

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/fpcc., 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/frpcc, wet bar, pvdrrm & patio. Below is add'l level w/2 rms that can be used as bdrrms 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/frpcc, wet bar, pvdrrm & patio. Below is add'l level w/2 rms that can be used as bdrrms 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
 MLS#11-561937

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 SOTHEYB'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 APPRVL

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
 MLS#12-576715

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

SUNDAY HOLLYWOOD HILLS EAST *Single Family* **WESTSIDE / LOS ANGELES**

6431 LA PUNTA DR Open Sun 1-4 593F2
\$1,895,000 3+2.5 ARCHITECTURAL

PIERRE KOENIG STEEL & GLASS DESIGN W/ ASTONISHING CITY VIEWS
 Pierre Koenig, F.A.I.A. Inspired by the purity of Koenig's steel & glass Case Study Houses & the anticipated Hollywood revival, Michael Gantert took a leap of faith building a new steel & glass house on a rare Hollywood Hills ridge site to survey the coming boom. This property stands with CSH #22 as his most dramatic work. While understated, the luxury of space is underscored with marble baths & a generous walk-in closet, a necessity nonexistent in Pierre Koenig's earlier Case Study projects.

Dshwshr,Grbg Disp,Rng/Ovn,Fridg
 Crosby Doe (310) 428-6755
CROSBY DOE ASSOCIATE

MLS#11-554079

MALIBU *Single Family*

21766 AZURELEE DR Refresh. Sun 1-4 629E4
\$3,495,000 4+4 ARCHITECTURAL

MESMERIZING OCEAN VIEWS FROM SANTA MONICA TO POINT DUME
 Walls of glass open to wrap-around decks with head-on views of Catalina Island and sweeping panoramic ocean views from Santa Monica to the Malibu Pier to Point Dume. Built in 2008 by renowned architect Steve Kent, this modern architectural masterpiece boasts the finest materials and high-tech systems with incredible attention to every last detail. 4800 square foot, 4 bedroom, 4 bath, office, media room, plus separate guest suite. - Directions: PCH to Rambla Pacifico, Right on Azurlee to Address

FIOS,Miele,Toto,Sub-Zero,W/D,Guest Suite
 Brian Goldberg 310-403-4623
COLDWELL BANKER-MALI

MLS#11-569371

MARINA DEL REY *Single Family*

125 REEF MALL Open Sun 1-4 701J1
\$2,199,000 4+6 CONTEMPORARY

Ultimate Contemporary Silver Strand home. Two-story entry, soaring ceilings, plus elevator. Wonderful wall space perfect for displaying artwork. Tile flooring and custom carpeting.

MLS#11-549339 **Dshwshr,Elvtr,Grbg Disp,Rng/Ovn,Fridg**
 Aaron Kirman **HILTON & HYLAND**

PACIFIC PALISADES *Single Family*

911 HARTZELL ST Lunch Sun 1-4 631B5
\$2,395,000 4+4 TRADITIONAL

Totally remodeled 4BD/4BA Alphabet Street Contemporary Trad w/ high-end appliances + finishes. Gourmet Kit/Fam Rm; all new sound sys, HVAC, roof, solar panels, etc. Incredible style and quality!

MLS#12-577577
 Katy Kreidler 310 230 3708 **PRUDENTIAL CA - PALI**

1000 MONUMENT ST Open Sun 1-4 631A5
\$1,649,000 3+2.5 TRADITIONAL

COMPLETELY REMODELED ALPHABET STREET HOME
 Come see this gorgeous 3 bed + small office, 2 1/2 bath all redone alphabet street home. Fantastic location, right across from restaurants + shops, all that Pacific Palisades has to offer. The 1,869 sf home features a newer kitchen w/ ss appliances, hrdwd flrs plus brand new baths w/ gorgeous Limestone. Glass doors open to a large + spacious yard, on this rare 7,536 sf private corner lot. Brand new roof and electrical, plumbing, furnace and water heater. Also for lease at \$6,500/mo.

Dshwshr,Dryer,Frzr,Grbg Disp,Hood Fan
 Anthony Marguleas 310-293-9280
AMALFI ESTATES

MLS#12-578147

1300 MONUMENT ST Open Sun 1-4 631A4
\$1,560,000 3+2 ARCHITECTURAL

CLASSIC POST & BEAM DESIGN IN PACIFIC PALISADES
 Pollack & Kahn, Engineers Classic Post and Beam Design, 1955. From the body of work discovered, it is clear that Pollack & Kahn mastered the now classic post & beam glass house style pioneered by the U.S.C. School of Architecture. Living spaces are lifted, & set above the carport to allow maximum light & views from the hillside setting. A prominent roof beam projects through the living room out beyond the glass wall, focusing one's view out to the treetop vistas, & glimmer of the ocean.

Dshwshr,Grbg Disp,Rng/Ovn,Fridg
 Crosby Doe (310) 428-6755
CROSBY DOE ASSOCIATE

MLS#12-578801

SUNDAY PARK HILLS HEIGHTS *Condo / Co-op*

6616 SPRINGPARK AVE #8 Open Sun 12-4 673A7
\$365,000 3+2 MODERN

FHA/VA APPROVED LOANS! Low 0%-3.5% Down & 3% DP ASSISTANCE to Buyers that make less than 85k/year..SS Appls,Granite Cntrs,Bamboo/Tile flrs,Int.Custom Painted,Wash/Dryer Hookups,On-site extra storage.

MLS#11-562695 **Dshwshr,Grbg Disp,Hood Fan,Micro,Rng/Ovn**
 Lee Johnson 310-892-2244 **KELLER WILLIAMS-SM**

SUNSET STRIP - HOLLYWOOD HILLS WEST *Single Family*

7141 WOODROW WILSON DR Open Sun 1-4 593C1
\$1,395,000 3+3.5 CONTEMPORARY

This gorgeous Contemporary Home in Hollywood Hills is done This 3 bedroom 3.5 bath home has high end finishes. Hardwood floors throughout. Sliding doors leading out to balconies with an amazing view.

MLS#12-573981 **Blt-Ins,Dshwshr,Dryer,Frzr,Grbg Disp**
 Melissa Zee 310.309.0099 **RODEO REALTY INC.**

WEST L.A. *Single Family*

2447 STONER AVE Open Sun 1-4 632A7
\$575,000 3+1 CALIFORNIA BUNGALOW

Now is your chance to enjoy a warm and inviting Traditional home on the West side. Original condition with beautiful hardwood floors, a wood burning fireplace,copper plumbing and upgraded electrical. Big backyard and large detached garage that would make a wonderful studio or office.The rest is waiting for your touches. Seller is very motivated. Submit offers.

Cing Fan,Dryer,Rng/Ovn,Fridg,Wshr
 Colleen McLean **KELLER WILLIAMS RITY**

MLS#12-573889

WESTWOOD - CENTURY CITY *Condo / Co-op*

1870 VETERAN AVE #314 Open Sun 1-4 632B5
\$788,000 3+3.5 CONTEMPORARY

Sunny 2,514 sq.ft. 3+3.5 penthouse. Huge living space w/two-story windows, shutters, fireplace. Master suite w/2 walk-in closets. S/S parking in gated gar. Elevator bldg w/pool, spa, gym, & more!

MLS#12-574469 **Sundeck with panoramic city views.**
 Sue Miller (310) 821-5090 **COLDWELL BANKER-MDR**

1333 S BEVERLY GLEN #803 Open Sun 1-4 632D2
\$549,000 2+2 CONTEMPORARY

GREAT 2 BEDROOM CONDO IN WESTWOOD
 Spacious two bedroom (den could be converted to one bedroom) with 2 complete bathrooms. Very expansive living room with fireplace and stunning city views. Large dining room with wet bar. Tons of closet & cabinet space, inside laundry room with sink. Master has huge walk-in closet and very chic and modern bath. Full-service building with 24 hour valet and concierge/on site manager, plus pool, gym and recreation room. Very impressive lobby. Easy to show!

Dshwshr
 Mojgan Hakim 310-387-8500
COLDWELL BANKER-BH N

MLS#11-548499

SUNDAY SAN FERNANDO VALLEY

ENCINO *Single Family*

3810 DIAMANTE PL Open Sun 2-5 561E6
\$1,000,000 5+4.5 2sty-MEDITERRANEAN

This Sophisticated Mediterranean Gem Sits in the Hills of Encino located in Lanai School District. The home is situated on over half an acre cul-de-sac. Hardwood floors throughout!

MLS#11-549791 **Blt-Ins,Cbl,Cing Fan,Dshwshr,Dryer,Other**
 Melissa Zee 213.422.7941 **RODEO REALTY INC.**

WEST HILLS *Single Family*

6546 SHOUP AVE Refresh. Sun 11-4 529J6
\$619,000 4+3.5 CONTEMPORARY

Beautiful gated and remodeled custom home on half an acre lot! Huge set back from the street. Room to expand and for a pool. New custom kitchen, floors, and paint throughout the whole house.

MLS#12-575309 **Dshwshr,Frzr,Micro,Rng/Ovn,Fridg**
 Michael Shlomof 310-728-9969 **COLDWELL BANKER-SUNS**

OPEN HOUSES

WESTSIDE / LOS ANGELES SUNDAY