom cabinetry, central heat/AC and updated electrical all reflect the deep pride of ownership. Private, landscaped backyard and spacious front porch combine for ample outdoor options for entertaining and relaxing. Large, one-car garage has an attached bonus room/office.

Courtney + Kurt 323.899.8509  
NOURMAND&ASSOCIATES

Stove, Hood, Fridge, Central A/C

<b>5923 PIEDMONT AVE</b>	Open	11-2	595 C2	<b>NEW</b>
<b>\$299,000</b>	3+2	1sty-CRAFTSMAN		



**HIP HIGHLAND PARK 1910 CRAFTSMAN!**

First time on the market in 40 years! Home would benefit from TLC in kitchen, beds, baths, and yards. Living, Dining & Kitchen however have much original Craftsman details, built-ins and workmanship that these homes are known for, and it's mostly undisturbed. Loc near the Metro Gold Line and close to shops & restaurants on York Blvd, home could be a great income op. Large enclosed patio used as a bonus room. Re systems: Home features copper plumbing and 100 amp electrical service (per Seller).

M. Kessler & C. Hipolito 310-367-2322  
COLDWELL BANKER

Fireplace, stained glass window

Questions? Need Assistance?  
Contact our Help Desk Department!

Please call 310.358.1833  
Mon - Fri 8am - 7pm, Sat 9am - 2pm, and Sun 9am-1pm