

Saturday & Sunday Open Houses

TheMLS.com GUIDE™

MOST ACCURATE REAL ESTATE SOURCE™

9844 WHITWELL DR, BEVERLY HILLS
BY APPOINTMENT ONLY
\$4,195,000



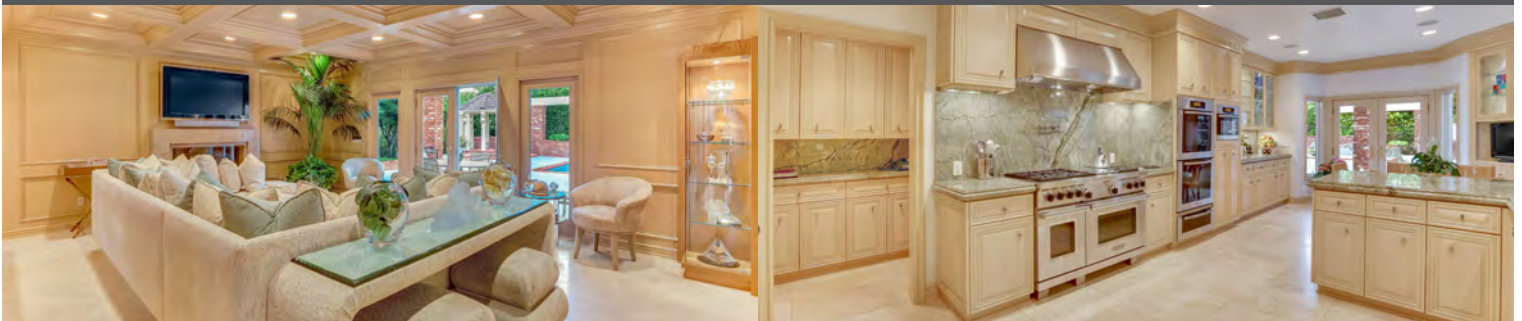
SUSÂN PERRYMAN
310.261.1960

JEFF HYLAND
310.278.3311

HILTON & HYLAND
CHRISTIE'S
INTERNATIONAL REAL ESTATE

Sited on a quiet cul-de-sac street with large brick paved motor court, this stunning custom home was remodeled using the finest quality materials & architectural plan. Designer details include white oak paneled ceilings, exotic African walnut & olive ash burl cabinetry, slab marble fireplaces, powder room with floor to ceiling Honey Onyx slabs, Dino slab marble, & cedar-lined closets. Indoor-outdoor flow accentuated by custom Anderson French doors that lead to a generous outdoor with glass enclosed seating area. Designed for modern living, features Lutron lighting system, NUVO sound system, and UV light sterilized soft water system.

www.9844whitwell.com



Saturday, October 6 & Sunday, October 7, 2012

List of Open Houses



BY APPOINTMENT ONLY



10550 Wilshire Blvd #204 | Wilshire Corridor / Westwood | www.10550wilshire204.com

2 bed 2 bath south facing (quiet side) unit in the full service Wilshire Thayer. This condo features a large eat in gourmet kitchen with breakfast bar and subzero fridge, plantation shutters, marble fireplace, 2 balconies, master suite with 2 walk in closets, marble bathroom with double sinks, stall shower, and spa tub. Conveniently situated along The Wilshire Corridor, close to movies, restaurants, Westwood Village, Beverly Hills, Century City, UCLA and places of worship.



Jonathan C. Sands

310.704.6612

Jon@JonCSands.com

DRE: 01258453

offered at: **\$575,000**

For Additional Real Estate Updates Visit:

www.JonCSands.com

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Bel Air, California

325BelAir.com

REDUCED \$1,000,000



325 BEL AIR ROAD – SIMPLY GRAND

BY APPOINTMENT ONLY

Gaze out onto the one acre site where the perfectly scaled main house, guest house, pool and expansive grounds have been thoughtfully designed and arranged to encourage a more peaceful and gentle life style. Admire the period craftsmanship evident in the leaded glass windows, hardwood flooring, whitewashed brick, half-beam exterior and interior detail and the cross-gabled roof lines. Reflect on an era when subtlety, restraint, moderation and proportion embody the foundations of refinement.

\$8,950,000

HeritageProbate.com
Neil Smith

T 310.235.1451

H
HERITAGE
PROBATE AND TRUST REALTY

- » Standard Sale
- » East Gate, Lower Bel Air
- » Austen Pierpont architect
- » True, park-like setting
- » Distinguished ownership history
- » Approximately one acre
- » Wonderfully sited and proportioned
- » Pool and Guest House
- » Indoor/outdoor living
- » Much more than an estate... it's a home

Disclaimer

The above information has been obtained from sources deemed reliable. While we do not doubt its accuracy we have not verified it and make no representation, warranty or guarantee about it. It is your responsibility to independently confirm its accuracy and completeness.

BEVERLY CENTER - MIRACLE MILE

123 N. Kings Rd. #6



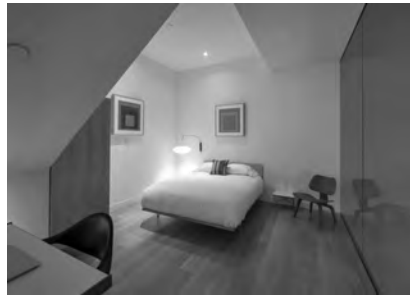
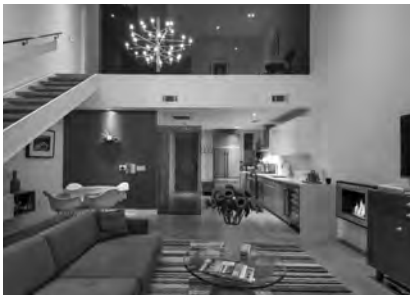
Live in "One Of The Most Vibrant Parts Of Town" and a hub to all sorts of culture, food and fun; including the historic Farmers Market, Beverly Center, Third Street Boutiques, Beverly Blvd game-changing restaurants, The Grove, LACMA, and "some of the country's best sneaker/street-wear shopping, according To The New York Post! The Micheletto Residence, 2009, designed by renowned architects Pugh-Scarpa, FAIA.

The residence is a modestly but carefully designed 2BR 2BA, 4 level townhouse taking cues from the minimalist lofts in Venice and West Hollywood and the work of Mid-Century architects like Richard Neutra.

The interiors have ceiling heights ranging from 12 to 20 feet. Fully appointed Jenn-Air kitchen with flushed oak and white lacquered cabinetry, polished Caesarstone countertops, Bosch ultra quiet dishwasher, Living Water filtered in-sink water filtration system. Dual pane windows, high quality Grohe bath fittings, polished terrazzo aggregate flooring on the first level and 7" oak plank flooring on the upper levels. Amazing master suite with step down master bath! Extensive use of bronzed glass and marble. Italian designer lighting. Incredible private roof-top garden and sky lounge fully furnished and outfitted with a customized designed outdoor kitchen. Direct head-on views of the city and Hollywood Hills! Eco-friendly elements includes 3 wall floating eco-fuel fireplaces, LED lighting, automatic shades, low-flush Kohler toilets, and Nest thermostats. Secure building. Low HOAs. The best or nothing, this property has it all! LOCATION, QUALITY AND VIEWS!



www.123NorthKingsRd6.com



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MUST SEE!!!!



BEVERLYWOOD VICINITY

3317 OAKHURST AVE
Open Sunday 2-5pm

Built in 1997 and just remodeled, this spacious 4 bedroom 2.5 bathroom plus office is just the perfect family home. Enter into a grand open area where the kitchen, dining and living room connect, perfect for entertaining and Friday night family dinners. Open

Kitchen features granite counter tops and stainless steel appliances. Living room has fireplace and french doors leading to the back yard which bring in tons of natural light.

Offered At **\$795,000**



Meir Kroll
310-341-4393

Owner is RE Agent.

1180 S Beverly #710
Los Angeles, CA 90035
www.3317oakhurst.com



ELEGANT AND SOPHISTICATED IN ROXBURY PLACE

BEVERLYWOOD VICINITY



1318 Roxbury Drive, Unit 111, Los Angeles, CA 90035

*P*restigious Roxbury Place, an exclusive 29 unit complex in the Beverlywood area, Roxbury Place is perfectly situated in the vibrant heart of West Los Angeles, its an easy quarter-mile stroll to Beverly Hills and a half-mile to Century City. Hillcrest Country Club, Rancho park Golf Course and Roxbury Park are all within a mile of this home.

Roxbury Place, built in 2010 is an extraordinary masterpiece with numerous design awards.

5 star Hotel Lobby where a concierge greets you, surrounded by a garden courtyard and the private Roxbury Gym. A perfect balance of casual elegance and cool sophistication.

This particular 2 bedroom, 2.5 bathroom unit features high-end finishes throughout in 1,926 sq ft.

Milano Interior doors, custom designed air conditioning system, spacious open plan kitchen with Stainless Steel appliances, granite countertops. Stainless Steel and Granite Fireplace. Hardwood Floors, Bathrooms have Granite and Marble, Master Bathroom has Separate Shower, Oversized Tub. Dining Area plus Kitchen bar Eating Area. Laundry Room in unit. High Ceilings, Powder room with Vessel Sinks. Private Patio. State of the Art Security System with Finger Print technology. Two Car underground secured parking spaces plus Guest parking.

Offered at \$945,000

OPEN SUNDAY 1-4

BRIAN BORD
GRI, E-PRO, CN

CA DRE #01270389

Brian@BrianBord.com
818-207-2100



www.BrianBord.com

ASTOUNDING VALUE IN MANDEVILLE CANYON!



BRENTWOOD



OPEN HOUSE: SUNDAY OCTOBER 7TH, 1PM TO 4PM

\$ 1,999,999



ALEX NESIC

323-570-1441

alex.n@me.com

www.2209banyan.com

2209 BANYAN DR

REDUCED BY AN INCREDIBLE \$500K!!! PRICE TO MOVE FAST! Best value in Mandeville Canyon now even better at a jaw-dropping \$387/sqft. Tons of space perfect for a large family. Top floor has 4 bedrooms and 3 baths--one Master with fireplace and his/hers walk ins, a Junior Master also with fireplace and en-suite bathroom, and 2 additional bedrooms for the kids. Entire top floor has access to the backyard with canyon views and room for a lap pool. Living room w/ bar area, formal dining, chefs kitchen!



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BALDWIN HILLS ESTATE!!

PARK HILLS HEIGHTS



4501 DON ARTURO PL
OPEN SUNDAY 2PM - 5PM

This one will take your breath away!!!!with panoramic city views on one of the largest lots in the hills. Large motor court, unobstructed views from the master bedroom suite, family room, living room, and designer gourmet kitchen. This home has 3 bds and 3 bas. The living room

has a fireplace and glass walls that lead to the patio area, elegant stand alone dining area, HGTV designed chef's kitchen, large family/media room, powder room, and a three car garage.

Offered At **\$595,000**

Rhonda Payne **Norma Streams**
 213-503-5282 310-745-8179

Rodeo Realty: 9200 Sunset Blvd West Hollywood, CA 90069

HAMPTONS TRADITIONAL ON 800 BLOCK!

823 17TH ST #8

SANTA MONICA



**Prudential
California Realty**

For more information,
please contact

Daniel Brown
310.820.9318

dbrown@dannybrownhomes.com

OPEN SUNDAY 2-5PM
WWW.82317THSTREET.COM

Steps from the most sought after shopping & restaurants on Montana this stunning Hamptons traditional townhome style condo w/ impeccable style is the sanctuary you have been looking for. This magnificent unit has been updated tastefully w/ luxurious Carrera marble & white tile bathrooms. This home has an abundance of light. Cook in the remodeled kitchen with Caesarstone counters, subway tile and gorgeous cabinetry leading to a private brick patio. Open living & dining room area w/ wood floors.

Offered at \$1,100,000

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STUDIO CITY



4324 FARMDALE AVENUE • STUDIO CITY

OPEN HOUSE: SUNDAY 10/07 – 2-5PM

- 5 BEDROOMS & 4.5 BATHROOMS
- APX 3,746 SQ FT
- APX 6,075 SQ FT LOT
- COLFAX MEADOWS
- CARPENTER ELEMENTARY
- TUJUNGA VILLAGE + STUDIO CLOSE



ANDREA KORCHEK

818.371.0933 | andrea@andreakorchek.com

Wish

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Andrea Korchek is a Broker Associate, CA DRE# 01311917. Wish Sotheby's International Realty does not guarantee the accuracy of square footage, lot size or other information concerning the condition, features or income (where applicable) of the properties which information has been provided by the sellers, third parties or from public records or other sources. Buyers are strongly advised to independently verify the accuracy of all such information through personal inspections and by the engagement of appropriate professionals. Buyers and Sellers are further strongly advised to engage appropriate legal and tax advise from their selected professionals in connection with the purchase and sale of real property. Seller and Broker cannot guarantee school entry or availability. Each Office Is Independently Owned And Operated.



THE HAVENTON



Fully Renovated & Classic “Pre-War” West Hollywood Luxury Apartments Rentals

WEST HOLLYWOOD VICINITY



- Pre-War Luxury Building
- 6 Fully Renovated Residences
- 1937 Historic Style Architecture
- Fabulous WeHo Location
- High Ceilings & Crown Moldings
- Hardwood Floors & Windows
- Large Units w/ Private Entrances
- “Caesarstone” Kitchen & Baths
- Bosch & Fisher-Paykal Appl’s
- Central Air & Full Size W/D
- Private Courtyards or Balconies
- Fully Gated & Security Cameras

2 BR + 1.5 BA Residence: \$3500 per month 2 BR + 2 BA Residence: \$4000 per month
 2 BR + 2 BA Residence: \$4500 per month 3 BR + 2 BA Residence: \$5500 per month
 * Prices are unfurnished with a minimum 1 year lease.

Rarely Available—First Time In Over A Decade!

Located in the heart of West Hollywood, a fabulous “walking” neighborhood of trendy restaurants, luxury shopping, world-class entertainment venues and celebrity Havenhurst Drive.

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310-770-9014



GREG MOESSER
Rodeo Realty—BH
www.TheHaventon.com
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Co-Op
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WEST L.A.

**75%
Sold Out!**



1629 ARMACOST

16 Stylish Condominiums
Westside Los Angeles, CA

- 2 to 3 bedroom condos with up to 1,823 sq. ft.
- All corner units
- Striking Mediterranean-style building
- Gated single-level garage parking with two parking spaces per unit
- Beautiful courtyard entry with lush landscaping and seating area

From mid \$600s

Sales Office
1629 South Armacost Ave., Unit 101
Los Angeles, CA 90025

FHA FINANCING AVAILABLE

1629Armacost.com
310.442.5577

*See salesperson for details. Broker must register client on first visit. Details subject to change without notice. KW Residential Group, Inc., CA Licensed Real Estate Broker #00867471. 1629 Armacost, LLC. reserves the right without prior notice or obligation to change or alter: maps, floor plans, elevations, features, specifications, materials and plotting. All square footages and dimensions listed are approximate.



KENNEDY WILSON



Year Built: 1964
 Square Feet: 1600
 Bedrooms: 2
 Bathrooms: 2
 Heating: Central Furnace
 Cooling: 1
 MLS Number: 12-620289



Los Angeles

2220 AVENUE OF THE STARS #804

Designed for a select few who yearn to own and be part of something far so great that it can never be duplicated. Sophisticated and elegant Condo with Spectacular views. Stylish 2 bedrooms and 2 baths fully remodeled condo offers gorgeously modern yet comfortable lifestyle. brilliant hard wood floors, Italian Carrera stone counter tops in kitchen and baths, jettub, stainless appliances, dual-zone wine refrigerator, custom recessed lighting, all new custom cabinets, iPod dock and built-in surround sound speakers, new In-unit laundry facilities, and more! All of this in Century City's elite I.M. Pei designed high rise, which offers a full suite of services from valet and concierge to the fitness center, tennis courts and swimming pool. A new solution for a good life and it can be yours.



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SHOWCASE ADS

OPEN HOUSES

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BY APPOINTMENT

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Saturday & Sunday Open Houses

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SUSAN PERRYMAN
 REALTOR
 HILTON & HYLAND
 REALTY

Saturday, October 6 & Sunday, October 7, 2012

On the front cover:
Hilton & Hyland

DIRECTORIES

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Jonathan Sands	2
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FEATURED LISTINGS

see *Inside Back Cover*

www.themls.com™

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REFRESHMENTS X LUNCH
THEMLS PRO™ OPEN HOUSES

OPEN HOUSES DIRECTORY

IFC - INSIDE FRONT COVER, IBC - INSIDE
BACK COVER, BC - BACK COVER

Table with columns for location, address, price, and features. Includes sections for BEVERLY HILLS, BEVERLYWOOD VICINITY, BRENTWOOD, CHEVIOT HILLS - RANCHO PARK, DOWNTOWN L.A., HANCOCK PARK-WILSHIRE, MALIBU, MALIBU BEACH, METROPOLITAN SOUTH, METROPOLITAN SOUTHWEST, PACIFIC PALISADES, PALMS - MAR VISTA, PARK HILLS HEIGHTS, SANTA MONICA, SILVER LAKE - ECHO PARK, SUNLAND TUJUNGA, SUNSET STRIP - HOLLYWOOD HILLS WEST, WEST HOLLYWOOD VICINITY, WEST L.A.

Table with columns for address, price, and features. Includes sections for BEL AIR - HOLMBY HILLS, BEVERLY CENTER-MIRACLE MILE, BEVERLY HILLS, BEVERLY HILLS POST OFFICE, BEVERLYWOOD VICINITY, BRENTWOOD.

SATURDAY SAN FERNANDO VALLEY

Table with columns for location, address, price, and features. Includes EAST VAN NUYS.

SATURDAY OTHER AREAS

Table with columns for location, address, price, and features. Includes CARSON, OUT OF AREA.

SUNDAY WESTSIDE / LOS ANGELES

Table with columns for location, address, price, and features. Includes BEL AIR - HOLMBY HILLS.

Table with columns for address, price, and features. Includes BRENTWOOD, BRENTWOOD.

OPEN HOUSES DIRECTORY

SAT/SUN

IFC - INSIDE FRONT COVER, IBC - INSIDE BACK COVER, BC - BACK COVER

OPEN HOUSES DIRECTORY

REFRESHMENTS X LUNCH & THEMLS PRO™ OPEN HOUSES

Table listing real estate listings with columns for address, price, and details. Includes sections for CHEVIOT HILLS - RANCHO PARK, MALIBU, CULVER CITY, EAGLE ROCK, HANCOCK PARK-WILSHIRE, MARINA DEL REY, MOUNT WASHINGTON, LOS FELIZ, PACIFIC PALISADES, PALMS - MAR VISTA, and PARK HILLS HEIGHTS.

OPEN HOUSES DIRECTORY SUNDAY

IFC - INSIDE FRONT COVER, IBC - INSIDE BACK COVER, BC - BACK COVER

NEW LISTINGS DIRECTORY

* THEMLS PRO™ NEW LISTINGS

Table of real estate listings including sections for LOS FELIZ (Lease), MALIBU (Single Family), MALIBU (Condo / Co-op), MALIBU (Land), MALIBU (Lease), MALIBU (Residential Manufactured/Mobile Home), MALIBU BEACH (Single Family), MALIBU BEACH (Lease), MARINA DEL REY (Condo / Co-op), MARINA DEL REY (Income), MARINA DEL REY (Lease), METROPOLITAN SOUTH (Single Family), METROPOLITAN SOUTH (Income), and METROPOLITAN SOUTHWEST (Single Family).

Table of real estate listings including sections for METROPOLITAN SOUTHWEST (Income), METROPOLITAN SOUTHWEST (Lease), MID LOS ANGELES (Single Family), MID LOS ANGELES (Income), MID LOS ANGELES (Lease), MID-WILSHIRE (Single Family), MID-WILSHIRE (Condo / Co-op), MID-WILSHIRE (Income), MID-WILSHIRE (Lease), MOUNT WASHINGTON (Single Family), MOUNT WASHINGTON (Income), PACIFIC PALISADES (Single Family), PACIFIC PALISADES (Condo / Co-op), PACIFIC PALISADES (Lease), PALMS - MAR VISTA (Single Family), PALMS - MAR VISTA (Condo / Co-op), and PALMS - MAR VISTA (Lease).

NEW LISTINGS DIRECTORY

OPEN HOUSES WESTSIDE / LOS ANGELES SATURDAY WESTSIDE / LOS ANGELES SUNDAY WESTSIDE / LOS ANGELES

SATURDAY WESTSIDE / LOS ANGELES

PALMS - MAR VISTA *Single Family*
3462 MOORE ST Refresh. Sat 2-5 672A3
\$1,825,000 3+4 2sty-ARCHITECTURAL

One of the most notable architectural homes in Mar Vista. Ideal for entertaining w expansive loft like ground floor. One of a kind top quality kitchen brings an optimal flow leading to outside garden.

MLS#12-611923 Cing Fan, Dshwshr, Dryer, Grbg
 Julia K. Goodman 3108018448 PRUDENTIAL CA - SANT

SUNLAND TUJUNGA *Single Family*
7646 MEMORY DR Open Sat 11-3 503J2
\$600,000 5+4 CONTEMP MED



REDUCED TO SELL 4,182 SQ FT HOUSE ON 25,287 SQ FT LAND
 Beautiful and very large 2 story, 5BR+3.5 BA includes maids suite. LR has very high ceilings and flows into the DR, FR, Cooks Kitchen with granite counters tops and an island. Floors are limestone and pergo. Large lot with some down slope. Show By Appointment (Property sold in As Is Condition) Trustee Sale

MLS#12-613015 Steven Berck BERCK REAL ESTATE 310 435-9365

SUNDAY WESTSIDE / LOS ANGELES

BEVERLY CENTER-MIRACLE MILE *Single Family*
1082 SOUTH POINT VIEW STREET Open Sun 2-5
\$850,000 3+2 SPANISH



NEW LISTING - CARTHAY SQUARE CLASSIC SPANISH HOME
 Move-in condition 3br 2br home with elegant street presence on a beautiful tree lined street. Full of original character and charm with hardwood floors, arched doorways and beamed ceilings. Great layout that flows seamlessly with large living areas and kitchen. Sunny interior with just the right balance of privacy, Sun porch makes a great office. Front + back yards! Convenient location near The Grove, CBS and the Beverly Center. For more info and photos, go to www.1082PointView.com

MLS#S12121953MR Karynne Thim SHOREWOOD REALTORS 310-753-7816

Bit-Ins, 2-car garage, cedar closet

BEVERLY HILLS POST OFFICE *Single Family*
9675 HEATHER RD Open Sun 2-5 592F4
\$3,326,000 5+5.5 MODERN

Modern Villa in desired BH PO. Open floor plan and high ceilings. Showcasing two impressive master suites, 2 add'l BR, 5.5 BA, library and state of the art kitchen. Patio leads to a pool and spa.

MLS#12-592083 BBQ, Cent Vac, Dshwshr, Dryer, Elvtr, Other
 Daniela Pejkov 310-739-9097 NELSON SHELTON

BRENTWOOD *Condo / Co-op*
11826 DOROTHY ST #302 Open Sun 2-5 631H4
\$889,000 3+2.5 CONTEMPORARY



3 BEDROOM CONDO - PRIME LOCATION IN THE HEART OF BRENTWOOD!
 SHOW THIS BEAUTY WITH CONFIDENCE! INCREDIBLY SPACIOUS CONDOMINIUM WITH 3 BEDROOM, 2.5 BATHROOM'S THAT IS MOVE-IN READY AND REPRESENTS LUXURY LIVING IN THE HEART OF BRENTWOOD. THIS IS A REAR FACING UNIT WITH SOUTH FACING VIEWS & ONLY 8 UNITS IN THE BUILDING. SHORT DISTANCE FROM ICONIC RESTAURANTS, TRENDY BOUTIQUES AND ENTERTAINMENT. THIS URBAN RETREAT FEATURES: A GOURMET KITCHEN WITH GRANITE COUNTERS, VIKING APPLIANCES, FRENCH DOORS, CENTRAL HEATING /AIR.

MLS#12-625347 Rick Ojeda PARTNERS TRUST BH 310-902-7676

Grbg Disp, Micro, Fridg

CHEVIOT HILLS - RANCHO PARK *Single Family*
3226 PHILO ST Open Sun 2-5 632F7
\$1,599,000 4+4 TRADITIONAL

SPACIOUS TRADITIONAL 4 BEDROOMS/4 BATHS CHEVIOT HILLS HOME ON CUL-DE-SAC ST. REMODELED IN 2009 WITH NEW ROOF, WOOD FLOOR, SALT WATER POOL SYSTEM, SEPARATE BONUS GUEST HOUSE WITH 3/4 BATH AND MORE.

MLS#12-625705
 Christophe Collet COLDWELL BANKER-BH S

WESTSIDE / LOS ANGELES SUNDAY

CULVER CITY *Single Family*
8615 MELVIL ST Open Sun 2-5 632J7
\$679,000 4+2 TRADITIONAL



GORGEOUS 4-BEDROOM REMODELED HOME IN CULVER CITY'S ART DIST.
 Near the Expo Light Station which has plans for large retail center and a W Hotel that will transform an already great area into an urban destination! The large homes offers a great open layout. Kitchen w/ Granite Counters, Custom Cherry Cabinets & Stainless Steel Appliances. Remodeled bathrooms have Travertine floors & marble showers. Hard wood floors, updated electrical, copper plumbing. Garage that makes a great office/studio/gym w/ covered patio This is a great opportunity in a great area!

MLS#12-621089 Todd Miller KELLER WILLIAMS-SANT 310.923.5353

Dshwshr, Rng/Ovn

3321 FAY AVE Open Sun 2-5 632J7
\$659,000 3+2 TRADITIONAL



REMODELED 3-BED ROOM IN HEART OF CULVER CITY "ART DISTRICT"
 This home has been refurbished with central air & heat, new windows, new floors, recessed lights, a new kitchen w/ granite counters & new bathrooms. Fay Avenue is a gorgeous tree lined cul-de-sac next to a park with sports courts & children's play areas. The adjacent "Expo Line" will run from Downtown LA to the Santa Monica Pier and there is an exciting amount of development slated nearby. This is one of Culver City's best neighborhoods and it is only going to get better!

MLS#12-575951 Kelley Miller KELLER WILLIAMS-SANT 310.923.5353

www.3321Fay.com

4046 MCLAUGHLIN AVE Open Sun 2-5 672D4
\$639,000 3+1 TRADITIONAL



BEAUTIFULLY REMODELED CULVER CITY HOME WITH LARGE YARD.
 Beautiful 3 bedroom home has new wood floors, new windows, a new bathroom and a nice kitchen with new cabinets, granite counters & a dining nook. The backyard is full of lush landscaping with a table setting for afternoon tea, mature trees, a large grass yard and a separate patio behind the garage for barbecuing and al fresco dining. The detached garage would make a great art studio or office. Culver City Schools & Services! This is an R4 lot with development potential!

MLS#12-618791 Todd Miller KELLER WILLIAMS-SANT 310-923-5353

None

HANCOCK PARK-WILSHIRE *Single Family*
513 N MANSFIELD AVE Open Sun 2-4 593D7
\$999,000 3+2 COUNTRY ENGLISH



GREAT BUY! MUST SEE!
 Daring family home with remodeled kosher kitchen, 2 dishwashers, 2 stainless steel sinks, 2 built-in ovens, 5-burner gas cooktop, and remodeled baths plus guest house with bath. Central air and heat. Security system. Hardwood floors. Dining room has pegged and grooved hardwood floors. Fireplace, built in bookcases. Quiet tree lined street. Big fenced in yard. Two sheds. Wonderful yard for children and for entertaining. Great neighborhood. No Saturday showings.

MLS#12-613585 Gina Raibag NELSON SHELTON & ASS 310-600-2997

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

513 NORTH MANSFIELD AVE Open Sun 2-4 593D7
\$999,000 3+2 1sty-COUNTRY ENGLISH



REMODELED HOME, 3 BEDRMS, 2 BATHS, GUEST HOUSE, CENTRAL AIR, YARD
 Daring family home with remodeled kosher kitchen, 2 dishwashers, 2 stainless steel sinks, 2 built-in ovens, 5-burner gas cooktop, and remodeled baths plus guest house with bath. Central air and heat. Security system. Hardwood floors. Dining room has pegged and grooved hardwood floors. Fireplace, built in bookcases. Quiet tree lined street. Big fenced in yard. Two sheds. Wonderful yard for children and for entertaining. Great neighborhood. No Saturday showings.

MLS#12-613585 Gina Raibag NELSON SHELTON & ASS 310-600-2997

Bit-Ins, Dshwshrs, Wash/Dryer, Ovens, Range

HOLLYWOOD HILLS EAST *Single Family*
6422 WEIDLAKA DR Open Sun 2-5 593
\$1,295,000 5+4 3sty-CONTEMPORARY

Beautiful property in the Hills! Plenty of entertaining space with a large, open floor plan. An enormous master suite is complete with a sauna, dual vanities, and a fantastic view of the Hills!

MLS#12-625705
 Christophe Collet COLDWELL BANKER-BH S

dshwshr, rng/ovn, fridge, ceiling fans
 RED 310-276-6656 KW LARCHMONT

SUNDAY		WESTSIDE / LOS ANGELES		SUNDAY	
3214 CRAIG DR		Open	Sun 2-5	563D6	
\$825,000	2+2	SPANISH			
	HOLLYWOOD HILLS EAST NEAR STUDIOS WITH MOUNTAIN VIEW				
Spanish charmer with modern day conveniences. Completely remodeled 2 bdr, 2bth, formal dining room, plus bonus room/gym and add'l workshop and storage. Newer baths and Newer kitchen with stainless appliances. Large deck for stargazing and entertaining. Outdoor spa in tranquil yard. 2 car attached garage. Ideal for studio executives, writers, directors and actors who seek a private home just minutes from the major studios and the heart of Hollywood.					
Dshwshr, Dryer, Grbg Disp, Hood Fan, Rng/Ovn					
Geraldine Spira			310 463-4403		
MLS#12-623191			GESP REALTY		

SUNDAY		WESTSIDE / LOS ANGELES		SUNDAY	
1912 BROADWAY #304		Open	Sun 2-5	671G1	
\$640,000	2+2	MODERN			
	GORGEOUS 2-STORY LIGHT-FILLED LOFT IN SANTA MONICA!				
New Construction in 2008! This 3rd & 4th Floor 2-Bedroom condo has beautiful mountain & partial ocean views. Open layout w/ a spiral staircase to the 2nd floor loft that includes a bedroom, bathroom, office area w/ balcony. High ceilings, large picture windows, remote control custom blinds, hardwood floors & custom bathrooms. Kitchen w/ Italian cabinets, Caesar stone counters & stainless steel appliances. In-unit laundry, 2 side-by-side parking spots, video phone, gas fireplace, central air & heat					
Dshwshr, Dryer, Micro, Rng/Ovn, Frigd, Other					
Todd Miller			310-923-5353		
MLS#12-625307			KELLER WILLIAMS-SANT		

PACIFIC PALISADES		Single Family			
550 VIA DE LA PAZ		Open	Sun 2-5	631A6	
\$4,699,000	6+6.5	CONTEMPORARY			
	LUXURIOUS CUSTOM-QUALITY HOME, BUILT FOR ELEGANCE & COMFORT				
Enjoy new construction between the Village & the Bluffs. 6 beds, 6.5 baths, spacious two-story ceiling in living room, oversized windows & skylights and convenient elevator to all 3 levels. The kitchen w/Viking appliances & Carrera marble opens to family room. Spacious master w/vaulted ceiling & large balcony. The lower level features a luxurious spa, Old Hollywood-inspired movie theater & gym/game room. Large rooftop deck w/ocean & mountain views. Grassy yard w/pool. Smart house technology!					
Blf-Ins, Cbl, Dshwshr, Elvtr, Grbg Disp					
Anthony Marguleas			310.293.9280		
MLS#12-622821			AMALFI ESTATES		

1846 9TH ST. UNIT 5		Open	Sun 1-5		
\$575,000	2+2	1sty-TRADITIONAL			
	(RENOVATED 2BED+2BATH STEPS TO BEACH. OPEN SAT & SUN 1-4PM)				
Renovated 2bed+2bath Condo in Santa Monica. Unit Features Cathedral Ceiling, New Hardwood Floors, New Stainless Appliances, New Cabinets, New Kitchen Counter Top, New Bathrooms, and Freshly painted throughout. Separate Laundry room with Washer and Dryer in unit. Two Tandem Parking Space in Private Garage. Steps to the Beach, Santa Monica College, Transportation, Santa Monica pier, Shops & Restaurant.					
Stove, Refridge, Dishwasher, Washer & Dryer					
DANTE TANTIADO			(310) 387-2571		
MLS#12-622821			CALIFORNIA COASTAL		

13715 W SUNSET		Open	Sun 2-5	631D4	
\$3,595,000	5+3.5	MEDITERRANEAN			
Elegant Grand Dame 30's vintage Spanish in Riviera Palisades. Just blocks from RivieraCC. Grand rooms & elegant details. Large yard with pool. Needs nurturing, but what stellar results!!					
MLS#12-625051			Blf-Ins		
Joan Sather			310-740-0302		
MLS#12-625051			SOTHEY'S INT'L RLTY		

SUNSET STRIP - HOLLYWOOD HILLS WEST Single Family

X 2679 ASTRAL DR		Lunch	Sun 2-5	593B2	
\$2,199,000	4+3.5	2sty-CONTEMP MED			
	ELEGANT NEWER 4/3.5 MED IN GATED NICHOLS CYN ASTRAL ESTATES!				
Situated among palm trees in exclusive Astral Estates, a small gated enclave in Nichols Cyn, this contemporary Mediterranean offers high ceilings, walls for art, abundant light, & hwdwd & travertine flrs. Din Rm w/ coved lighting & gold leaf ceiling. 2-story Liv Rm & lg Fam Rm w/ F/Ps. Gourmet granite Kitchen w/ Blkfst Area. Ma Suite w/ Juliette balcony, F/P, exquisite huge custom marble Ma Ba w/ pvt patio, & lg walk-in closet. Patio w/ fire pit. 2-car Garage. Cnyn vus. Available furn or unfurn!					
BBQ, Blf-Ins, Cbl, Dshwshr, Dryer, Other					
Janine Gershon			310-804-4607		
MLS#12-623763			COLDWELL BANKER-BH-S		

13715 W SUNSET		Open	Sun 2-5	631D4	
\$3,595,000	5+3.5	MEDITERRANEAN			
Elegant Grand Dame 30's vintage Spanish in Riviera Palisades. Just blocks from RivieraCC. Grand rooms & elegant details. Large yard with pool. Needs nurturing, but what stellar results!!					
MLS#12-625051			Blf-Ins		
Joan Sather			310-740-0302		
MLS#12-625051			SOTHEY'S INT'L RLTY		

VENICE Single Family

2606 GRAND CANAL		Open	Sun 2-5	671H7	
\$2,295,000	4+3.5	CAPE COD			
	BEAUTIFUL CAPE COD HOME ON THE FAMED VENICE CANALS.				
Beautiful Venice Canal 4 Bd, 4 Ba, Cape Cod home with cool Ocean breezes and West facing exposure w/ adjacent access to bridge leading to the beach. Featured in the Movie "Valentines Day", this home offers the best of living on the Venice Canals. Vaulted ceilings in the large open Living Room w/FP. Guest suite with separate entrance and balcony. Beautiful roof top deck with built in bar and spa tub, great for entertaining. Sought after boat dock, wine cellar & every modern amenity throughout.					
BBQ, Blf-Ins, Dshwshr, Dryer, Grbg Disp					
James Allan			310.704.0007		
MLS#12-626863			COLDWELL BANKER-MDR		

1135 GALLOWAY ST		Open	Sun 2-5	631B4	
\$2,450,000	4+4.5	CONTEMPORARY			
	SPACIOUS HOME IN THE ALPHABET STREETS				
Rare, hard to find Palisades home! Wonderful 4 bed 4.5 bath home in the coveted "Alphabet Streets". Easy walk to village shops, restaurants, schools & parks. Remodeled in 1999. Great floor plan w/beautiful spacious Chef's Kitchen open to fam rm w/ftp; large open rooms including a two story great room. High ceilings, formal dining room, French doors to stone deck with built-in BBQ & secluded backyard. Spacious master bath & master bed w/large balcony to backyard. Also for lease for \$9,399/month.					
BBQ, Blf-Ins, Cbl, Dshwshr, Dryer					
Anthony Marguleas			310.293.9280		
MLS#12-622739			AMALFI ESTATES		

PLAYA VISTA Condo / Co-op

13045 PACIFIC PROMENADE #112		Open	Sun 1-4	702D1	
\$540,000	1+2	CONTEMPORARY			
Fab CORNER UNIT w TONS of LIGHT! Pvt walk-up entrance! HUGE 1 bd /1.5 ba. Designer upgrades. Gourmet Kit +. Master Bd w ex lge liv rm + RARE jacuzzi tub + shower. Laundry in unit. TWO sep pkg spots!					
MLS#12-627851			Blf-Ins, Cbl, Dshwshr, Dryer, Micro, Other		
Michelle Martino			310-880-0789		
MLS#12-627851			KELLER WILLIAMS RLTY		

WEST HOLLYWOOD VICINITY Income

8611 ROSEWOOD AVE		Refresh.	Sun 2-3	592J7	
\$1,488,000			CALIFORNIA BUNGALOW		
	STORYBOOK MINI COMPOUND, 2 HOUSES + 3RD GUEST HOUSE!				
Rare opportunity to see inside this property for 1 hour! Corner lot location. Each home has separate street name and address and appear to be all separate properties but sold as one! Totally Charming! Smart systems upgrades including electrical, plumbing, skylights, hot tubs, central air, Viking and other upscale appliances, beamed vaulted ceilings, granite, new cabinets, video monitoring, shower jets, dual pane windows, dimmers, refurbished hardwood flooring, built-ins, in unit washer/dryers.					
Wendy Kjorness					
Frank Paul Barbano			323-394-2447		
MLS#12-624945			GRAND VIEW REALTY		

SANTA MONICA Condo / Co-op

1327 EUCLID STREET		Open	Sun 2-5	671F1	
\$1,045,000	3+3.5	3sty-VILLA			
	NEW CONSTRUCTION LUXURY TUSCAN TOWNHOMES IN SANTA MONICA				
Now pre-selling!!! Prices range from \$1,045,000 - \$1,095,000. Square footage for each unit ranges from 1722 - 1822. Each Townhome offers: 3 bedrooms, 3.5 bathrooms & a private 2 car garage (s x s parking). Living room features maple wood floors, hewn stone natural gas fireplace & a garden trellis patio off living room. Kitchen features: Bosch stainless steel range/oven, dishwasher & microwave, limestone countertops w/glass & travertine backsplash, custom cabinets & Blumation soft close drawers.					
Dshwshr, Elvtr, Grbg Disp, Micro, Rng/Ovn					
J.D. Songstad			310-571-3441		
MLS#12-623577			REMAX - SANTA MONICA		

WESTWOOD - CENTURY CITY Condo / Co-op

1861 VETERAN AVE #PH3		Open	Sun 2-5	632B5	
\$799,000	3+2.5	4sty-CONTEMPORARY			
Penthouse.Liv.rm w f/p. Din.rm.Gourmet kit. Hrd flrs & recessed lights. Three bedrooms two & half baths. Master with f/p huge closet & a lovely bath.Two additional bedrooms.Three patios,move in cond					
MLS#12-620537			Elvtr, Grbg Disp, Rng/Ovn, washer/dryer		
Ronald Losch			310 586-4555		
MLS#12-620537			COLDWELL BANKER -SAN		

OPEN HOUSES

WESTSIDE / LOS ANGELES

SUNDAY


OPEN HOUSES
SUN SAN FERNANDO VALLEY
BY APPT
WESTSIDE / LOS ANGELES
NEW LISTINGS
WESTSIDE / LOS ANGELES

SUNDAY SAN FERNANDO VALLEY WESTSIDE / LOS ANGELES

SUNDAY SAN FERNANDO VALLEY

SHERMAN OAKS *Single Family*

3340 COY DR Open Sun 2-5 562A7
\$799,000 3+2 TRADITIONAL



UPDATED 3BD 2BA HOUSE IN ROSCOMARE SCHOOL DISTRICT
 Updated 3 Bedroom house with large family room in Bel Air adjacent location close to Beverly Hills, UCLA, Valley and the Westside. Updated cook's kitchen with granite counter tops and maple cabinetry plus remodeled bathrooms with marble vanity. Oak hardwood floors in living room, dining room and bedrooms. Wood burning fireplace in living room with great city lights and mountain view. Entertain in the spacious family room with french doors which lead to the private yard with gazebo.


www.3340CoyDr.com
 Susan Lau 213-220-5466
 COLDWELL BANKER-BREN

MLS#12-621971

BY APPOINTMENT WESTSIDE / LOS ANGELES

HOLLYWOOD HILLS EAST *Land*

7222 SUNNYDIP TRAIL By Appt. 593C2
\$190,000 Land



PRIME HOLLYWOOD HILLS DEVELOPMENT!!! SPECTACULAR VIEW LOT!!!
 PRICED TO SELL!!! PRIME DEVELOPMENT OPPORTUNITY FOR BUILDER, INVESTOR & OWNER USER. STUNNING VIEW LOT IN EXCELLENT, VERY PRIVATE HOLLYWOOD HILLS LOCATION. THREE COMBINED LOTS WITH PREVIOUSLY APPROVED PLANS FOR 3,500 SQFT, 5BD+5BA SPANISH HOME W/LAP POOL & HOT TUB. VIEW OF HOLLYWOOD SIGN. EASY ACCESS TO UNIVERSAL CITY & STUDIOS. UPHILL LOT WITH APPROVED GEO & SOIL REPORT FROM CITY OF LA. ALL UTILITIES IN STREET. LOCATED TO THE RIGHT OF 7210 SUNNYDIP TRAIL. APN's 2428-010-008,009 & 010.

Karen Ramalho 818-292-2207
 KELLER WILLIAMS RLTY

MLS#12-577185

WESTWOOD - CENTURY CITY *Condo / Co-op*

2132 CENTURY PARK LN #301 By Appt. 632E3
\$1,195,000 2+2.5 CONTEMP MED


THIS SOUTHWEST FACING SINGLE LEVEL HOME IS READY FOR YOU AT PARK PLACE IN CENTURY CITY. FORMAL ENTRY IN AN OPEN PLAN W/LIVING RM, DINING RM, BAR, FAMILY RM. POOLS, TENNIS, EXERCISE RM, 24 HR GUARD.

MLS#12-617899 BH-Ins,Dshwshr,Dryer,Elvfr,Frzr,Other
 Rick Brucker 310-557-1900 RICK BRUCKER

NEW LISTINGS WESTSIDE / LOS ANGELES

BEVERLYWOOD VICINITY *Single Family*

9167 AIRDROME ST 632-H4
\$719,000 3+1.5 1sty-TRADITIONAL




Charming 3 bedroom + 1.5 baths + den in desirable west of Robertson location. Living room with high ceiling, French doors & fireplace. Formal dining room, eat-in kitchen with built-ins, den, deco bathroom, hardwood floors, lovely front patio, private yard, 2 car garage.

Hardwood Floors, Fireplace, French Doors
 Steve Geller 310 777-6237
 COLDWELL BANKER BH

CULVER CITY *Condo / Co-op*

5950 BUCKINGHAM #511 672J6
\$288,000 1+1 TRADITIONAL




WELCOME HOME TO THIS SPACIOUS BRIGHT OPEN FLOOR PLAN. 1 BD + DEN 1.5 BATH CONDO. FEATURES NEW TILE FLOORS IN ENTRY & KITCHEN! DEN COULD BE USED AS BEDROOM. NEW STOVE & MICROWAVE, W/ EAT IN KITCHEN AREA. PRIVATE BALCONY OPEN OFF LIVING ROOM. RETREAT TO PRIVATE MASTER SUITE W/ HUGE DOUBLE CLOSETS, LARGE MASTER BATH. ALL THIS LOCATED IN THE ADOBE GRANDE COMPLEX W/ POOL, SPA & MORE! 2 NEARBY SHOPPING MALLS & FOX HILLS PARK JUST 1 BLOCK AWAY. JUST MINUTES FROM DOWNTOWN CULVER & THE BEACH!

www.lauraandersonrealtor.com
 Laura Anderson (323) 646-6569
 KELLER WILLIAMS LARCHMONT

MLS#12-627595

SUNSET STRIP - HOLLYWOOD HILLS WEST *Single Family*

6814 WOODROW WILSON DR 593D1
\$1,049,000 3+4 2sty-CONTEMP MED



Situated in the heart of the Hollywood Hills, this renovated Spanish-style home is a rare find, with a resort-style pool, grassy yard, views of the Hollywood Sign, and gated parking for five cars. The spacious 3Br/4Ba floorplan features an open kitchen, a family room/den, an al fresco dining patio, and a large master bedroom suite. Character details include a vaulted wood-beamed ceiling, hardwood flooring, and tropical landscaping. Easy access to Hollywood & the Valley.

CoListed with Coley Laffoon
 David Kramer 310-691-2400
 HILTON & HYLAND

MLS#12-627075



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BEVERLYWOOD VICINITY

NEW LISTING

1760 BAGLEY AVE \$1,195,000 OPEN SAT 1-5



MLS#12-627467 3+2.5 1sty-TRADITIONAL

EXCEPTIONAL PRIME BEVERLYWOOD TRADITIONAL READY TO ENJOY
LAMERICA LP KRISTINA NICHOLS 310-924-2896

PARK HILLS HEIGHTS

6616 SPRINGPARK AVE #4 \$275,000 OPEN SAT 12-4



MLS#12-620539 2+1 MODERN

2&3 BD UNITS, FHA LOAN 5.0% DOWN, 1021-1703SF, 14 OF 16 SOLD
KELLER WILLIAMS-SANT LEE JOHNSON 310-892-2244

BRENTWOOD

NEW LISTING

1710 MANDEVILLE CANYON RD \$6,200,000 BY APPT



MLS#12-626121 6+7.5 ARCHITECTURAL

WWW.1710MANDEVILLE.COM
PRUDENTIAL/CB I. MIZRAHI/J. HORN 310.230.3720

HANCOCK PARK-WILSHIRE

560 N CAHUENGA \$1,775,000 BY APPT




MLS#12-623023 3+3.5 COUNTRY ENGLISH

WWW.THEENRIGHTCOMPANY.COM/CAHUENGA
THE ENRIGHT COMPANY TIMOTHY ENRIGHT 310-652-6600

SUNSET STRIP - HOLLYWOOD HILLS WEST

NEW LISTING

2806 NICHOLS CANYON RD \$2,200,000 BY APPT

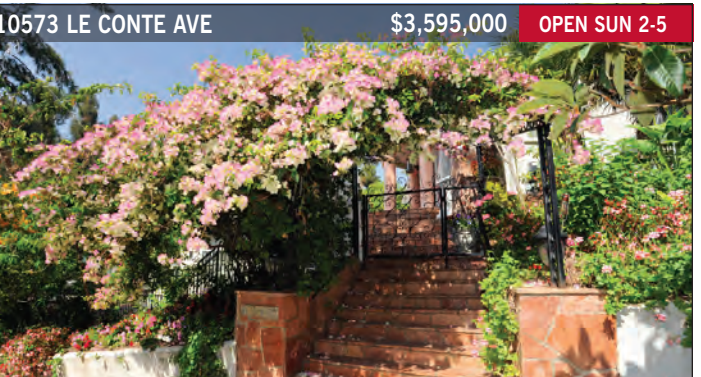


MLS#12-626759 3+5 MEDITERRANEAN

WITH POOL & SPA, BEAUTIFULLY REDONE, OVER 3,600 SQUARE FEET.
NELSON SHELTON & ASS SIGAL DIAMANT 310 802 9885

WESTWOOD - CENTURY CITY

10573 LE CONTE AVE \$3,595,000 OPEN SUN 2-5



MLS#12-603205 6+5 MEDITERRANEAN

LITTLE HOLMBY
COLDWELL BANKER-BH N VALERIE FITZGERALD 310-285-7515

PARK HILLS HEIGHTS

3730 S NORTON AVE \$595,000 BY APPT



MLS#12-621793 3+2 1sty-TRADITIONAL

GREAT WEHO ALTERNATIVE! WWW.THEENRIGHTCOMPANY.COM/3730NORTON
THE ENRIGHT COMPANY TIMOTHY ENRIGHT 310-652-6600

BEVERLY HILLS

1635 CARLA RDG \$5,200,000 OPEN SUN 2-5



MLS#12-614917 5+8 CONTEMP MED

HARD TO FIND MEDITERRANEAN CONTEMPORARY HOME
NOURMAND&ASSOCIATES MYRA NOURMAND 310-888-3333



Drew Mandile • Brooke Knapp



OPEN SUNDAY 2- 5

302 PARKWOOD DRIVE

BEVERLY HILLS *Listed at \$5,250,000*

Prestigious Holmby Hills proudly presents a world-class single story Contemporary. Designed and built in 1999 with simplicity and clarity on approx. 2/3 acre of lush landscaping in a serenely secluded setting behind gates, ample parking for 12 cars with two-car garage. Peaceful setting with river rock waterfall, stone tile patios, BBQ, lawn and inviting pool. Impressive custom tall wood and glass exterior window design, mitered glass and a slate shingle pitched roof amidst trees and gardens. Dramatic entry with high ceilings, hardwood floors and open, bright, clean spaces. A gallery of wall space and view of gardens through tall large-pane doors and windows, wide hallways, oak bookshelves and numerous skylights accenting den and family room areas. Total of four bedrooms and housekeeper's room with bath and service. Fabulous master with fireplace and view of gardens and bath with spa tub and steam shower. Second master with fireplace.



430 AMAPOLA LANE

HOLMBY HILLS

Listed at \$18,900,000 / Lease for \$40,000/mo



1120 BROOKLAWN DRIVE

HOLMBY HILLS

www.1120Brooklawndrive.com

Listed at \$10,395,000



310.786.1803

www.DrewandBrooke.com

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