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Edward Butler Rust, A.I.A



OPEN SUNDAY 2 – 5PM

7975 Woodrow Wilson Drive – Los Angeles
The Linder Residence, 1938

Noted for his larger Los Angeles Projects such as the National Register Los Altos Apartments, and the Windsor Hotel, Rust also designed a number of residential projects in varied vernacular styles of the period. First owner Don Linder may have been a developer because not long after completion of this Hollywood Deco style residence, it was sold to actor/producer Anderson Lawler.

The property's association with the glamour, romance, and history of Hollywood's "Golden Era" commences with Lawler's ownership. A letter of Lawler's to his mother on Sam Jaffe's letterhead professes that Marlene Dietrich helped to purchase original furnishings for the house. After moving back to New York, Lawler apparently rented the house to Orson Welles who lived there with Rita Hayworth. Lawler's friends and business associates included such notables as Jack Warner, Darryl Zanuck, Gary Cooper and William Haines. Subsequent owners include opera singer Risè Stevens, actor Lex Barker, and director Ralph Levy. Since 1955 the property was owned by writer/director/producer Paul Harrison and his wife Betty. The property is now being offered by the Harrison family.

Gated, discrete, private, and backing up to a rare Santa Monica Mountains Conservancy open space preserve, the residence still serves as the quintessential Hollywood Hills hideaway. Set within spacious gardens, the property continues to reflect the glamour of the era: Deco details such as the staircase, round kitchen window, curving bookcases and shelves, tiles, fixtures and original fireplaces enliven the style. The residence incorporates: formal entry, master bedroom with a corner fireplace, vanity built-ins and direct access to the rooftop sleeping porch, two additional bedrooms, library, office, service entry, laundry, 3 baths, and a guest room with a separate entry. There is direct access from the full size, two-car garage. *See additional images at: www.crosbydoeproperties.com/linder*

\$2,195,000 / Barry Dane 310-309-0025

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Michael Maltzan, F.A.I.A.



BY APPOINTMENT

2613 Lake Hollywood Drive – Los Angeles

Architect Michael Maltzan's skillful redesign and upgrade of this single story 1960s Lake Hollywood Estates residence is a perfect marriage of Mid-Century design and 21st century living. Sited on a 11,953 square foot lot, noted designer Antonia Hutt's recent interior design enhances the indoor/outdoor lifestyle made seamless with the use of floor to ceiling fully retractable walls of glass. The ceiling heights have been raised, and the meticulously designed open plan interiors have been carefully conceived for function, privacy and tree-framed views of Lake Hollywood and beyond. The exclusive residence has four bedrooms, but is currently being utilized as a master bedroom, guest bedroom, an office and media room. It has been featured in Metropolitan Home Magazine and is one of the stars of Bravo's "It's A Brad, Brad World".

\$1,950,000 / Barry Dane 310-309-0025

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FIN Architecture: Christopher Payne, A.I.A., LEED AP



BY APPOINTMENT

The Payne Residence, 2007 – Los Feliz

Architect's own residence! Functionalism transcends the box in this suave exploration of contemporary modernism on a street-to-street double-lot with sweeping views, pool and a separate loft-like concrete & glass studio. Mirroring the distant crest of the high San Gabriels, Payne's design exploits both the gentle horizontal curve of Ronda Vista Place & dramatic verticality in the cliff-like forms presented to the down-slope garden and pool. Within, distant vistas and high-ceilinged space are bent and refracted, as if natural crystalline forms had grown and merged into a sequence determined by geologic, natural geometries. Ceilings covered with faceted, origami-like panelling continue the quartz-formation effect and give the sunken living room, dining room and kitchen a playful and pleasing complexity, as well as give warm contrast to smoothly continuous terrazzo floors. Upstairs, family living quarters enjoy substantial separation and dazzling views, as well as ample all-day sun. Rarely does such restrained use of modern materials seem so rich and sheltering. Residence includes: 4 bedrooms, 4 baths + studio and bath with separate Lyric Avenue entrance & 2-car garage. Additional 1-car garage accesses kitchen off Ronda Vista Place. Selected for the 2008 AIA Home Tour. **See additional information at: www.3813RondaVistaPlace.com**

\$2,299,000 / Michael D. Phillips 310-927-9189

Crosby Doe Associates, Inc. 9312 Civic Center Drive #102 Beverly Hills CA 90210

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Roy Selden Price, Architect



BY APPOINTMENT

Hollywood Hills West / Sunset Strip

Sited high above the Sunset Strip with sweeping views out to Catalina and the distant Port of Los Angeles from nearly every room, this restored and re-interpreted Traditional residence from the 1920s beautifully integrates modernist elements into interwar Revival style. Price's design, with an unassuming profile at entry, belies a sprawling home in the eclectic English Picturesque tradition of the first half of the 19th Century. Dramatic ogival arches unify the entry floor's public rooms as well as an open mezzanine office perfect for the labor of today's creative class. One flight down are a library, a master suite & two more bedrooms. Below all is a more fluid, studio/guest apartment space opening to outdoor entertaining areas, as well as a fully equipped screening room. French doors there access a large outdoor bar, entertaining deck and substantial grassy pad terraced into the slope, with outdoor access to street level via stairs. An upper garden and multiple terraces provide additional plein-air space throughout. In sum, a historic home perfectly outfitted for modern living. 5 bedrooms, 5.5 baths, 4800+ s.f. per insurer's estimate.

\$2,425,000 / Michael D. Phillips 310-927-9189



671 Alma Real
Pacific Palisades
 Gated Estate
 6 Bedrooms
 7.5 Bathrooms
 Guest House
 \$7,650,000
OPEN HOUSE
Sun. July 22nd
2-5 pm



709 Moreno Ave
Brentwood
 Gated Tuscan Villa
 6 Bedrooms
 7 Bathrooms
 \$5,195,000
By Appointment



707 N Faring Rd
Holmby Hills
 Grand Gated Villa
 10 Bedrooms
 11 Bathrooms
 Tennis Court
 5 Car Garage
 \$21,990,000
By Appointment

FRACTIONAL SALE OF A BEVERLY HILLS ADJACENT DUPLEX

848 S. BEDFORD ST. LOS ANGELES, CA 90035

Charming 1930's Spanish, ½ duplex (lower unit), located between Chalmers and Gregory, directly across from Beverly Hills.

Recently renovated – new wiring and electrical panel, copper pipes, double paned windows - flooded with natural light, 3BR, 2BA, formal dining room, living room, large kitchen with 2 sinks, breakfast area, fireplace, hardwood floors, granites, central air/heat, washer and dryer in the unit, front and back porch, private entrance, back yard with fruit trees. Over 1,500 Sq. Ft., gorgeous and ready to Move-In.

Located near shopping, transportation, restaurants, parks and houses of worship. Minutes from The Grove, Beverly Center, Century City, downtown LA and The Staples Center.

Excellent for an Owner/User

Offered at: \$595,000 (Possible Seller Financing)



Faraj Kerendian

Cell: **323-640-7000**

1058 S. Holt Ave
Los Angeles, CA 90035

DRE Broker License: 01022002

faraj@kerendianproperties.com



OPEN HOUSE SUNDAY & TUESDAY FROM 11am – 3 pm

VIRTUAL TOUR: WWW.848BEDFORD.COM

4 bedroom 3500+ sq.ft. Condo



450 N MAPLE DR #202

Open Sunday 2pm-5pm & Open Tuesday 11am-2pm

Rare 4 bedroom condo (apprx. 3,514 sq.ft.) in Beverly Hills 90210. Private building w/ secure garage & 3 car side-by-side parking. Brand new wood laminate flooring & recessed lighting throughout. Large kosher kitchen w/ 2 dishwashers, gas cook-top & separate gas grill. Breakfast room + formal dining, living room w/ fireplace, custom built cabinets & fabulous wet bar in

separate den. Master suite has its own fireplace, 4 closets, marble bathroom w/ sauna, steam shower & jet tub. Great layout.

Offered At **\$1,795,000**



J.J. Wallack
310-271-7077

439 N Canon Dr., Penthouse
Beverly Hills, CA 90210

kw | KELLER WILLIAMS
REALTY

Perfect Starter Home!!!!

BEVERLYWOOD VICINITY



1124 S ALFRED ST
Sunday 2-5pm

Perfect for First Time Buyers! Make this 3 bedroom 3 bathroom property a place you can call home. Kitchen has been completely remodeled with granite counter tops, new appliances and a nice breakfast area. Large and Private Dining Room next to Kitchen makes it easy to entertain and accommodate fun family dinners.

Living room has fireplace with large windows that bring in lots of light. Family room leads to enclosed patio and a nice sized back yard. Open House Sunday 7/22/12 from 2-5pm.

Offered At **\$999,000**



Meir Kroll
310-341-4393

1180 S Beverly #710
 Los Angeles, CA 90035
www.meirkroll.com



NEW LISTING! LUXE BRENTWOOD TH!

\$849,000



BRENTWOOD

11803 GOSHEN AVE #102

Open House Sunday from 2pm - 5pm



What a value. This extremely rare and elegant townhouse style condo in a 2003 gorgeous building sits in the heart of Brentwood. With almost 2300 square feet, three bedrooms, two stories, direct access to your front door

and garage, private open patio spaces and high-end upgrades this masterpiece has the look and feel of a custom home.



Jeffrey T. Sandorf
310-625-4099



984 Monument Street #105 Pacific Palisades, CA 90272
www.AmalfiEstates.com



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Beta Release

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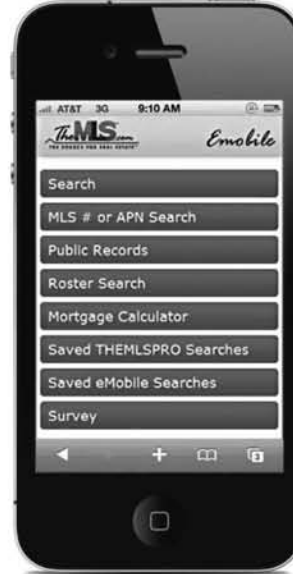


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Business Hours:
 Monday - Friday 8am - 7pm and Saturday 9am - 2pm

Contemporary and Private



BRENTWOOD

FIRST OPEN! Sunday, July 22, 2012 2-5 PM



For more information, please contact

Deborah Bremner

310-800-2954

thebremnergroupp@gmail.com

980 N BUNDY DR

Private estate behind electric gates with pool and spa on a large lot. Remodeled home with beautiful french doors, skylights, vaulted ceilings and hardwood flooring throughout. Living areas feature open floor plan living room, large dining area & huge media/ family room with gracious fireplaces, sound system, skylights & special lighting. Kitchen features granite counters, center island with breakfast bar, Subzero, Viking range and multiple ovens and beautiful Maple cabinets.

\$1,849,000

californiamoves.com

UPDATED CLASSIC EAST COAST TRADITIONAL ON A LARGE LOT

SHERMAN OAKS



SUNDAY 7/22 FROM 2PM TO 5PM

\$1,499,000



STEVEN SHRAGER

818-606-7862

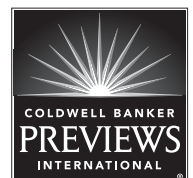
callme4re@aol.com

www.14011DavanaTerrace.com

14011 DAVANA TER

Sited on a sweeping pool sized lot in one of Sherman Oaks most desirable locations is this 4,273 sqft 4-bed, 3-bath home featuring a living room w/fireplace, dining room, den w/fireplace an updated eat-in-kitchen w/granite counters Viking range & furniture quality cabinetry. The downstairs master features a sitting area, updated bathroom & walk-in closet. Other wonderful features of this warm home are a basement, oversized play room/studio/media room, wood floors, built-ins & dual zone A/C.

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JONHAMNER



9344 Nightingale Drive
\$4,600,000

9344nightingale.com

Incredible opportunity to own one of the largest flat lots, on one of the most coveted streets in LA. This beautiful and bright mid-century home sits near a very quiet cul de sac and is incredible value for this A+ location including a huge pool and entertaining areas, gorgeous new kitchen and one of the biggest lots in the area of over 25,000 sq ft with a very big portion being completely flat. There is ample room to add sqft to the house where someone could really maximize the lot and breath-taking ocean view. The home is perfectly designed to take advantage of the indoor/outdoor lifestyle around the pool while looking out onto a gorgeous, panoramic city view from downtown all the way to the ocean.

310.245.8662 | JONHAMNER@GMAIL.COM | JONHAMNERPROPERTIES.COM



7250 FRANKLIN AVE #910

Sunday 2-5 7/22/12 & Tuesday 11-2 7/24/12

Panoramic View 2 Bedroom & 2 Bath unit with views of City and Hills. Located in a premier Hollywood High-rise. Full service complex with 24 hr Security, Pool, Spa, Gym, Valet Parking, on-site Management and more. Property is walking distance to Runyon Canyon and Hollywood dining+nightlife! This split 2 Bedroom plan

is an end unit with a wraparound balcony. Property has many spectacular features including a new Lobby with exquisite design and detail!!! A roof top deck & gym and MORE!!!

Offered At **\$489,000**



Roland Watkins
323 882 8200

Venice Walk Street Compound.



1623 CRESCENT PL

OH: Sunday July 22nd 2pm - 5pm

“One of a kind” family compound on Venice’s most famous Walk Street; Comprising newly built 2 story main house with 2 sep. apartments over a recording studio. Exotic wood floors, 10 foot ceilings and hand carved doors. Antique mantels and imported antique tile throughout. Terrace and balconies on 2nd floor and

large pvt. roof deck with city and slice of ocean view. All components bathed in wonderful ambient light. Mature trees and bamboos for privacy and seclusion. Steps to Abbott Kinney Blvd.

Offered At **\$3,175,000**

Peter Mullins
310-600-6976

THE WILSHIRE

3 Bdrm + Den / 3 Bath

FOR LEASE
 10580 Wilshire Blvd.
 Wilshire Corridor, West LA

Southern exposure, beautifully furnished,
 2,763 sqft. 3 bdrm + office/den + 3 bath
 \$12,000 per month

The Wilshire is the premiere luxury condominium building in Los Angeles. This bright, south facing, fully furnished, contemporary-styled unit offers a newly renovated chef's kitchen, large open spaces, private terrace, fireplace, and multi-million dollar views from Downtown to the Pacific Ocean.

Offering the finest amenities including private elevator access to each unit, state of the art gym/pool facilities, private wine storage, valet parking, and full-time concierge and security services, *The Wilshire* is a sophisticated yet comfortable place to call home.



Jay Gilberg

(310) 909-1510

JayGilberg@KossFinancial.com

12410 Santa Monica Boulevard, Los Angeles, CA 90025

Information deemed reliable but not guaranteed.

751 Beverly Glen Blvd. Immaculate *Little Holmby* Gated Estate

Presented by: **Eaton Fararo** (424) 226-2678 *Re/Max*

OPEN SUNDAY



Immaculate Little Holmby Gated Estate, Prime North of Wilshire, walk to Beverly Glen Park. Amazing park like setting, Manicure landscaped surrounding, Sumptuous expansive private grassy yard. circular drive, Front gated courtyard.

Over Sized Flat Lot : ~ 14,438 sqft per title plat map (Buyer to verify)

Offered at : \$2, 695,000

Light & bright family home, Open floor plan
Spacious Living Room, Center piece Fireplace
Family Room, Open Bar, Hard Wood floors
 Furnished as: (4) Bedrooms, (4) Bathrooms,
Large Formal Dining Room

Master suite with french doors to a private patio/balcony

His and Her bathroom., Spacious Custom built Walk in Closet, spa, marble stall shower, marble counters.

Remodeled Baths & Gourmet kitchen
 Granite Counters & Center Island, Limestone floor
 Italian style cabinetry, Stainless Sub Zero & Wolf Range
 Breakfast nook w/ pictures window view of the yard
Huge 2nd floor Attic area, (*May not be by code or permit*)
 Man Cave/Game Room