

# Amazing opportunity

BEVERLY CENTER - MIRACLE MILE



109 S FORMOSA AVE  
**Sunday Oct. 28th 2:00 to 5:00 pm.**

Authentic large Mediterranean. Incredible Location, Location, Location! Beautiful large living room with boxed beam ceilings and grand fireplace, elegant dining room. Exquisite family room/den with fire place and floor to ceiling built in book shelves. Original kitchen with great breakfast room leading out to back yard with

sparkling pool, and equipped pool house . 4 Large bedrooms 2 bath up, 1 bedroom 1.5 bath down. Great opportunity for large home in HPOZ. Must see.

Offered At **\$1,695,000**

**Joseph Mayberg**  
 310-489-2395

<http://tours.tourfactory.com/results.asp>

# New Construction!!!

BEVERLYWOOD VICINITY



9551 CRESTA DR  
**Sunday 1-4pm**

Incredible brand new construction in prime Beverlywood HOA. Traditional home with contemporary twist features up to 6 bedrooms 5.5 bathrooms. The first floor features separate formal living and dining room. Dining room opens to butlers pantry that connects to a massive chefs kitchen. This Kosher Kitchen features the largest

Viking stainless steal appliances, caesarstone counter tops with large center island for family informal eating.

Offered At **\$2,495,000**



**Meir Kroll**  
 310-341-4393      3103414393

1180 S Beverly #710 Los Angeles, CA 90035  
[www.9551Cresta.com](http://www.9551Cresta.com)

Owner has RE License

# New Mediterranean Beauty!!!



BEVERLYWOOD VICINITY



2314 CASTLE HEIGHTS AVE  
**Sunday 1-4pm**

New construction Mediterranean beauty boasts 4 Bedrooms + Upstairs Den and 4.5 Bathroom. Home is over 4,400sf and sits on a 10,000+sf lot making it an entertainers dream. Chef's Kosher kitchen with breakfast nook, marble counter tops and top of the line Viking stainless steel appliances. Kitchen opens to an elegant living

and dinning room. Living room has beautiful wood built ins and dinning room seats 10+ guest. Maids quarters downstairs.

Offered At **\$2,159,000**



**Meir Kroll**  
 310-341-4393

1180 S Beverly #710 Los Angeles, CA 90035  
[www.2314castleheights.com](http://www.2314castleheights.com)



# Exquisite Burbank Property

BURBANK



4140 West Hood Avenue

Exquisite Custom Property on Burbank side of Toluca Lake featuring: 4 bedrooms (one downstairs) and 3 baths. This 3013 sq. ft. stucco Mediterranean 2 story home shows like a model. It has been totally rebuilt w/amazing taste. Enjoy 3 fireplaces, gourmet kitchen, dual heat and air-conditioning systems, recent floors and carpet.

This prime location is near: studios, Lakeside Country Club, The Falcon Theater, Bob's Big Boy, The Smokehouse, and Toluca Lake community. Enjoy Burbank services.

Offered At **\$1,197,000**

**Sharrell Treat**  
818-398-5138

# New Construction Lease

\$4,500



PALMS - MAR VISTA

3523 TULLER AVE  
By Appointment Only!



Within walking distance of fine shops and restaurants, four miles from Santa Monica and Venice Beach, this stunning home was built in 2011 and is a quiet piece of paradise for any homeowner. This home was built with great attention to detail as can be seen in

the hardwood floors, the gourmet kitchen with granite countertops and stainless steel appliances. 4 bedrooms and 2.5 bathrooms await you in this 2000 square foot home.



**Ikem T.**  
310-927-2344



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



***110 Ocean Park Unit 302  
Santa Monica, Ca  
A Sea Colony III "STAY-CATION"***

**N**orthwest facing 1 + convertible den with separate shower. Livingroom and master have white water views. There's a romantic, wood-burning fireplace, and ocean view balcony. Master has walk-in closet, and an additional mirrored wardrobe. Excellent kitchen storage area with Stack washer/dryer. 2 car side-by-side parking, plus guest parking. 1/2 Block to a gorgeous, sandy beach and bike-path. This one-level condo, is literally a "stay-cation." offered at **\$1,099,000**



**K.C. SOLL**  
**Sotheby's International Realty**  
**Brentwood Brokerage**  
 c. 310.245-6161  
 kcsoll@kcsoll.com  
 DRE # 00419651



Sotheby's International Realty | Brentwood Brokerage | 11911 San Vicente Boulevard | Suite 200 | Brentwood, California 90049

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# BEAUTIFUL CONTEMPORARY VIEW HOME

## \$995,000



SHERMAN OAKS

4209 LAS CRUCES DR  
OPEN SUNDAY NOVEMBER 4, 2012 1-4 P.M.



Cool California Contemporary with privacy, pool and views. Spacious, natural light filled rooms, hi beamed ceilings and hardwood flooring. Kitchen opens to the living space and dining area w/city light and mountain views. Den/office area has a fireplace and

built in book cases. Beautiful mstr bedrm includes lovely deck area and luxurious bath. The spacious second bedroom has its own sumptuous bath. Huge lower level family room w/ fireplace & French doors that open out to the secluded pool area.



**Sue Wittner**  
310 770-7439



9665 Wilshire Blvd #100 Beverly Hills CA 90212  
suewittner@gmail.com

# Modern New Silver Lake Home!

SILVER LAKE - ECHO PARK



2467 Corralitas Drive

**Open House this Sunday, November 4th from 1:00 - 3:00 p.m.**

New construction in prime Silver Lake area. Quiet rock drywall allows you to walk into the living room and shut out all the noise of the hustle and bustle outside. Wood flooring & Bamboo doors give a warm feeling. Stainless steel appliances, custom polished concrete counters in kitchen. Large soaking tub in master bed w/all glass

enclosed shower, dual shower. Custom closet shelving units. 9-10ft ceilings. Don't look any further, this property has it all!

Offered At **\$649,000**

**Antonino Moschella**  
(626) 705-5123









SUNSET STRIP - HOLLYWOOD HILLS WEST

# PARTNERS TRUST

— REAL ESTATE BROKERAGE & ACQUISITIONS —

2135 HERCULES DRIVE | HOLLYWOOD HILLS

Offered at \$4,795,000

 4BD
  3.5BA

**OPEN TUESDAY, NOVEMBER 6<sup>TH</sup> 11AM - 2PM**  
 All buyers must be accompanied by a broker.

[www.2135Hercules.com](http://www.2135Hercules.com)

- Stunning post-modern architectural gem
- Massive interior scale w/20 ft ceilings and walls of glass
- Sweeping views from downtown to ocean; tremendous for entertaining
- Spacious media room; solar heated salt-water pool and spa
- Gated 4,874 sq ft estate (per assessor) on 31,757 sq ft lot
- Available fully furnished

NICK SEGAL | RICK OJEDA

310.500.1388 | [nick.segal@thepartnerstrust.com](mailto:nick.segal@thepartnerstrust.com) | 310.500.1343 | [rick.ojeda@thepartnerstrust.com](mailto:rick.ojeda@thepartnerstrust.com)

YOUR REAL ESTATE RESOURCE BEVERLY HILLS | BRENTWOOD | RANCHO MIRAGE | SANTA MONICA

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# For Cowboys at Heart!

80 ACRE RANCH ESTATE & PRIVATE WESTERN TOWN

OUT OF AREA



## YOUR OWN WESTERN TOWN!

(It's Unbelievably GREAT!): Authentic Saloon (has antique western bar, player piano, slot machines, roulette table), Jail House, General Store, Barbershop, Fire Station & Fire Truck, Western Train (from TV's "Dr. Quinn Medicine Woman"), Stage Stop and Stage Coach.

FOR THE HORSES: Center aisle barn, huge arena, 80 acres of trails and killer views!

FOR COWBOYS/GALS: Main House (approx. 3,000 sq. ft., 4 bedrooms, 3 baths, 2 fpls - terrific!), Outdoor Spa, BBQ, Firepit, Shooting Range, separate Guest House (approx. 1,000 sq. ft., 3 bedrooms, 2 baths), beautiful Koi Pond with 3 waterfalls, 2 Wells, Fruit & Redwood Trees, manicured landscape and white PVC fencing all around. Great caretakers available!

**80 Acres, 3 parcels & LESS THAN 3 HOURS NORTH OF LA...GIDDY UP!**

**\$1,175,000      [www.CowboysAtHeart.com](http://www.CowboysAtHeart.com)**

**CAROL BIRD**  
Associate Broker  
(310) 317-8212

