

FRACTIONAL SALE OF A BEVERLY HILLS ADJACENT DUPLEX

848 S. BEDFORD ST. LOS ANGELES, CA 90035

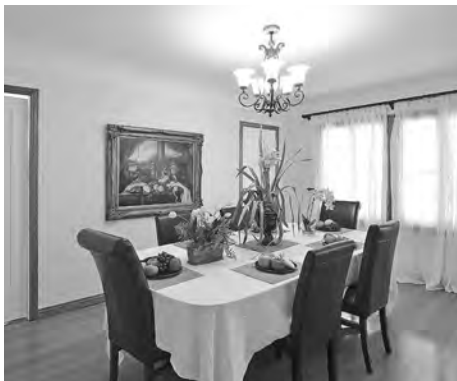
Charming 1930's Spanish, ½ duplex (lower unit), located between Chalmers and Gregory, directly across from Beverly Hills.

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

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Los Angeles, CA 90035

DRE Broker License: 01022002

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OPEN HOUSE SUNDAY & TUESDAY FROM 11am – 3 pm

VIRTUAL TOUR: WWW.848BEDFORD.COM

ELEGANT AND SOPHISTICATED IN ROXBURY PLACE



1318 Roxbury Drive, Unit 111, Los Angeles, CA 90035

*P*restigious Roxbury Place, an exclusive 29 unit complex in the Pico-Robertson area, Roxbury Place is perfectly situated in the vibrant heart of West Los Angeles, its an easy quarter-mile stroll to Beverly Hills and a half-mile to Century City. Hillcrest Country Club, Rancho park Golf Course and Roxbury Park are all within a mile of this home.

Roxbury Place, built in 2010 is an extraordinary masterpiece with numerous design awards.

5 star Hotel Lobby where a concierge greets you, surrounded by a garden courtyard and the private Roxbury Gym. A perfect balance of casual elegance and cool sophistication.

This particular 2 bedroom, 2.5 bathroom unit features high-end finishes throughout in 1,926 sq ft.

Milano Interior doors, custom designed air conditioning system, spacious open plan kitchen with Stainless Steel appliances, granite countertops. Stainless Steel and Granite Fireplace. Hardwood Floors, Bathrooms have Granite and Marble, Master Bathroom has Separate Shower, Oversized Tub. Dining Area plus Kitchen bar Eating Area. Laundry Room in unit. High Ceilings, Powder room with Vessel Sinks. Private Patio. State of the Art Security System with Finger Print technology. Two Car underground secured parking spaces plus Guest parking.

Offered at \$975,000

OPEN HOUSES

Tuesday 8/7, 11-1:30pm • Thursday 8/9, 11-1:30pm • Sunday 8/12, 2-5pm

BRIAN BORD
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Culver City ~ Two Houses On Lot



11161 & 11163 Lucerne Ave. Culver City 90230
“CULVER CITY SCHOOLS”

Front House:

- * 4 Bedrooms
- * 2 Bathrooms
- * Spacious Kitchen With Tile Counter Tops & Built-Ins
- * Living Room Features Vaulted Wood Beamed Ceiling & Brick Fireplace
- * Two 2 Car Garages
- * Square Footage: 1414 (per tax records)

Rear House:

- * 2 Bedrooms (Both Master Suites)
- * 2 Bathrooms
- * Living Room With Fireplace
- * Remodeled Kitchen With Built-In Appliances
- * New Interior Paint
- * Private Rear Yard With Garden House Or Hobby Room
- * Square Footage: 1394 (per seller/appraiser)

Additional Info: Huge 11,401 Square Foot Lot (per tax records), Updated Electrical & Plumbing Systems, Both Houses Remodeled 1990
 Culver City Address-Services Provided By Los Angeles



Offered At: \$890,000

For Viewing & Information,
 Please Call

REGGIE or DONNA POTTS

Service All Of Southern California

(310) 251-1773 or (562) 754-5550

DRE License # 017665758 & #01109856

**TAYLOR
 YOUNG**

REAL ESTATE
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Ooh! The View!

MALIBU



An 11 on a scale of 10! Rarely seen exquisite blend of superb quality and detail plus an ultra-intelligent floor plan. Over 220 degrees of ocean & twinkling shoreline views plus TOTAL PRIVACY. Grand wrap-around entertainment patio has numerous sitting areas plus BBQ kitchen and dining area that overlook the bubbling party spa spilling into the glamorous solar heated lap pool. Master is entire 2nd floor with ocean views, outdoor office/terrace and a spa bath and shower that open to a garden and patio with hammock (very sexy). Gleaming wood floors & pitched beam ceilings frame 3 add'l suites now adorned as a media room, a library/office and a garden bedroom each with ocean views and luxe baths. The 850+ bottle wine cellar and Italian vege garden complete the dream.

This property has it all – Location, Quality, Class, Views, Lifestyle.

\$3,595,000 www.OohTheView.com
REDUCED

Visit www.CBirdinMalibu.com
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(310) 317-8212



May, 2012 - 11

For Cowboys at Heart!

80 ACRE RANCH ESTATE & PRIVATE WESTERN TOWN



OUT OF AREA



YOUR OWN WESTERN TOWN!

(It's Unbelievably GREAT!): Authentic Saloon (has antique western bar, player piano, slot machines, roulette table), Jail House, General Store, Barbershop, Fire Station & Fire Truck, Western Train (from TV's "Dr. Quinn Medicine Woman"), Stage Stop and Stage Coach. FOR THE HORSES: Center aisle barn, huge arena, 80 acres of trails and killer views!

FOR COWBOYS/GALS: Main House (approx. 3,000 sq. ft., 4 bedrooms, 3 baths, 2 fpls - terrific!), Outdoor Spa, BBQ, Firepit, Shooting Range, separate Guest House (approx. 1,000 sq. ft., 3 bedrooms, 2 baths), beautiful Koi Pond with 3 waterfalls, 2 Wells, Fruit & Redwood Trees, manicured landscape and white PVC fencing all around. Great caretakers available!

80 Acres, 3 parcels & LESS THAN 3 HOURS NORTH OF LA...GIDDY UP!

\$1,175,000 www.CowboysAtHeart.com

CAROL BIRD
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(310) 317-8212



SHERMAN OAKS

3 Bdrm Turnkey Prime Sherman Oaks

\$579,995



15159 DICKENS ST #5

Sunday August 12th 2012 from 11am-2pm



This ultra sharp & clean townhome is located South of Ventura Blvd near Sepulveda. Excellent floor plan w/ 3 spacious bdrms. Hardwood floors, crown moldings, recessed lighting, & vaulted ceilings! Extra large gourmet kitchen w/ granite countertops & ss appliances. Master

suite w/ walk-in closet, & Jacuzzi tub & shower. Private roof deck w/ synth grass. 2 car side by side parking w/ direct access & storage space. 2 zone central heat/air, dual paned windows, alarm system & full size washer/dryer.



Laura Silver
818-815-1515

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14011 DAVANA TER

This classic traditional 4,273 sqft home is on a 9,173 foot pool sized lot in one of Sherman Oaks most desirable locations. Features include a living room & den w/fireplace & built-ins, a remodeled eat-in-kitchen w/granite counters & furniture quality cabinetry, wood floors, extensive use of moldings, fresh paint and a large basement. The downstairs master suite has a sitting area; updated bathroom and walk-in closet, upstairs are 3 other bedrooms plus a cool rumpus/game/home theater room.

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RESIDENTIAL BROKERAGE

Spectacular VIEW Modern 2+2

SUNSET STRIP - HOLLYWOOD HILLS WEST



7250 FRANKLIN AVE #1017

By Appointment

Beautifully updated corner 2 + 2 with expansive city Views and wraparound balcony. Upgraded flooring baths kitchen and much more. This is a full service complex with 24-hr Security,

concierge, pool spa gym and valet parking. This is an exquisite unit and a premier Hollywood Hills property.

Offered At **\$679,000**



Roland Watkins
323-882-8200

7250franklinaveapt1017.com

Venice Walk Street Compound.



1623 CRESCENT PL

OH: Sunday August 12 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 **\$2,965,000**

Peter Mullins
310-600-6976

HITT & ASSOCIATES AT KELLER WILLIAMS REALTY IS SPONSORING A....

What: First Time Home Buyer Seminar (FREE)
When: Saturday, August 25, 2012, 10am - 12pm
Where: Keller Williams Santa Monica
 2701 Ocean Park Blvd. #140
 Santa Monica, CA 90405

Whether you are currently looking to buy a home or sometime in the near future, come and get the facts! Come and learn important information about the process. Seating is limited, so please email us today at David@DavidHitt.com to reserve your space. Light snacks and refreshments will be provided.

We Will Cover:

- a) How can a Realtor assist me? What should I look for when selecting a Realtor?
- b) How can I obtain financing? What is the different between a pre-approval and a pre-qualification?
- c) Why do I need title insurance?
- d) What is an escrow?
- e) Why should I have an inspection? What kinds of inspections should I have? What do I look for when selecting a home inspector?

Featured Speakers:

David Hitt - *Hitt & Associates at Keller Williams Realty*

Jaclyn Villegas - *Chase Home Loans*

Patrick McGurk - *Lawyers Title*

Representative from Escrow of the West

Carrie Crest - *LaRocca Inspections*



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 California DRE Broker License No. 01461068
 GRI (Graduate, Realtor Institute)

Peter Lesser Realty is an independent Buyer's Brokerage serving residential, commercial and investor clients throughout the Westside and Greater Los Angeles. As Buyer specialists, we help our clients find, evaluate and purchase the best properties on the market.

As an experienced real estate attorney and mediator, Peter understands the benefits of separate

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 Buyer's Broker
 for Today's Buyers'
 Market***

representation. "One Side. Your Side." means that we focus on the needs and interests of the Buyer only.

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Peter Lesser Realty provides highly personalized attention to your unique buying or leasing requirements.

Work with a detail-oriented business professional who understands the opportunities and challenges posed by today's real estate marketplace — all at no cost to the Buyer.

