

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

**SATURDAY WESTSIDE / LOS ANGELES**  
**SATURDAY SAN FERNANDO VALLEY**

**LAKE BALBOA** *Single Family*  
**7252 WHITE OAK AVE** Open Sat 1-4 531B4  
**\$319,900** 3+2 1sty-TRADITIONAL

GORGEOUS AND BEAUTIFULLY UPDATED HOME READY FOR MOVE IN. MANY FINE DETAIL FINISHES, NEW GRANITE KITCHEN, WALNUT WOOD FLOORS, FRESHLY PAINTED OPEN FLOOR PLAN, BONUS ROOM IN GARAGE WITH KITCHEN/BATH!

MLS#12-576011  
 Justin Omid Monempour 310-876-2424 EPI INV REALTY

**WOODLAND HILLS** *Single Family*

**5940 WINNETKA AVE** Open Sat 1-4 560E1  
**\$1,285,000** 5+5.5 CONTEMP MED



**BEAUTIFUL 2 STORY HOME COMPETED IN 2005!**  
 Reduced \$100,000!! Open 2/4 from 1 to 4 pm. Spectacular Gated 2 Story home set high atop a hill with a long driveway. Four car Garage! High ceilings, crown moldings, French Doors and hardwood flrs. thru-out. Family rm w/flpc., vaulted & beamed ceiling. + Media/game rm. Huge kitchen w/center island, top-of-line stainless appliances, loads of cabinets, center island cook center. Master suite with fireplace and bonus rm with balcony. Landscaped yard, rock and waterfall, pool, spa, bbq

Blf-Ins,Dshw,Grbg Disp,Rng/Ovn,Other  
 Karen Strauss 818-469-8430  
 COLDWELL BANKER-S.O.

**SUNDAY WESTSIDE / LOS ANGELES**

**BEVERLY CENTER-MIRACLE MILE** *Single Family*

**7155 OAKWOOD AVE** Open Sun 1-4 593D7  
**\$899,000** 3+2 2sty-SPANISH

DYNAMIC SPANISH HOME w/2-STORY ENTRY. Old world charm & fabulous original details. Formal LR & DR, kitchen w/breakfast room, 2 BR/1 BA up and 1 BR/1 BA down. Gated private courtyard. 2- car garage.

MLS#12-573701 None  
 N.Hartman/L. Brenner 323-860-4259 COLDWELL BANKER - HP

**BEVERLY HILLS** *Single Family*

**1012 N BEVERLY DR** Open Sun 1-5 592E6  
**\$6,495,000** 5+6.5 FRENCH



**BEVERLY HILLS GATED HOME ON A LARGE LAND NORTH OF SUNSET L**  
 This 2 story Gated French Provincial charm has 5 bedrooms, 6.5 updated baths, Living & Family rooms with Fireplaces and a Den, Dining Room connects to the Kitchen and kitchenette for easy entertainment. Master bedroom has his & hers bath with a connecting Dry Sauna! Separate Maid's quarters with bath and laundry room. Pool, Spa and Cabana with bath. This double gated house has circular drive way, 2 Car Garage & a car port. The property may have room for Tennis court....

Blf-Ins,Cbl,Cing Fan,Dshwshr,Dryer,Other  
 Yar Meshkaly 310-777-6268  
 COLDWELL BANKER-BH N

**272 S CANON DR** Open Sun 1-4 632G2  
**\$1,299,000** 3+2 SPANISH



**PRIME BH LOCATION**  
 Located in a prime Beverly Hills area, this 1926 3 bd,2 ba CA Spanish hm has a large LR w/bareil ceiling & tons of light opening to a spacious FDR. Kit is light & bright w/an adjacent brkfst rm & pantry. 3 bedrooms w/hardwood flrs, 2 w/crown molding & 1 that opens to a walled patio area. Flrs incl detached 2-car garage w/separate storage rm. Hm needs work, but has many original Spanish Style details offer potential to create a beautiful hm or invest in one of Beverly Hills' most desirable areas.

www.premierlaproperties.com  
 David Kramer 310-691-2400  
 HILTON & HYLAND

**BEVERLY HILLS POST OFFICE** *Single Family*

**1601 LINDACREST DR** Open Sun 1-4 592F4  
**\$1,095,000** 3+2.5 TRADITIONAL



**TRAD 3+2.5 IN PRIME BHPO**  
 Remarkable oppntny to buy a fixer in the Crest St's & remodel to your own taste & style. Dble dr entry w/vaulted ceils, mstr ste + ba & access to patio w/pastoral ctn views. The 2nd level has an open flr plan w/frtpic, wet bar, pvdtr rm & patio. Below is add'l level w/2 rms that can be used as bdrms or for entertaining. Other features incl a pl w/sep studio or pl hse & 2 car gar. Hse needs work, but there is great upside potential. On a 15k SF lot. Trust Sale.

www.premierlaproperties.com  
 David Kramer 310-691-2400  
 HILTON & HYLAND

**WESTSIDE / LOS ANGELES SUNDAY**

**1601 LINDACREST DR** Open Sun 1-4 592F4  
**\$1,095,000** 3+2.5 TRADITIONAL



**GREAT POTENTIAL IN THE CREST ST SECTION OF BH**  
 Remarkable oppntny to buy a fixer in the Crest St's & remodel to your own taste & style. Dble dr entry w/vaulted ceils, mstr ste + ba & access to patio w/pastoral ctn views. The 2nd level has an open flr plan w/frtpic, wet bar, pvdtr rm & patio. Below is add'l level w/2 rms that can be used as bdrms or for entertaining. Other features incl a pl w/sep studio or pl hse & 2 car gar. Hse needs work, but there is great upside potential. On a 15k SF lot. Trust Sale.

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 David Kramer 310-691-2400  
 HILTON & HYLAND

**9806 PORTOLA** Open Sun 1-4 592C3  
**\$895,000** 2+2 2sty-CRAFTSMAN

Craftsman beauty, remodeled in period style, charming, on two levels with separate entrances. Turnkey home, perfect for couple who wants style and privacy.

MLS#12-577843 Built-ins  
 Rosanne Howard 310-786-1815 SOTHEY'S INT'L RLTY

**BEVERLYWOOD VICINITY** *Condo / Co-op*

**1240 S CORNING ST #205** Open Sun 1-4 632J4  
**\$449,900** 2+2 OTHER

JUST LISTED! Spacious 2-bd/2-bath condo close to places of worship,bakeries,dining,2nd floor SE.Carpets,walkthru kitchen,marble counters,gas cooking,micro.,frig. & dshwsher.Lndry inside. W/D incl.

MLS#12-576251 Dshwshr,Dryer,Grbg Disp,Micro,Rng/Ovn,Fr  
 Michelle Sue Menna 3235594422 KELLER WILLIAMS RLTY

**CULVER CITY** *Single Family*

**11806 MARSHALL ST** Open Sun 1-4 672E5  
**\$799,000** 895000 4+3.5 TRADITIONAL

DRASTIC PRICE CUT on this major remodel! Motivated Seller wants this in escrow soon. Ideal for home office, home business, entertaining, and those who need lots of privacy. Lots to say, come and see!

MLS#11-569889 Dshwshr,Micro,Rng/Ovn,Fridg  
 Arleen Revilla RTR

**CULVER CITY** *Condo / Co-op*

**5901 CANTERBURY DR #14** Open Sun 1-4 672J6  
**\$275,000** 2+2 TRADITIONAL

GRT OPPORTUNITY! 2 BD, 2 BA CONDO. TOP FLR, CORNER, FRONT UNIT W/ TREE-TOP VIEW. SPIRAL STRCASE TO LOFT. GAS STOVE. 2 SIDE BY SIDE PKG SPACES. LG PATIO. SPAC MSTR. SHORT SALE SUBJ TO LENDER APRVL

MLS#12-576087 Blf-Ins  
 Willie Turner 310.642.7257 COLDWELL BANKER

**5651 WINDSOR WAY #206** Open Sun 1-4 672J6  
**\$199,000** 1+1.5 1sty-TRADITIONAL

Spacious, upgraded condo in gated complex. Lg 1 bdrm, 1.5 ba. Granite in kit & baths. Gated pkg. Controlled access bldg w/ pl, spa, sundeck, elev., on-site Indry. Ready to move-in NOT A SHORT SALE!

MLS#11-559647 Blf-Ins  
 Willie Turner 310.642.7257 COLDWELL BANKER

**HANCOCK PARK-WILSHIRE** *Single Family*

**447 S PLYMOUTH BLVD** Open Sun 1-4 633G2  
**\$3,129,000** 4+3.5 CONTEMPORARY



**MID CENTURY MODERN COMPOUND**  
 A very rare offering in Windsor Square. Warm & inviting, architect's own mid-Century modern w/ clean lines & effortless indoor/outdoor flow. 4 beds+3.5 baths. Secure + private, this gated compound offers new, custom walnut floors throughout, 3 fireplaces + many special original details. Amazing outdoor spaces for entertaining w/ built-in . Attached 3-car garage + motor court w/additional parking, behind vanishing security door. This house has it all!

BBQ,Blf-Ins,Dshwshr,Dryer,Frzr,Other  
 Jenna Cooper 323.481.0644  
 TELES PROPERTIES, IN

**928 S VICTORIA AVE** Open Sun 1-4 633F3  
**\$1,473,000** +548000 4+2.5 2sty-CRAFTSMAN

STUNNING CRAFTSMAN LOVINGLY RESTORED. Extensive use of mahogany wood; bright & sunny LR, DR & stunning library. Gourmet kitchen w/ breakfast rm; terraced yard w/ pool. Garage converted to office.

MLS#11-563195 Dshwshr,Dryer,Grbg Disp,Micro,Rng/Ovn  
 N.Hartman/L. Brenner 323-860-4259 COLDWELL BANKER - HP