


OPEN HOUSES

**SATURDAY WESTSIDE / LOS ANGELES**

**SANTA MONICA Single Family**

**538 10TH ST** Open Sat 2-5 631D7  
**\$3,250,000** 5+4.5 ARCHITECTURAL




**CONTEMPORARY LOFT STYLE ARCHITECTURAL GEM NORTH OF MONTANA**  
 Contemporary Loft Style Architectural Gem North of Montana Offers Gallery-Style Two Story Open Beam Ceilings w Integrated Skylights & Custom Windows Bathing This Home In Natural Light w The Living Room & Gourmet Granite Kitchen Opening Out To The Big Grassy Backyard Featuring Saltwater Pool, Spa, Waterfall & Outdoor Fireplace & Patio Perfect For Entertaining On Those Warm Summer Nights, Upstairs Find A Private Master Suite Nestled Away w Fireplace, 2 Private Sun Patios, Walk-In Closet

www.538-10th.com  
 Jason Reitz ROCK REALTY GROUP KW 323-656-4000

**WEST HOLLYWOOD VICINITY Condo / Co-op**

**1045 N KINGS RD #303** Open Sat 2-5 593A6  
**\$329,000** 1+1 TRADITIONAL



**FULLY REMODELED CONTEMPORARY CONDO IN WEHO!**  
 Wonderfully Remodeled Spacious Top Floor Unit Offers Great North Facing Views of The Hills Filling The Unit w Bright Natural Light, New Kitchen Features Granite Counters, SS Appliances, Glass Backsplash & New Cabinets Thru, Large Bedroom Offers Extra Space w Great Light, Big Walk-In Closet and More Views, Master Bathroom Features Separate Shower w Spa Tub, Located In The Heart of West Hollywood But Quietly Tucked Away Offering Quiet Serenity w All Of The Action Of The City At Your Doorstep!

www.1045Kings.com  
 Jason Reitz ROCK REALTY GROUP KW 323-656-1800

**SUNDAY WESTSIDE / LOS ANGELES**

**BEVERLY CENTER-MIRACLE MILE Single Family**

**452 S SHERBOURNE DR** Open Sun 2-5 632J1  
**\$1,295,000** 3+2 TRADITIONAL

Immaculate, upgraded house nestled in lush oasis. Spacious living room, FDR, gourmet kitchen, cozy breakfast rm, sumptuous backyard with custom pool. Minutes from Cedar Sinai, and Beverly Hills.

MLS#12-574671 Btl-Ins,Dshwshr,Frzr,Rng/Ovn,Fridg  
 Shlomo Seidenfeld 310-433-9420 NOURMAND & ASSOCIATE

**453 N ALFRED ST** Open Sun 2-5 592J7  
**\$1,149,000** 3+3 CONTEMP MED

Newer (1997) contemporary Spanish. Features include an oversized living room w/ fireplace, formal dining room, wood flrs, soaring ceilings, chef's kitchen w/ center-island & family room w/ fireplace.

MLS#12-593331 www.ClintonWade.com  
 Clinton Wade 310-433-0633 JOHN AAROE GROUP

**1338 S CURSON AVE** Open Sun 2-5 633B4  
**\$739,000** 779000 3+2 TRADITIONAL



**PRICE REDUCTION 1338 S CURSON AVENUE**  
 This special traditional style, Wilshire Vista home is just waiting for you! The house is composed of 3 bedrooms + 1 3/4 bathrooms. The wood floors that span the two front bedrooms, living room, formal dining room and kitchen are in excellent condition. The spacious master bedroom suite has a separate office, fireplace, and french doors that lead to the vegetable garden. The floorplan functions perfectly and the outdoor space is easily accessible from several areas of the house.

Btl-Ins,Dshwshr,Dryer,Rng/Ovn,Fridge  
 Jeff Lemen KELLER WILLIAMS-SANT 310-482-2006

**BEVERLY CENTER-MIRACLE MILE Lease**


**1333 MEADOWBROOK AVE** Open Sun 2-5 633C4  
**\$2,295** 2+1 SPANISH

Beautiful large top floor character Spanish duplex. It has it all: Hardwood floors, tons of windows flooding the apartment with light, central a/c, formal dining room, breakfast room and more.

MLS#12-593237 Cbl,Grbg Disp,Rng/Ovn,Fridg  
 Bob Zay 310-927-8646 KELLER WILLIAMS RLY

**BEVERLY HILLS Condo / Co-op**

**120 S PALM DR #301** Open Sun 2-5 632H2  
**\$825,000** 2+2.5 CONTEMPORARY



**PRIME BEVERLY HILLS CORNER UNIT**  
 Buyer didn't perform--this is your chance. . . and the price is reduced! Immaculate LARGE unit on the front corner of this prestigious building in Beverly Hills! This unit streams light and is freshly painted. Beautiful hardwood floors, marble baths, fireplace in the living room with two large usable balconies, rounds out the appeal of this hard to find unit . . . left out: eat-in kitchen, large dining area, and big laundry room.

Btl-Ins,Cbl,Dshwshr,Dryer,Elvtr,Other  
 Bob Zay KELLER WILLIAMS RLY 310-927-8646

**WESTSIDE / LOS ANGELES**

**321 N OAKHURST DR #604** Open Sun 2-5 632H1  
**\$689,000** 2+2 TRADITIONAL

N of Burton Way. Spacious L/R w/ fireplace. Marble and Hardwood floors. Newer kitchen. Balcony. Light & bright. wt a view! 1820 Sq Ft, 6th floor. Minutes to shops and restaurants.

MLS#12-593803 concierge, pool, gym, party room  
 Haleh Dowlatshahi 310-463-3030 PREMIER REALTY

**262 N CRESCENT DR #3B** Open Sun 2-5 632G2  
**\$657,000** 2+2 CONTEMPORARY

One of the best locations in Beverly Hills--near all amenities and services in the Golden Triangle!! Spacious 2 bedroom 2 bath top floor unit. Open floor plan with oversized private garden terrace.

MLS#11-570573 Washer,Dryer,Dishwasher  
 Robyn Minor 310-923-5566 COLDWELL BANKER-BH S


**BEVERLY HILLS POST OFFICE Single Family**

**9675 HEATHER RD** Open Sun 2-5 592F4  
**\$3,785,000** 5+6 MODERN

Elegant, modern villa. This 2004 built home features 2 impressive master suites, 2 add'l BR, 6 BA, library, and state of the art kitchen. Patio leads to a pool and spa with a secluded sitting area.

MLS#12-592083 Cent Vac,Dshwshr,Dryer,Elvtr,Other  
 Daniela Peřkov 310-739-9097 NELSON SHELTON & ASS

**9525 HIGHRIDGE DR** Refresh. Sun 2-5 592D2  
**\$2,350,000** 2+3 5+4.5 1sty-TRADITIONAL



**BEAUTIFUL, SERENE SETTING! BHPO. WARNER SCHOOL DISTRICT.**  
 Perfect for entertaining! Gated, spacious family home on huge corner lot. Wonderful, open flplr. Oversized living room, family room w/ mble flpc. Two carved wood wet bars; Huge, remodeled chef's kitchen w/ rare Brazilian blue granite, custom wdwk Gaggenau applces; sub zerorefrigerator. Builtins. Beautiful Herringbone hwdw floors throughout. Mble bths, stained glass windows, quality details. His/ her walkin closets in master.Glass sliders out to patios, blackbottom pool,green Canyon Views.

Btl-Ins,Cbl,Cing Fan,Dryer,Frzr,Other  
 Andrea Alberts 310 777 5105

**BEVERLYWOOD VICINITY Single Family**

**8814 CADILLAC AVE** Open Sun 2-5 632J6  
**\$320,000** 2+1 CALIFORNIA BUNGALOW

**REDUCED TO \$320,000 FIXER OPPORTUNITY GREAT FLOOR PLAN**  
 Fantastic opportunity to make this house a real gem. First time on the market in 30 years! Probate - NO court- Confirmation. Light & bright with great floor plan, 2 BR + 1BA, bedrooms have deep closets. Hwdw floors throughout, foyer at entry, formal DR, fireplace, crown moulding, lg bathroom w tub & separate stall shower, laundry rm, large back yard, attached 2 car garage, 1,165 sq.ft, with 5,590 sf lot. Sunday Open April 29th 2-5. NOT TO BE MISSED!!

None  
 Jeff White Lori Donahoo 310-614-8024  
 RE/MAX EXECS - WEST

**BEVERLYWOOD VICINITY Lease**

**9210 ALCOTT ST** Open Sun 2-5 632H4  
**\$3,600** 2+2.5 MEDITERRANEAN



**EXCEPTIONAL MEDITERRANEAN LUXURY PENTHOUSE APARTMENT**  
 Rare, newly built penthouse in Beverlywood. Spacious and bright, unit has textured hardwood floors, open floor plan, gourmet kitchen with stainless steel appliances and granite countertops. Dining room has French doors leading to a private sundeck. Living room features gas burning fireplace and master bathroom boasts spa bath tub. There is a walk-in pantry, bonus nook space for an office and garage parking with storage room. Excellent location and a truly one-of-a-kind property in Beverlywood.

Cbl,Dshwshr,Dryer,Grbg Disp,Hood Fan  
 Shan Farahi 310-422-8940  
 COLDWELL BANKER-BH S

**BRENTWOOD Condo / Co-op**

**11847 GORHAM AVE #308** Open Sun 2-5 631H4  
**\$825,000** 850000 2+2.5 CONTEMP MED



**BEST DEAL AT "THE WESTGATE" IN HEART OF BRENTWOOD**  
 BRIGHT FRONT UNIT FACING SOUTH-WEST AT "THE WESTGATE" IN THE HEART OF BRENTWOOD. LIVING-ROOM W/FIREPLACE. ALL ROOMS FACING THE FRONT. HIGH-CEILINGS, POWDER-ROOM & SXS WASHER-DRYER OFF OF THE ENTRY. GRANITE KITCHEN & BREAKFAST-BAR, MARBLE BATHS. LARGE WALK-IN CLOSET IN LARGE MASTER-BEDROOM. EXTRA STORAGE, SXS PARKING + OVER 30 GUEST PARKING SPACES. 24-HOUR CONCIERGE, CONFERENCE ROOM, GYM & INDOOR SPA. WALK TO SHOPS & RESTAURANTS ON SAN VICENTE BLVD. SHOWN BY APPOINTMENT. OPEN SUNDAY 2-5 PM

Dshwshr,Dryer,Frzr,Grbg Disp,Micro,Other  
 Afa Kamran 310-284-9001  
 NELSON SHELTON

SUNDAY		WESTSIDE / LOS ANGELES		SUNDAY	
<b>11706 DARLINGTON AVE #102</b>		Open	Sun 1-4	631H4	
<b>\$750,000</b>	3+2.5	CONTEMP MED			
Spacious & quiet 3bed. unit in desirable building in prime Brentwood location within walking distance to San Vicente & Barrington. Large & open living & dining, granite kitchen with custom cabinetry					
MLS#12-575093		Blt-Ins,Cbl,Cing Fan,Dshwshr,Frzr,Other			
Mazda Hoghoughi		310-271-4040 X	ELITE PROPERTIES REA		

CHEVIOT HILLS - RANCHO PARK		Single Family			
<b>10550 DUNLEER DR</b>		Open	Sun 2-5	632E6	
<b>\$1,495,000</b>	3+3	SPANISH			
Gorgeous, Spanish, LARGEST LOT in Cheviot.3BR+3Bth+2 Offices. HW floors,Leaded Glass,French Doors,Hand-Stenciled Ceil,Orig Hardware,Wood Beam Ceil. Sunny Brkfst Rm, Elegant Formal Dining Rm 2 Offices					
MLS#12-589829		Blt-Ins,Dshwshr,Grbg Disp,Micro,			
Bob Hurwitz		310 701-7877	HURWITZ JAMES CO		

<b>10550 DUNLEER DR</b>		Open	Sun 2-5	632E6	
<b>\$1,495,000</b>	3+3	SPANISH			
					
<b>GORGEOUS AUTHENTIC SPANISH,LARGEST LOT IN CHEVIOT 3BR+3BTH</b>					
Gorgeous, Authentic Spanish on the LARGEST LOT in Cheviot right now. 3BR's + 3Bths + 2 Offices. Original details include: HW floors thru-out, Wrought Iron, Arched Doorways, Leaded Glass, French Doors, Coffered Ceilings, Orig Hardware, Malibu Tile, Wood Beam Ceiling, Sunny Breakfast Room off Kitchen. Elegant, Large Formal Dining Room. Living Room opens to tree-shaded wrap around deck-perfect for Sunday brunch. 2 Offices ea w/private entrance. Walk to Park & school. Amazing Charm, great street.					
MLS#12-589829		Blt-Ins,Dshwshr,Grbg Disp,Hood Fan,Micro			
Bob Hurwitz		310 701-7877	HURWITZ JAMES COMPAN		

<b>2728 GLENDON AVE</b>		Open	Sun 2-5	632D6	
<b>\$999,000</b>	+095000	4+3	2sty-TRADITIONAL		
HUGE PRICE REDUCTION! Remodeled kitchen opens to a dining area. Family room leads to a fenced yard; a great flow for entertaining. Great master w/large remodeled bath. OVER 2500 sq. ft. LOW \$\$/sf!!					
MLS#12-577881		Cing Fan,Dshwshr,Hood Fan,Rng/Ovn			
Todd Kohn		310-613-4959	SOTHEY'S INT'L RLTY		

CULVER CITY		Single Family			
<b>4942 BELOIT AVE</b>		Open	Sun 2-5	672F4	
<b>\$949,000</b>	4+3	2sty-SPANISH			
					
<b>IMPECCABLE SANTA BARBARA STYLE NEXT TO THE BALLONA CREEK!</b>					
Over 2300sqft! 4 bedrooms upstairs w/ Creek & Mountain Views.Master Suite has Walk-in Closet, Spa Tub, dual Sinks, Shower & a Private Balcony. Wood floors throughout the Living Room, large open Family Room w/ Fireplace. Kitchen w/ Granite Counters.Garage converted into a child playspace/Office Area (an additional 400sqft of living space!) Gated front yard. Backyard has large grass Area & a Wood Deck.Located in Culver City next to Bike Path near Shops, Restaurants, Parks & Schools!					
MLS#12-587637		www.4942beloit.com			
Todd Miller		310.923.5353	KELLER WILLIAMS-SANT		

<b>3414 CAROLINE AVE</b>		Open	Sun 2-5	632J7	
<b>\$749,000</b>	2+1	CONTEMPORARY			
					
<b>CONTEMPORARY HOME BEAUTIFULLY REDESIGNED IN CULVER CITY</b>					
House redesigned by McVey Studio Architects on the only R2 zoned street in Culver City's Art District. The entire home was revamped in 2004 with new roof, walls,stucco,heater,floors, windows,copper plumbing & electrical panel & wiring. Great open design including an open wood-beamed ceiling,Kitchen w/ black granite, custom stainless steel appliances,gorgeous bathroom has a huge pebble stoned shower surrounded by basalt tile. The large backyard room for a 2nd home!					
MLS#12-594569		www.3414caroline.com			
Todd Miller		310-923-5353	KELLER WILLIAMS-SANT		


<b>3452 FAY AVE</b>		Open	Sun 2-5	632J7	
<b>\$739,000</b>	3+1	1sty-MID-CENTURY			
					
<b>GORGEOUS HOME NEXT TO QUIET PARK IN CULVER CITY'S ART DIST.</b>					
Original hard wood floors, wood burning fireplace, remodeled kitchen w/ new cabinets, granite counters & stainless steel appliances, a refurbished bathroom, new windows and plantation shutters. Located on a quiet tree-lined cul-de-sac, next to a nice park w/ children's play areas & sport courts, near all of the upscale restaurants at the Helms Bakery and all the art galleries in Culver City's Art District. Not far to everything in downtown Culver City, including the future Expo Line station!					
MLS#12-592831		3452Fay.com			
Todd Miller		310.923.5353	KELLER WILLIAMS-SANT		

<b>3321 FAY AVE</b>		Open	Sun 2-5	632J7	
<b>\$689,000</b>	3+2	TRADITIONAL			
					
<b>REMODELED 3-BED ROOM IN HEART OF CULVER CITY "ART DISTRICT"</b>					
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		www.3321Fay.com			
Kelley Miller		310.923.5353	KELLER WILLIAMS-SANT		

<b>11417 CULVER PARK DR</b>		Open	Sun 2-5	672G5	
<b>\$655,000</b>	3+2	2sty-TRADITIONAL			
A block from El Marino Language School!! Come see this large home in the desirable Sunkist Park neighborhood of Culver City. Great curb appeal, step down living room , two fireplaces, master suite.					
MLS#12-593233		Cing Fan,Dshwshr,Dryer,Fridg,Wshr			
Lisa Potter		310-780-2850	THE REAL ESTATE CONS		

HANCOCK PARK-WILSHIRE		Single Family			
<b>542 N PLYMOUTH BLVD</b>		Refresh.	Sun 2-5	593G7	
<b>\$1,040,000</b>	3+3	SPANISH			
MLS#12-594681					
Julio Elias		310 993-9727	Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other		
		RODEO REALTY			

HOLLYWOOD HILLS EAST		Single Family			
<b>5544 TUXEDO TER</b>		Open	Sun 2-5	593G2	
<b>\$2,199,000</b>	3+2.5	1sty-MID-CENTURY			
					
<b>REMODELED MID-CENTURY WITH VIEWS!!</b>					
Xanadu Group is proud to present their newest offering: Bathed in natural light open floor plan with tall ceilings and an approx 50 foot wide doorway out to a huge entertainment deck with hot tub. Walls of glass reveal incredible views of the Hollywood Sign, city lights, and the ocean. Smart home wiring, security, and keyless entry make this the house of the future. Eco-friendly landscape design with recycled watering, full outdoor kitchen, and detached studio/office. Incredibly private					
MLS#12-594315		www.5544tuxedoterrace.com			
Stephen Apelian		323-804-3400	COLDWELL BANKER-BH S		

HOLLYWOOD HILLS EAST		Condo / Co-op			
<b>2222 N BEACHWOOD DR #315</b>		Open	Sun 1-4	593G3	
<b>\$595,000</b>	2+2	CONTEMPORARY			
					
<b>HOLLYWOOD HILLS GEM W/ MILLION DOLLAR VIEW FOR 1/2 THE PRICE</b>					
MILLION DOLLAR VIEWS FOR 1/2 THE PRICE IN THE HILLS! This Beachwood Canyon 2 Bed/2 Bath Condo featuring over 1,400sf with skyline panoramic views. Spacious Kitchen with breakfast bar granite countertops & newer S/S APPLIANCES. Living Room w/ fireplace. Large bedrooms, walk-in closets & wood shutters. AMENITIES: Pool/Spa, Gym, Storage Space, 2 side by side Parking Spaces & Guest Parking. This condo is READY TO MOVE IN & TURN KEY. Keep as is or add your creativity to make this condo your own.					
MLS#12-592341		Cbl,Dshwshr,Dryer,Frzr,Grbg Disp,Other			
Angie Wong		3107763100	KELLER WILLIAMS HOLL		

MARINA DEL REY		Single Family			
<b>3621 VIA DOLCE</b>		Open	Sun 2-5	671J7	
<b>\$2,375,000</b>	4+4	CONTEMP MED			
					
<b>ULTIMATE LUXURY HOME ON CANAL</b>					
Light and open, freshly designer decorated with finest detail and materials. 2 top roof decks w/ocean/mountain/canal views and entertainment loft. 4 stop elevator. Master suite w/FP, balcony w/French doors and ocean view, dressing room and luxurious bath with spa tub. 3 additional bedrooms. Very large great room on lower levelw/bath,closet and separate entrance, opens to private patio at peaceful water's edge.Many more features too numerous to mention. Quality thru-out.					
MLS#12-585147		Blt-Ins,Cing Fan,Dshwshr,Dryer,Elvtr			
Geraldine Spira		310-453-5205	GERALDINE SPIRA		

MARINA DEL REY		Condo / Co-op			
<b>4314 MARINA CITY DR #1020</b>		Refresh.	Sun 1-4	672A6	
<b>\$745,000</b>	2+2	CONTEMPORARY			
A MUST SEE! FURNISHINGS INCLUDED! Completely renovated 2bd/2ba with incredible open floor plan. Contemporary finishes throughout the unit. Amazing designer condo at an amazing price!					
MLS#12-595349		Blt-Ins			
Sam Real		323-533-1277	CRESCENT REALTY CORP		

OPEN HOUSES

WESTSIDE / LOS ANGELES

SUNDAY

OPEN HOUSES

**SUNDAY** **WESTSIDE / LOS ANGELES** **SUNDAY**

**306 BORA BORA WAY #202** Open Sun 2-5 701J1  
**\$529,000** 2+2 TRADITIONAL

**TRADITIONAL, TURN KEY, TASTEFULLY REMODELED MARINA DEL REY**

Turn key, tastefully remodeled corner unit on the second floor with bamboo floors, new carpet in the bedroom, new granite counter-tops in the kitchen, high smooth ceilings, two balconies, 2 side by side parking spots, gas fireplace, recess lights, new dual pane vinyl windows and doors throughout, new appliances. Amenities include: Year round heated pool, spa, sauna, gym, bike storage area, recreation room, 2 tennis courts. Visit delreyliving.com for more info. **MUST SEE! PRICED TO SELL!**

Cing Fan,Dshwshr,Dryer,Grbg Disp,Micro,  
 Raymond Karapehyan 310.739.0705  
 COLDWELL BANKER-MARI

MLS#12-593509

**MID LOS ANGELES** *Single Family*

**2238 W 25TH ST** Open Sun 2-5 633G6  
**\$572,000** 4+3 TRADITIONAL

**DEAL OF THE DECADE!!!**

Transitional-Victorian/Craftsman...4 BR+sleeping porch, 2.5 Bath Vintage Beauty on large lot in very intact block of Kinney Heights-West Adams Terrace HPOZ makes it a possibility for Mills Act tax benefits! Near the 6 Feet Under House, UCLA's Clark Library & the Amateur Athletic Foundation. Huge living room, FDR, brkfst rm, GORGEOUS custom stained glass throughout. Hdwd floors, bonus room, charm galore! Centrally located in Historic West Adams.

Dshwshr,Grbg Disp  
 Natalie Neith 323-317-9696  
 JOHN AAROE GROUP

MLS#12-593073

**NORTHERN** *Single Family*

**903 PALM VIEW DR** Open Sun 2-5 595-E1  
**\$329,000** 2+1 1sty-COTTAGE

**PALM VIEW DRIVE**

The best kept secret in Garvanza. Secluded one Block Street sets the romantic tone that is numbered 903. Whimsical 20's cottage of a quieter time when this was the country beckoning from busy LA & Pasadena. Fast forward to 2012... the rustic feel still welcomes from the cozy front porch, open & inviting L.R., D.R., kitch., French drs filled the second bedrm/office w/great light, master bedrm tucked away for privacy. Spacious rear patio & terrace St. to St. yard, sweet retreat close to all.

View  
 Liz Johnson 323-397-6041  
 TELES PROPERTIES

**PACIFIC PALISADES** *Single Family*

**17737 PORTO MARINA WAY WAY** Open Sun 2-5 630F6  
**\$3,795,000** 4+4 CONTEMP MED

This newly built custom designer home finished in 2009 offers top of the line countless amenities overlooking the pacific ocean.

MLS#12-583593 BBQ,Blt-Ins,Cling Fan,Dshwshr  
 John Snyder 310-459-8163 PRUDENTIAL MALIBU RE

**806 ILIFF ST** Open Sun 2-5 631B5  
**\$3,499,000** 5+6 CONTEMPORARY

**BRAND-NEW CONSTRUCTION IN THE PALISADES' ALPHABETH STREETS**

Exquisitely detailed, approx. 5,300SF crafted w/the aesthetic eye & attention to detail of an artisan. Amazing European details: double coffered ceilings, hand carved sinks, custom raised panel & crown molding, custom light fixtures & 6.5" solid distressed mahogany floors. 400-gallon dual-sided saltwater fish aquarium. Chef's kitchen w/Carrera marble, Viking & Bosh appliances. All bedrooms are en-suite. "Old Hollywood style" Movie Theater w/130" 3D projection screen. BBQ & pool with waterfall.

BBQ,Blt-Ins,Cbl,Dshwshr,Dryer  
 Anthony Marguleas 310.293.9280  
 AMALFI ESTATES

MLS#12-594109

**PLAYA DEL REY** *Condo / Co-op*

**8238 W MANCHESTER AVE, UNIT 20** Open Sun 2-5  
**\$564,900** 2+2 CONTEMP MED

**NO OTHER BUILDING LIKE IT IN THE AREA ~ NEWLY BUILT IN 2008!**

Luxury & Elegance at it's best in this spacious 2+2, just blocks to the beach. Large gourmet kitchen w/granite slab counters, sleek s/s appliances, custom finished Maple Style cabinets & breakfast bar. Open layout w/ high ceilings, hardwood floors in main living areas, Gas Fireplace w/mantle, balcony off living room & separate dining area. Grand master suite w/balcony, generous custom finished walk-in closet, lavish spa master bath featuring double vanity, travertine marble & separate shower.

Sara Deskins 310-467-9927  
 COLDWELL BANKER

**PLAYA VISTA** *Condo / Co-op*

**6020 SEABLUFF DR #301** Open Sun 2-5 702D1  
**\$325,000** 1+1 CONTEMP MED

Beautifully upgraded 1b/1b with bonus den/office on the 3rd floor, in the heart of Playa Vista. Steps from restaurants, coffee, yogurt, pilates/yoga, sushi and so much more! Standard Sale, Won't last!

MLS#12-596251 Blt-Ins,Dshwshr,Dryer,Micro,Rng/Ovn,  
 A Eychis/R. Sekulich 310-709-1701 KELLER WILLIAMS RLTY

**SANTA MONICA** *Single Family*

**515 MARGUERITA AVE** Open Sun 2-5 631C7  
**\$3,795,000** 4+2 CRAFTSMAN

Located on one of Santa Monica's most prestigious streets, this original 1923 Craftsman style home is waiting to be brought into the 21st century. Situated on a large 13,188 sq.ft lot (per assessor)

MLS#12-585457 www.515marguerita.com  
 Jody Fine/Marco Van Erp 310.230.3770 PRUDENTIAL CA REALTY

**335 24TH ST** Open Sun 2-5 631E5  
**\$3,499,000** 5+4.5 SPANISH

**SPANISH STYLE HOME COMPLETELY REMODELED**

Completely remodeled 2 years ago, built in 1929. Spanish charmer in the coveted Franklin School district. 5+4.5 home features Walnut floors, recessed lighting, custom European windows, skylights, cherry closets, open epicurean kitchen w/acid-washed marble island, Miele oven, Viking stove, copper hood, Sub-Zero fridge & 2 Fisher Paykel dishwashers. Climate control wine cellar for about 1500 bottles. Mstr suite w/spa soaking tub, steam shower & dry sauna.

BBQ,Blt-Ins,Cbl,Dshwshr,Dryer  
 Anthony Marguleas 310.293.9280  
 AMALFI ESTATES

MLS#12-590889

**538 10TH ST** Open Sun 2-5 631D7  
**\$3,250,000** 5+4.5 ARCHITECTURAL

**CONTEMPORARY LOFT STYLE ARCHITECTURAL GEM NORTH OF MONTANA**

Contemporary Loft Style Architectural Gem North of Montana Offers Gallery-Style Two Story Open Beam Ceilings w Integrated Skylights & Custom Windows Bathing This Home In Natural Light w The Living Room & Gourmet Granite Kitchen Opening Out To The Big Grassy Backyard Featuring Saltwater Pool, Spa, Waterfall & Outdoor Fireplace & Patio Perfect For Entertaining On Those Warm Summer Nights, Upstairs Find A Private Master Suite Nestled Away w Fireplace, 2 Private Sun Patios, Walk-In Closet.

www.538-10th.com  
 Jason Reitz 323-656-1800  
 ROCK REALTY GROUP KW

MLS#12-594419

**2645 33RD ST** Open Sun 2-5 672A1  
**\$1,795,000** 4+3 VILLA

Fabulous for any style furnishings, from traditl to contemporary. Big rooms & windows, high ceilings, wood flrs throughout. . Glorious open kitchen, family room. Backyard with pool/spa at the end.

MLS#12-595693 Blt-Ins,Dshwshr,Grbg Disp  
 Joan Sather 310-740-0302 SOTHEY'S INT'L RLTY

**2917 URBAN AVE** Open Sun 12-5 671J1  
**\$1,250,000** 4+2.5 2sty-ARCHITECTURAL

**ARCHITECTURAL HOME REIMAGINED ON A BEAUTIFUL QUIET STREET.**

Reconstructed from the bare walls, with all new systems, stunning second story addition and detached oversized garage. This home also features large xeriscaped front yard, spacious outdoor patio with private landscaped rear sanctuary. Interior features include a comfortable floor-plan centered around an elegant kitchen showcasing marble counters, stainless steel appliances, island and breakfast bar.

Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Other  
 Jaida Hoff 3104889494  
 THE BLUEWAVE GROUP,

MLS#12-596193


**SANTA MONICA** *Condo / Co-op*

**12 VILLAGE PARK WAY PKY** Open Sun 2-5 671J2  
**\$759,000** 2+2.5 CONTEMPORARY

Sunset Park hidden gem. 2 story 2 & den townhome in Village Park. Private street with lush landscaping, pool, spa, sauna, rec room, tennis court, RV parking. Convenient to Grant School, shops, park

MLS#11-565951 Enter @ 27th Street & Pearl Street  
 Shirley Levy 310-452-1061 SHIRLEY LEVY BROKER

SUNDAY WESTSIDE / LOS ANGELES


SUNDAY		WESTSIDE / LOS ANGELES			SUNDAY
<b>1021 12TH ST #107</b>	Open	Sun 2-5	631E7		
<b>\$449,500</b>	479000	1+1	CONTEMPORARY		
	PRIME NORTH OF WILSHIRE LOCATION. Unit Beautifully Remodeled, Crown Molding, New Kitchen, Appliances, Refrigerator, Large One Bdr. Bath has Tub/Shower & Separate Shower, CORNER UNIT, LIGHT AND BRIGHT, INTERCOM, GATED ENTRY, 1CAR PARKING. PRIVATE & QUIET. Near Montana Ave. & Palisade Park which over looks the ocean.* MUST SEE *				
Cbl,Cing Fan,Dshwshr,Elvtr,Grbg Disp,		Robert Dean		310-451-8775	
MLS#12-593665		SIGMA FINANCIAL PROP			

SILVER LAKE - ECHO PARK		Single Family		
<b>1441 N BENTON WAY</b>	Open	Sun 2-5	594D6	
<b>\$748,800</b>	2+1.75	SPANISH		
Timeless appeal, indoor/outdoor living + great location. Character Spanish w/ original grace & charm. Spacious Living & Dining Rooms, warm wood floors, beautiful kitchen & baths. Spectacular views!				
MLS#12-585775		Dshwshr,Dryer,Rng/Ovn,Fridg		
Joseph Lightfoot		213-700-4438 SOTHEBY'S INT'L RLTY		


<b>2129 COVE AVE</b>	Open	Sun 2-5	594E5
<b>\$644,000</b>	3+1.75	CALIFORNIA BUNGALOW	
Updated w/ LOTS OF NATURAL LIGHT, WARM WOODS, & GORGEOUS KITCHEN. Timeless w/ splashes of Modern style. Expansive lawn, roomy covered porch, unique location. Cook's Dream Kitchen w/ all the amenities.			
MLS#12-582997		Cing Fan,Dshwshr,Grbg Disp,Micro,Rng/Ovn	
Joseph Lightfoot		213-700-4438 SOTHEBY'S INT'L RLTY	

<b>856 HYPERION AVE</b>	Open	Sun 2-5	594B6
<b>\$599,000</b>	3+1.75	CONTEMPORARY	
Contemporary home w/ Lg open lvg areas, firepl, wd flrs. Kitch w/ lots of cabinets & granite counters. 2 bdrms, big closets. Lg Mstr Suite w/ wd flrs, firepl, & window seat. Great value in Silver Lake			
MLS#12-580179		None	
Joseph Lightfoot		213-700-4438 SOTHEBY'S INT'L RLTY	

<b>1445 MCCOLLUM ST</b>	Open	Sun 2-5	594D6
<b>\$545,000</b>	2+1	SPANISH	
Spanish starter-home in heart of Silver Lake. Lrg living rm w/ firplc, 2 bdrms & studio+bath in converted garage. Cozy private patio w/ tranquil garden & fountain. Near hip shops, dining, nightlife.			
MLS#12-591429		None	
Joseph Lightfoot		213-700-4438 SOTHEBY'S INT'L RLTY	

SUNSET STRIP - HOLLYWOOD HILLS WEST		Single Family		
<b>2399 MOUNT OLYMPUS DR</b>	Open	Sun 2-5	593A2	
<b>\$2,639,000</b>	4+4.5	CONTEMP MED		
	<b>MOUNT OLYMPUS MODERN w/VIEWS TO THE OCEAN &amp; CATALINA ISLAND</b>			
Modern Mediterranean sits atop Mount Olympus Dr with views to the Ocean and Catalina Island. Open floor plan with high ceilings and lots of glass create an architectural vibe. Spacious living areas flow for a superb entertaining environment. The kitchen is equipped with Viking and Sub Zero professional appliances sure to satisfy any gourmand. Backyard with gazebo, pool, spa and grassy side yard add to the indoor/outdoor feel perfect for the Southern CA lifestyle.				
mtolympus-lahomes.com		Joe Custer		
MLS#12-590387		KW HOLLYWOOD HILLS		

<b>7101 WOODROW WILSON DR</b>	Open	Sun 2-5	593D1
<b>\$1,198,000</b>	+225000	3+3.5	2sty-ARCHITECTURAL
	<b>BEAUTIFULLY RESTORED &amp; PRICED TO SELL</b>		
Gorgeous architectural lodge style compound once owned by Harrison Ford. This warm rustic family home has been beautifully updated, and preserved with it's original integrity. With open beam ceilings, detailed woodwork, wrap-around balconies, big grassy backyard, large outdoor deck, and a master suit with two walk-in closets this is a must see property. This house has it all mixing modern designer style with classic California architecture.			
Btl-Ins,Cing Fan,Dshwshr,Dryer		Michael Dronge	
MLS#12-577007		KELLER WILLIAMS BH	

<b>7616 WILLOW GLEN RD</b>	Open	Sun 2-5	593A2
<b>\$899,000</b>	4+3	MID-CENTURY	
	<b>HOLLYWOOD HILLS HIDEAWAY MID CENTURY RANCH ON OVER 1 ACRE</b>		
Hollywood Hills Hideaway Mid Century Ranch on Over 1 Acre - Classic Originality and Design w/ Laurel Canyon/Nichols Canyon Charm - Think "Mad Men" in Vermont. Indoor / Outdoor Spaces w/ 100 Ft Long Patio and Green Vistas from Every Window Where Eucalyptus Pine Oak and Citrus Trees Freshen The Air. An Open Layout Showcase Living Room w/ Stone Fireplace and Hearth. Sunken Library/Den/ Family Room Has Second Fireplace Perfect for Media Center or Relaxing w/a Book. An Ideal Family Home.			
www.7616WillowGlen.com		Blanche D'Souza	
MLS#12-594277		KELLER WILLIAMS RLTY	

SUNSET STRIP - HOLLYWOOD HILLS WEST		Land		
<b>8148 GOULD AVE</b>	Open	Sun 1-4	593A4	
<b>\$195,000</b>	Land			
	<b>OPPORTUNITY TO BUILD ABOVE SUNSET STRIP WITH VIEWS....!!</b>			
Prime lot in Sunset Strip area, above Sunset Blvd., Opportunity to build and own in MillionDollar neighborhood. Owner will consider financing with 10% down from qualified buyer.Gorgeous city, canyon and mountain views. Geo and soil reports, Preliminary plans, survey,available, 5100 sq. ft., uphill slope lot. Sewer and gas in front of property, 60' frontage x 90' depth. Tranquil & serene location. Minutes to Sunset strip, Hollywood, Studio City.				
MLS#12-587109		Elaine Dannenberg		
		NELSON SHELTON & ASS		

WEST HOLLYWOOD VICINITY		Single Family		
<b>428 NORWICH DR</b>	Open	Sun 2-5	592J7	
<b>\$1,295,000</b>	3+2	TRADITIONAL		
	<b>BOHO CHIC RETREAT IN WEHO'S MELROSE DESIGN DISTRICT</b>			
Boho Chic Retreat in WeHo's Melrose Design District Offers Creative Serenity w/ Amazing Guest House Walking To Everything. Enter this Recently 100% Rebuilt Home Thru Its Open Living Layout w/ Vaulted Ceilings & Hardwood Floors, Skylights Flood The Public Areas w/ Sunlight All Day, Leading You To Cooks Kitchen w/ Granite & Stainless Appliances, The Master Suite is Tucked Away Offering Privacy & A Big Walk-In Closet, Bright Master Bath w/ Soaking Tub Featuring Custom Shower, New Tile & Gorgeous Granite				
www.428Norwich.com		Jason Reitz		
MLS#12-590177		ROCK REALTY GROUP KW		

WEST HOLLYWOOD VICINITY		Condo / Co-op		
<b>999 N DOHENY DR #206</b>	Open	Sun 2-5	592H6	
<b>\$379,000</b>	0+1	MODERN		
Stylishly studio pied a terre w/airy views. New gorgeous kitchen, spa bath, pebble tech, bamboo floors & amazing storage. Amazing opportunity for active city dweller or jet setter. Available Furnished				
MLS#12-588461		www.999DohenyDrive206.com		
Jesse McManus		310-770-8099 KELLER WILLIAMS BH		

<b>1045 N KINGS RD #303</b>	Open	Sun 2-5	593A6
<b>\$329,000</b>	1+1	TRADITIONAL	
	<b>FULLY REMODELED CONTEMPORARY CONDO IN WEHO!</b>		
Wonderfully Remodeled Spacious Top Floor Unit Offers Great North Facing Views of The Hills Filling The Unit w/ Bright Natural Light, New Kitchen Features Granite Counters, SS Appliances, Glass Backsplash & New Cabinets Thru, Large Bedroom Offers Extra Space w/ Great Light, Big Walk-In Closet and More Views, Master Bathroom Features Separate Shower w/ Spa Tub, Located In The Heart of West Hollywood But Quietly Tucked Away Offering Quiet Serenity w/ All Of The Action Of The City At Your Doorstep!			
www.1045Kings.com		Jason Reitz	
MLS#12-596159		ROCK REALTY GROUP KW	

WESTCHESTER		Single Family		
<b>5829 W 74TH ST</b>	Open	Sun 2-5	702J1	
<b>\$599,000</b>	3+2	UNKNOWN		
	<b>A MUST SEE</b>			
Newly remodeled house in pleasant Westchester neighborhood. The house boasts hardwood floors throughout the house, stainless steel appliances, and granite counter tops. Plenty of space for outdoor or indoor entertaining and lots of natural light.				
Cing Fan,Dshwshr,Hood Fan,Micro,Other		Daniel Perlestein		
MLS#12-594299		DANCO INC.		

OPEN HOUSES

WESTSIDE / LOS ANGELES SUNDAY

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**SUNDAY WESTSIDE / LOS ANGELES WESTSIDE / LOS ANGELES WESTSIDE / LOS ANGELES**  
**WESTWOOD - CENTURY CITY Condo / Co-op BY APPOINTMENT WESTSIDE / LOS ANGELES**

**10933 WELLWORTH AVE #11** Open Sun 2-5 632B3  
**\$595,000** 2+2.5 TRADITIONAL  
 BEAUTIFULLY REMODELED 2+2.5 TRI-LEVEL TOWNHOME W/HIGH QUALITY APPOINTMENTS. OPEN LIVING/DINING AREA W/WOOD FLOORS & FP. MASTER SUITE W/SOARING CEILINGS. CENTRAL A/C & INSIDE W/D. LARGE PRIVATE PATIO.  
 MLS#12-593595 Blt-Ins,Dshwshr,Dryer,Grbg Disp,Rng/Ovn  
 Kathy A. Douglas 310-820-9320 PRUDENTIAL CA - BREN

**SUNDAY SAN FERNANDO VALLEY**

**ENCINO Single Family**

**18085 LAKE ENCINO DR** Open Sun 2-5  
**\$1,595,000** 5+4 1sty-RANCH

Quiet neighborhood single-story ranch with huge rooms. Wood flrs, 2 fp's, Frml Din Rm, Enormous Kit, Fam Rm w/FR drs, Master Suite. Entertainer's yd w/pool, bbq, expansivse lawn & hillside privacy.

www.18085LakeEncino.com  
 Monty Iceman 818-521-2568 PRUDENTIAL CA REALTY

**4246 WHISPERING PINES CT** Open Sun 2-5 561A5  
**\$1,225,000** 5+3.5 2sty-TRADITIONAL

Dshwshr, Grbg Disp., Bltins, Viking Rng  
 Elizabeth Summers 818-903-1386 COLDWELL BANKER - SC

**NORTHRIDGE Condo / Co-op**

**19766 SANTA ROSA DR** Open Sun 2-5 500E1  
**\$479,000** 3+2.5 MEDITERRANEAN

**BEAUTIFULLY UPGRADED ATTACHED MODERN IN GATED COMMUNITY**  
 Modern single family attached home in Promenade gated community in Porter Ranch. 3 bd/2.5 bath. Upgrades throughout, gorgeous distressed-plank hrdwd floors, granite counters, SS appliances, crown molding, upgraded light fixtures and ceiling fans, in-wall surround speakers, custom blinds, custom built-in wine and beverage cabinet. Great valley view from master and wrap around gas fireplace in living & dining room. 2-car attached garage with custom epoxied floor and tons of custom storage.  
 Blt-Ins,Cbl,Cing Fan,Dshwshr,Dryer,Other  
 Jana Charalambous 310-270-3449  
 HILTON & HYLAND

**SUNDAY OTHER AREAS**

**EL SEGUNDO Single Family**

**1510 EAST OAK AVENUE** Open Sun 1-4 702G7  
**\$1,699,000** 5+6 MEDITERRANEAN

**LUXURY IN A SMALL TOWN**  
 Five bedrooms, six bath contemporary Tuscan manor type BRAND NEW construction on a very wide lot. Cutting edge kitchen with beautiful hardwoods, stone and glass. "Smart home" with technological, integrated lighting. Details abound - bring your boat for the 3 car garage. Perfectly placed on beautiful tree-lined street with covered back patio and yard.  
 Cent Vac,Viking appliances, Security Sys  
 Janine D Maples 310-385-3143  
 SOTHEY'S INT'L

**WHITTIER Single Family**

**16052 SANTA FE ST** Open Sun 2-5 707J5  
**\$329,000** 3+2 CONTEMPORARY

**TREE LINED STREET. GORGEOUS HOME. MUST SEE!**  
 GORGEOUS HOME IN WHITTIER, MUST SEE TO APPRECIATE. MASTER BEDROOM HAS IT'S OWN BATHROOM. ALSO HAS BUILT-INS. PLEASE SEE MAP QUEST FOR PROPERTY DIRECTIONS. THANK YOU KINDLY. FRANCELLEA HENDERSON 310-968-1946  
 Blt-Ins  
 Francella Henderson 310-968-1946  
 FRANCELLEA HENDERSON

**BEVERLY HILLS Single Family**

**723 N SIERRA DR** By Appt. 592G6  
**\$4,999,000** 5+5 TRADITIONAL



**ESTATE ON A FLAT 1/2 ACRE LOT IN THE HEART OF BEVERLY HILLS**  
 723 No. Sierra Dr. is a wonderful home in the heart of Beverly Hills. Over 22,000 sq. ft. of land. It is full of possibilities for building your dream home. The almost 4,000 sq. ft. home, has 5 bedrooms, 5 bathrooms. The living room & den look out onto the magnificent yard and pool. It has a formal dining room and updated granite kitchen. The tree-lined street adds to the charm of this fabulous grounds and home. SHOWN BY APPOINTMENT ONLY.

Gail Mintz COLDWELL BANKER - SC 310-274-2474

**NEW LISTINGS WESTSIDE / LOS ANGELES**

**HANCOCK PARK-WILSHIRE Condo / Co-op**

**651 WILCOX AVE #A100** 593E7  
**\$325,000** 1+1 FRENCH NORMANDY



Excellent opportunity to own in the Hancock Park Terrace. 1st time on market. Beautifully landscaped grounds, no common walls and rests above the property managers office. Large rooms with lots of closets & storage space. Large entry hall. Excellent view of the pool area. Needs T.L.C..

Cbl,Grbg Disp  
 Reuben Pacheco 323 466 5358  
 JOHN AAROE GROUP

**PACIFIC PALISADES Single Family**

**627 BAYLOR ST** 630H5  
**\$2,195,000** 4+4.5 TRADITIONAL



Beau. done, charming Cape Cod w/in walking distance to Marquee Elem. Designed with today's desired open floor plan. Grmt kit w/ Vik. & SubZero appl opens to a big FR w/ vaulted ceiling, FPL and a lg patio. Guest room, bath, laundry & powder also down. Upstairs you will find 2 charm. BR, then step up to a grand master suite w/ FPL, 2 large walk-in closets and a stunning master bath w/ spa shower, 2 marble sinks. A house to be envied in any neighborhood, but most especially this congenial area.

Blt-Ins,Cbl,Cent Vac,Dshwshr,Dryer,Other  
 Deedee Howard (310)780-7676  
 THE AGENCY

**SANTA MONICA Condo / Co-op**

**907 12TH ST #4** 631E7  
**\$625,000** 3+2 CONTEMPORARY



Great value for this incredibly located 3+2 front unit 1 block off Montana! Light & cheerful 2nd floor front corner in 8u complex w/ EQ insurance + sec prkng. Remodeled kitchen & baths, granite counters, stainless steel appliances & pantry. Large master, new ceiling fans in all 3 br's & liv rm, recessed lighting, custom closets, large built in dining room cabinets, double French doors open to street front patio. Easy to show.

Blt-Ins,Cbl,Cing Fan,Dshwshr,Grbg Disp,Other  
 Damon Kronsberg 310.633.4900  
 COLDWELL BANKER-BRENTWOOD

**WEST L.A. Condo / Co-op**

**12026 RHODE ISLAND AVE, UNIT 103** 631-H5  
**\$899,000** 3+2.5 2sty-FRENCH NORMANDY



Located just south of Wilshire & just east of Bundy...this elegant 3 bedroom townhome features hardwood floors, a granite & Viking kitchen, crown molding & a huge sunny garden patio. The building features a dramatic fountain entry, an expansive lobby, a gym with a bathroom, pool table + a large common area patio. Built in 2007, 7 of the 18 condos & townhomes were sold & 11 were leased. These 11 will be offered for sale one by one as they become vacant. You will be impressed

www.lesandelaine.com www.elaine360.wordpress.com  
 Elaine Golden-Gealar 310 453-1965  
 CB SM

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