

5705 Hub St Los Angeles By Appt **NEW**
 \$469,500 3+2 CRAFTSMAN



Live in History! Fully restored Highland Park HPOZ 3 Bedroom, 2 Bath Classic Craftsman. All antique lighting, living room with faux fireplace & antique French screen, gleaming golden oak wood floors throughout living, dining and bedrooms, two baths, one character full bath with marble blue claw foot tub, pedestal sink and tile floor, master bedroom with modern bath and doorway outside to relaxing wood deck, new shaker kitchen w/Carrera counters, stainless appliances, central air and heat system, large laundry bonus room filled with light and windows. Redwood deck off master suite with a private large rear yard and mature avocado tree. Fully insulated and dry-walled 2 car garage for creative uses - additional open onsite parking.

HOUSING AMERICA REALTY
Marissa Solis
 Tel 323.316.9810
 DRE 00967624

1923 Del Paso Los Angeles Open Sat 11-4 **NEW**
 \$329,300 2+2 MODERN



Welcoming, Updated Modern Hillside Village home located in hills of El Sereno has amazing views of Los Angeles! Walk into airy open living space with lots of light and gleaming wood floors, new kitchen showcase clean lines, modern fixtures and new appliances, home is complete with two good bedrooms, updated full bath and enclosed laundry room. As an extra special bonus, this home boasts an incredible view of Los Angeles from its own back yard! Entertainers delight or a private oasis of reflection.

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4906 Granada Los Angeles Open Sat 12-4 **NEW**
 \$399,500 2+1 SPANISH



Sun drenched and cheery this restored Spanish with two exterior decks, two bedrooms and two baths, character corner property with tiers of decks, yards and garage, attractive front yard with updated landscaping, welcoming entrance leads to open living room with fireplace, new shaker kitchen with Carrera marble counters, stainless appliances and gleaming wood floors, baths are renewed in modern design. Updated features include new central air/heat, custom wood decks and gates, outdoor slate tile, new electrical and plumbing systems.

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5660 Hub St Los Angeles Open Sat 11-4 **NEW**
 \$479,500 3+2 MODERN



Walk to York, Walk to Fig, walk to the Metro. Done move in ready 3 bedroom 2 bath craftsman with a new huge rear deck for entertaining and large private yard! Period with a splash of modern, all three bedrooms open onto the private rear yard with custom glass doors. Highlights of this quality renovation include new kitchen with Caesar stone counter tops, custom cabinets, stainless appliances, New open living area and bedrooms with beautiful wood floors, new lighting, modern fixtures. Additional upgrades include new vinyl windows, new roof, new electrical, new plumbing and tankless water heater. Lots of space for outdoor entertaining and plenty of room, new Exterior has been renewed with brand new wood deck, updated landscaping and remodeled garage which can be used for creative use!! Breathtaking!

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645 Romulo Los Angeles Open Sat 12-4 **NEW**
 \$314,000 2+2 MODERN



Playful Totally Restored View Craftsman perched above the street with lush landscaping. Manageable sized fully fenced yard with tandem parking in the rear. New floors, new modern shaker kitchen with Caesarstone counters and stainless steel appliances, formal dining room, 2 bedrooms, 1.5 baths. Both baths are new with modern pedestals sinks. New elegant lighting throughout. New roof, siding, copper plumbing, central air and heat, interior and exterior paint. Your affordably priced roost above it all. Just move on in!

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 DRE 00967624

2134 Kent St Los Angeles By Appt **NEW**
 \$499,400 3+2 Remodeled



Beautifully remodeled Bungalow breathes new life! Spacious open living space is modern and updated, light cheery livingroom, three generous bedrooms, two baths, new kitchen with custom cabinets, marble counters and stainless appliances, french doors from bedrooms lead to large wood deck with city lights views! Additional highlights to fall in love with include finished basement for extra family room and private enclosed yard with separate bonus room perfect to work from home in!

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1686 N Marengo Pasadena Open Sat 12-4 **NEW**
 \$314,000 2+1 MODERN



Welcoming open floor plan showcasing bright living room, gleaming dark wood floors, new kitchen with clean lines, Caesarstone counters and new stainless steel appliances, dining nook with windows and views of back yard, two bedrooms, character full bath with tile pattern floors and accent fixtures, spacious enclosed back yard and one car garage - perfect to enjoy outdoor meals with the family! Additional highlights: landscaping with a modern desert feel, great for water conservation and arid California weather, updated plumbing, electric system and air conditioning/heating system. New windows, trendy fixtures and new wood fencing.

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662 Fraser Los Angeles By Appt **NEW**
 \$269,000 2+2 SPANISH



Renewed Spanish Character home located on quiet residential area has updated features throughout. Inviting enclosed entrance, restored wood floors, new kitchen with Caesar stone counters and new wood cabinets, stainless steel appliances, new revitalized tiled bath with new fixtures, vanity and sink, three bedrooms, updated laundry area, interior and exterior paint, beautiful Spanish style tile roof, lush low maintenance landscaping. Affordable price for such upgrading home! Ready to move in!!

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MULTI-PROPERTY



OPEN HOUSE – Sunday, February 12, 1–4pm

4935 Gloria Avenue • ENCINO

www.4935Gloria.com

- 6 Bedrooms, 7 Bathrooms
- Apx 5,374 sf home with apx 651 sf guesthouse
- Apx 18,862 sf lot
- Walled & Gated with entertainer's backyard

Now Offered at \$1,895,000

Previously Offered at \$2,200,000



OPEN HOUSE – Sunday, February 12, 1–4pm

6538 Orion Avenue • VAN NUYS

www.6538Orion.com

- 4 Bedrooms, 2.75 Bathrooms
- Apx 2,334 sf home on apx 12,044 sf lot
- Pool plus 2-car garage
- Located in the heart of Midvale Estates

Offered at \$729,000



SHOWN BY APPOINTMENT

20339 Delita Drive • WOODLAND HILLS

www.20339Delita.com

- 5 Bedrooms, 4.25 Bathrooms
- Apx 5,751 sf home on apx 16,890 sf lot
- 1960s Party Pad with two levels
- Tiered patios, pool & 180° views

Offered at \$870,000

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BEVERLY HILLS ADJ. DUPLEX

BEVERLY CENTER - MIRACLE MILE



8561 W OLYMPIC BLVD

Sunday, February 5, 2012 from 10: AM to 1:00 PM

2 blocks West of La Cienega Blvd on Olympic. B.H. adj duplex, 3 bed, 2 bath, 3 car garage, backyard, vacant and ready to move-in. Newly renovated units flooded with natural light, new energy efficient dual paned windows and recessed lighting. Formal dining room, living room, breakfast area, fireplace, hardwood

floors, granite countertops, new stainless steel kitchen appliances, new washer/dryer in each unit and central air/heat. Located near shopping, transportation, parks and houses of worship.

Offered At **\$1,049,000**



Faraj Kerendian
323-640-7000

1058 S. Holt Ave
Los Angeles, CA
www.8561olympic.com

Spanish Charmer in BHPO

\$895,000



1669 BENEDICT CANYON DRIVE
Open House Sunday, February 5th, 1:00PM – 3:00PM



Absolutely charming Spanish “Hacienda Style” on an oversized lot with expansive courtyard/patio area, fountain and hillside views on prestigious Benedict Canyon Drive. With 1835sqft boasting hardwood floors, high ceilings in many rooms, updated

kitchen & bathrooms, home office, two large bedrooms with courtyard/patio access, oversized fireplace and custom lighting. Close to downtown Beverly Hills, Studio City and Burbank. www.1669benedictcanyon.com



Bruce Bartkow
 (310) 623-1315

kw | KELLER WILLIAMS
 REALTY

9000 Sunset Boulevard, Suite 1100 West Hollywood, CA 90069
www.1669benedictcanyon.com

Exquisitely Built Property



BEVERLYWOOD VICINITY

\$2,395,000

Open House Sunday 1:00 - 4:00 p.m.

1728 S DURANGO AVE

Exquisite & Newly built dream home with only the highest quality materials and attention to detail. Solid wood clad windows. Solid Walnut floors throughout. Enter 10 foot high ceilings. Flows into elegant and large dining room. Knock out cooks Kitchen, to

much to mention. All Viking SS appliances Large pantry. Open and huge family room with full wall of built in book shelves and desks Huge master suite with 2 fully equipped walk in's. Much much more. Must see.

Joseph Mayberg

310-489-2395 310-275-5156

1180 S. Beverly Drive. Suite 710

Los Angeles, Ca 90035

Broker does not guarantee the accuracy of square footage, lot size or other information concerning condition or features of property provided by seller or other sources, and the buyer is advised to independently verify the accuracy of that information with inspections & appropriate professionals.

BEVERLYWOOD VICINITY

Once in a Lifetime Opportunity!

\$2,295,000



2125 DUXBURY CIR
WWW.2125DUXBURY.COM



Don't miss out on owning one of the BIGGEST lots on the BEST street in Beverlywood!!! This is the home for a family that loves to entertain, or for the person that is looking for that ONCE IN A LIFETIME opportunity to build the home of their dreams. Amazing and spacious

property is located on the renowned tree-lined block of Duxbury Circle. This 3500+Sf home sits on a 14,000+ft lot with a huge backyard and pool. All bedrooms are on the top floor with attached bathrooms.



Meir Kroll
 310-341-4393



1180 S. Beverly Drive Suite 710 Los Angeles, CA 90035
 Shown by Appointment

Northridge Compound Available

\$6,800



NORTHBRIDGE

17609 Rayen Street
Available By Appointment Only



This beautiful home sits on a large private corner lot and is just shy of a half-acre. This is family living at its finest with a large yard that includes a rose garden, dining patio, heated salt water pool/spa and a built-in barbeque island and fire pit. This 6 bedroom, 7 bath

home features: Huge kitchen with slate floor, granite counters, wood cabinets, large center island w/prep sink, breakfast bar, stainless steel appliances and double-oven and double-refrigerators, and much more.



Ikem T. Chukumerije

323-350-8297

310-927-2344

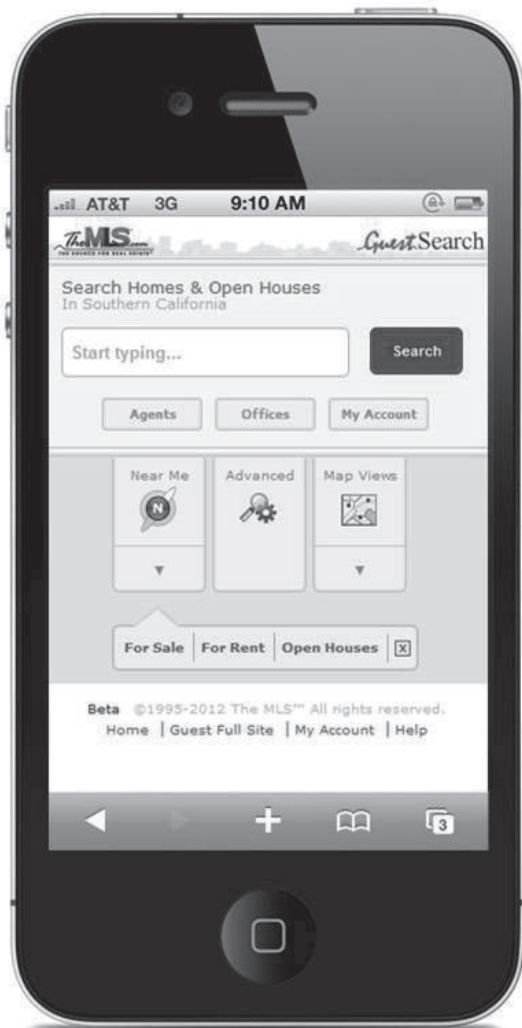




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ELEGANT ENCLAVE TRADITIONAL

PACIFIC PALISADES



16802 CALLE DE SARAH

Open: Sunday, November 6, 2011 1:00PM - 4:00PM

Elegant 5 Bedroom traditional home in 24-hr. guarded "ENCLAVE." Summit Club membership w/pool, tennis, basketball, spa, gym. Situated on level landscaped lot w/private backyd. Marble foyer leads to magnificent 2-story living w/ Fplc., soaring ceilings & wall of windows & French doors add light thru-out home. Dining Rm w/butler's pantry an entertainer's dream!

Opening to Family Rm., Gourmet Kit. w/sunny eat-in bay area overlooking garden. 1st floor BR. Master Suite w/Fplc. in bedroom & bath.

Offered At **\$2,189,000**



Susan Wales
310-428-9155

15135 Sunset Blvd. #280
Pacific Palisades

Broker/Agent does not guarantee accuracy of info re: conditions/features of property provided by seller or obtained from Public Records & other sources. Buyer advised to indepe. verify accuracy of all info. thru personal inspect. & w/appropriate professionals. Info. deemed reliable but not guaranteed.

